

HAPPY HOLIDAYS TO ALL – We look forward to working for you in 2016!

→ Tacoma Link Expansion

Sound Transit has finalized preliminary design for the expansion of Tacoma Link, which will add 2.4 miles and 6 new stations. Video cues up final design, with chance to comment through 12-20-2015: <http://www.tacomalink.org/>

→ ST3 candidate projects

The conversation over the future of mass transit in our region took a big step forward today with the release of detailed studies for all the projects that could be part of a ST3 ballot measure next November.

The studies, presented at a special Sound Transit Board workshop this morning, include cost and ridership estimates for each candidate project. Information was also provided on opportunities for transit-oriented development, integration with other transit agencies and non-motorized access options.

These studies will help the Board and public evaluate the relative merits of each project for its possible inclusion in a draft ST3 system plan. The projects being studied were identified by the Board last summer following broad public involvement. The Board is scheduled to release a draft ST3 package in the first quarter of next year that will be shaped into a final measure for voters.

The measure will be funded in part by new taxes that the Washington State Legislature and governor authorized Sound Transit to propose to regional voters, including sales, car tab and property taxes that within the first 15 years could generate approximately \$15 billion. Other funding for ST3 would come from federal grants, bonds, existing taxes, fares and other sources.

The potential funding options discussed at 12-04-2015 workshop include:

- A 15-year measure that could generate up to \$26 billion.
- A 20-year measure that could generate up to \$30 billion.
- A 25-year measure that could generate up to \$48 billion.

The studies released today provide a lot of details to dig into. Fortunately, our website www.soundtransit3.org lets you get up to speed. The site includes an interactive map where you'll find information about the potential projects. You will also find more information on funding options at our document library.

→ HUD AWARDS ALMOST \$1.9 MILLION TO 15 WASHINGTON STATE HOUSING AUTHORITIES TO HELP LOW-INCOME RESIDENTS ATTAIN ECONOMIC INDEPENDENCE

Housing authorities in Bremerton, Burlington, Columbia Gorge, Coupeville, Kelso, King County, Longview, Olympia, Pasco, Port Townsend, Seattle, Tacoma, Vancouver, Yakima & Wenatchee win Family Self Sufficiency grants. In an effort to help public housing and Housing Choice Voucher residents in Washington State find jobs and improve their education, the U.S. Department of Housing and Urban Development (HUD) today competitively awarded \$1,885,394 to 15 Washington State housing authorities under HUD’s Family Self-Sufficiency Program (FSS).

The FSS Program promotes the development of local strategies to connect Housing Choice Voucher recipients and families living in public housing with public and private resources that, through education, job training and employment, will increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency. Heads of FSS-participating families are required to seek and maintain employment and, within 12 months of terminating their participation in FSS, no member of the household should be receiving Temporary Aid to Needy Families.

In 2014, Congress combined funding for the Public Housing FSS and Housing Choice Voucher FSS programs into one program serving both populations. The grants announced today will allow public housing agencies (PHAs) to work with social service agencies, community colleges, businesses, and other local partners to help public housing residents and Housing Choice Voucher Program participants to increase their education and/or gain marketable skills that will enable them to obtain employment and advance in their current work.

“As the Department of Opportunity, HUD is supporting folks with job training and computer access,” said HUD Secretary Julián Castro. “These grants will link people to the tools they need to compete and succeed in the workplace and become self-sufficient.”

“For 25 years our Family Self-Sufficiency program has proven a remarkably effective tool for residents of public and assisted housing who want to live fully-independent lives,” said acting Northwest Regional Administrator Donna Batch. “These most recent grants will continue that tradition, affording residents the training, education and resources they need – and want – to make their dreams come true.”

Washington State housing agencies winning FSS grants today include:

<u>AGENCIES</u>	<u>FSS POSITIONS</u>	<u>AWARDS</u>
Seattle Housing Authority	6	\$414,000
King County Housing Authority	5	329,785
Housing Authority Bremerton	1	66,717
Peninsula HA (Pt. Townsend)	2	94,170
Housing Authority - City of Tacoma	3	197,662
Housing Authority - City of Longview	2	80,655
Housing Authority City of Vancouver	3	194,217
Columbia Gorge Housing Authority (Skamania & Klickitat counties)	1	54,000
Housing Authority City of Kelso	0.5	18,766
Housing Authority - Pasco & Franklin County	1	50,160
Housing Authority - Island County	1	48,267
Housing Authority - City of Yakima	2	113,500
Housing Authority - Thurston County	2	132,428
Housing Authority - Skagit County	1	49,000
Housing Authority - Chelan County & Wenatchee	1	<u>42,067</u>
TOTAL	29.5	\$1,885,394

The FSS grant helps housing authorities to hire service coordinators who work directly with residents to connect them with programs and services that already exist in the local community. Service coordinators also build relationships with the network of local service providers so as to more effectively serve the residents. The program encourages innovative strategies that link public housing and Housing Choice Voucher assistance with other resources to enable participating families to find jobs, increase earned income, reduce or eliminate the need for rental and/or welfare assistance, and make progress toward achieving economic independence and self-sufficiency.

Program participants sign a five-year contract that requires the head of household to obtain employment and that no member of the FSS family is receiving cash welfare assistance at the end of the five-year term. An interest-bearing escrow account is established by the PHA on behalf of FSS participants. The amount credited to the family's escrow account is based on increases in the family's earned income during the term of the FSS contract. If the family successfully completes its FSS contract, the family receives the escrow funds, which can be used for any purpose, including improving credit scores, paying educational expenses, or a down-payment on a home.

The FSS Program is a long-standing resource for increasing economic security and self-sufficiency. Nationwide over 72,000 households participated in the FSS program during Federal fiscal year 2014 (October 1, 2013 to September 30, 2014) and 4,382 of the households successfully completed the program. None of the graduating households were receiving Temporary Assistance to Needy Families at the time of graduation and 1,401 no longer received rental assistance within a year of their graduation. Some 56 percent of participating households that had been in the program for at least one year show an increase in earned income and among graduating households showing a positive escrow balance at the time of graduation the average balance was \$6,600. Some 485 graduating households went on to purchase a home.

HUD's Office of Policy Development and Research issued [Evaluation of FSS Program: Prospective Study in 2011 that evaluated the effectiveness of the FSS Program](#). Conducted from 2005 to 2009, the study showed that financial benefits are substantial for participants who remain in and complete the program. An earlier study found that individuals who participated in the FSS program fared better financially than those who did not enroll in the program. HUD is currently conducting a longitudinal study on the program, with the first set of results expected in 2018.

➔ HUD Adds New Component to Choice Neighborhoods Program

HUD is making up to \$10 million available to local communities through a new component of its Choice Neighborhoods program. Planning and action grants of up to \$2 million will help selected communities create locally driven plans to transform their struggling neighborhoods and implement early improvements. Until now, Choice Neighborhood planning grants could only be used to create a neighborhood transformation plan. Applications must be submitted through www.grants.gov by **February 9**.

➔ Proposed changes to Fair Housing Law

See below for a proposed amendment to federal fair housing regulations (taken from a CDBG memo to HUD staff). As a reminder, while the federal law has 7 protected classes, Tacoma's Fair Housing code exceeds the federal requirements and has the following 13 protected classes: Race, Color, Sex, Religion, Age, National Origin or Ancestry, Marital Status, Familial Status, Disability, Ancestry, Sexual Orientation, Gender Identity and honorably discharged Veteran/Military Status.

On October 21, HUD published proposed amendments to its fair housing regulations, intending to protect individuals who experience harassment in housing. The rule is available for public comment until December 21.

HUD proposes to amend its fair housing regulations to formalize standards for use in investigations and adjudications

involving alleged harassment on the basis of race, color, religion, national origin, sex, familial status or disability under the Fair Housing Act. This proposed rule would define and provide illustrations of two types of harassment claims: (1) quid pro quo harassment, and (2) hostile environment harassment. Quid Pro Quo Harassment includes subjecting a person to an unwelcome request or demand and relating that to the person's housing. Hostile Environment Harassment includes subjecting a person to unwelcome conduct that is sufficiently severe or pervasive such that it interferes with or deprives the person the right to use and enjoy their home. The rule also clarifies the times when a housing provider can be held directly or vicariously liable under the Fair Housing Act for illegal harassment or other discriminatory housing practices. For more details about this rule, as well as instructions for submitting public comments, please visit <https://federalregister.gov/a/2015-26587>

➔ HUD SECRETARY ANNOUNCES NEW RULE MAKING PUBLIC HOUSING SMOKE-FREE

Proposed Rule Open for Public Comment for 60 Days [Jan 11, 2016]

WASHINGTON – Today, U.S. Housing and Urban Development (HUD) Secretary Julián Castro joined Surgeon General Dr. Vivek Murthy in Alexandria, VA to announce a proposed rule to make the nation's public housing properties entirely smoke-free. HUD's proposed rule would require more than 3,100 public housing agencies (PHAs) across the country to implement smoke-free policies in their developments within 18 months of the final rule. [Read HUD's proposed rule.](#)

Under HUD's proposed rule, PHAs must implement a policy prohibiting lit tobacco products (cigarettes, cigars or pipes) in all living units, indoor common areas, administrative offices & all outdoor areas within 25 feet of housing & administrative office buildings. HUD is seeking public comment on this proposed rule for the next 60 days.

"We have a responsibility to protect public housing residents from the harmful effects of secondhand smoke, especially the elderly and children who suffer from asthma and other respiratory diseases," said HUD Secretary Julián Castro. "This proposed rule will help improve the health of more than 760,000 children and help public housing agencies save \$153 million every year in healthcare, repairs and preventable fires."

According to the Center for Disease Control and Prevention (CDC), cigarette smoking kills 480,000 Americans each year, making it the leading preventable cause of death in the United States. By reducing the public health risks associated with tobacco use and exposure to secondhand smoke, the proposed smoke-free rule will enhance the effectiveness of HUD's efforts to provide increased public health protection for residents of public housing. The rule will impact the more than 940,000 units that are currently smoke-free, including more than 500,000 units inhabited by elderly households.

"Everyone – no matter where they live – deserves a chance to grow up in a healthy, smoke-free home," said U.S. Surgeon General Vivek H. Murthy. "There is no safe level of secondhand smoke. So, when 58 million Americans – including 15 million children – are exposed to secondhand smoke, we have an obligation to act. That is what Secretary Castro is doing with this proposal."

Since 2009, HUD strongly encouraged Public Housing Agencies (PHAs) to adopt smoke-free policies in their buildings and common areas. During this time, more than 600 PHAs and tribally designated housing entities adopted smoke-free policies. Currently, there are nearly 1.2 million public housing units across the country. Through HUD's voluntary policy and local initiatives, more than 228,000 public housing units are already smoke-free. If finalized, the proposed smoke-free rule announced today would expand the impact to more 940,000 public housing units.

HUD's proposed smoke-free rule will also help reduce damage and maintenance costs associated with

smoking. It is estimated that smoking causes over 100,000 fires each year, resulting in more than 500 death and close to half a billion dollars in direct property damage; additionally, smoking is the lead cause of fire related deaths in multifamily buildings. A 2014 CDC study estimated that prohibiting smoking in public housing would yield an annual cost savings of \$153 million, including \$94 million in secondhand smoke-related health care, \$43 million in renovation of smoking-permitted units, and \$16 million in smoking-related fire losses.

This proposed rule will be open for public comment for the next 60 days. Interested persons may submit comments electronically at www.regulations.gov. Comments may also be submitted by mail to the Regulations Divisions, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street SW, Room 10276, Washington, DC 20410.

➔ HUD Pay for Success Permanent Supportive Housing Demonstration Grant

<http://www.grants.gov/web/grants/view-opportunity.html?oppld=279652>

The purpose of the Department of Justice's (DOJ's) and Department of Housing and Urban Development's (HUD's) PFS Demonstration is to strengthen communities' ability to prevent and end homelessness and reduce avoidable incarceration by increasing the provision of Permanent Supportive Housing (PSH), a proven evidenced-based practice. The PFS Demonstration is an opportunity to equip communities with a new financing mechanism for funding PSH projects that will prevent returns to homelessness and reduce recidivism among the reentry population. The PFS Demonstration is also a valuable opportunity to test ways of achieving greater cost efficiency effectiveness in providing homelessness assistance while expanding communities' access to available funding for PSH.

Closing Date for Applications: Feb 12, 2016 Electronically submitted applications must be submitted no later than 11:59:59 pm ET, [8:59:59 pm PST] on the listed application due date.

➔ FAST Act signed into law

For the first time in years, we can count on stable federal transportation funding. Today President Obama signed the [FAST Act](#) - a \$305 billion bill that would extend federal transportation funding for five years. This is good news for [hundreds of projects](#) in the region. A bonus: the legislation also reauthorizes the Export Import bank, a key economic development priority for the region.

➔ WA State Housing Finance Commission 2015 Annual Report: [2015 Annual Report](#) & [32-Year Impact Report](#)

➔ City of Tacoma NOFA

City of Tacoma's Community & Economic Development Department (CEDD) has released a Notice of Funding Availability for 2016- 2017 grant-year Community Development Block Grant (CDBG) funds. Funding is available under the following categories of service activities:

- 1) Housing Assistance: Residential Repair, Rehabilitation and Preservation Assistance to Single-Family Homeowner Occupied Households;
- 2) Economic Development: Assistance to Microenterprises;
- 3) Public Improvements/ Public Facilities

An application for funding can be downloaded at www.cityoftacoma.org/conplan. The application can be found under the Funding Opportunities header. An informational guide (Funding Information Packet) accompanies the application and can be found on the same website. Both documents are available by double clicking on the provided hyperlinks.

Applications are due no later than **5 pm Wednesday Jan. 13, 2016** and can be submitted to the City of Tacoma Customer Support Center at 747 Market St., Room 243 or the Community & Economic Development Department at 747 Market St., Room 900. All applications must be time and date stamped. Applicants for public improvements/public facilities must submit a Supplemental Form in addition to an application.

Applicants contact Jacinda Howard (jhoward@cityoftacoma.org 253.591.5763, or Cathy Morton (cmorton@cityoftacoma.org 253.591.5763) with questions, to obtain a Supplemental form, or for assistance.

➔ Habitat for Humanity update

Case Managers: If you have clients in Pierce County who may be interested in homeownership program, contact our office 253.627.5626. x115



Opportunity
flyer-11.2015.pub



Swan Creek Lane
Flyer 2-11.2015.pub



The Woods at Golden
Given Flyer-11.2015.pi

➔ News from Safe Streets

We will be holding a Safe Streets Academy this fall where inspired neighborhood leaders will be working with Safe Streets and University of Washington's School of Urban Studies with important geographic information data (GIS) in order to understand the resources and gaps that exist in their neighborhoods...[read more on our blog!](#)

➔ Help folks looking for Thanksgiving and Christmas baskets

Christmas food:

<http://www.resourcehouse.com/win211/Pierce/topics/PH-2950.1500/programs.aspx>

Holiday gifts/toys:

<http://www.resourcehouse.com/win211/Pierce/topics/PH-2950.3200/programs.aspx>

➔ Building Changes Health Series

New brief highlights [changes related to health reform in Washington State](#) that housing and homeless providers should know about. Which housing and employment benefits are covered under the state's Medicaid waiver application? How will upcoming changes impact mental health and substance abuse treatment?

Building Changes just released a new brief in our health series, *Connecting the Dots Between Housing, Homelessness, and Health Care*. It's a roundup of several key issues related to health reform that housing providers should know about. Here's the link:

http://www.buildingchanges.org/images/documents/library/2015_HealthcareBrief_HealthReformRoundup.pdf

➔ Jobs

* Financial Analyst- Multifamily Real Estate



Financial Analyst Job
Posting.doc

* Pierce County Housing Authority is looking for an AmeriCorps member to revitalize the Ready to Rent program. Anyone interested can access more information through this link:

<https://my.americorps.gov/mp/listing/viewListing.do?id=64386&fromSearch=true>

Position must be filled by January 16th.

→ Events

2016 Housing & Homelessness Day

February 2, 2016 in Olympia Are you ready? [Register here!](#)

Rebuilding Together South Sound

Denim & Diamonds Dinner auction Saturday 02-20-2016 5:30-9 pm \$125 per guest

Courtyard Marriott – downtown Tacoma

→ Fed Rate Hike

Fed Futures With a Fed rate hike a forgone conclusion, the next three issues of concern are how gradually will the Fed raise rates, when does the Fed stop reinvesting interest and principal from their \$4 trillion portfolio of Treasuries and agency debt (Fannie and Freddie), and, last but not least, do we return to a zero fed funds rate in a future recession? The answers: very slowly, July and yes! - Elliot Eisenberg

→ Check out new TPCAHC website

Same address: www.tpcahc.org with new content and design.