

HUD MULTIFAMILY HOUSING SOUTHEAST REGIONAL NEWS

**Serving: Alabama, Florida, Georgia, Kentucky, Mississippi,
North Carolina, Puerto Rico/Virgin Islands, South Carolina
and Tennessee**



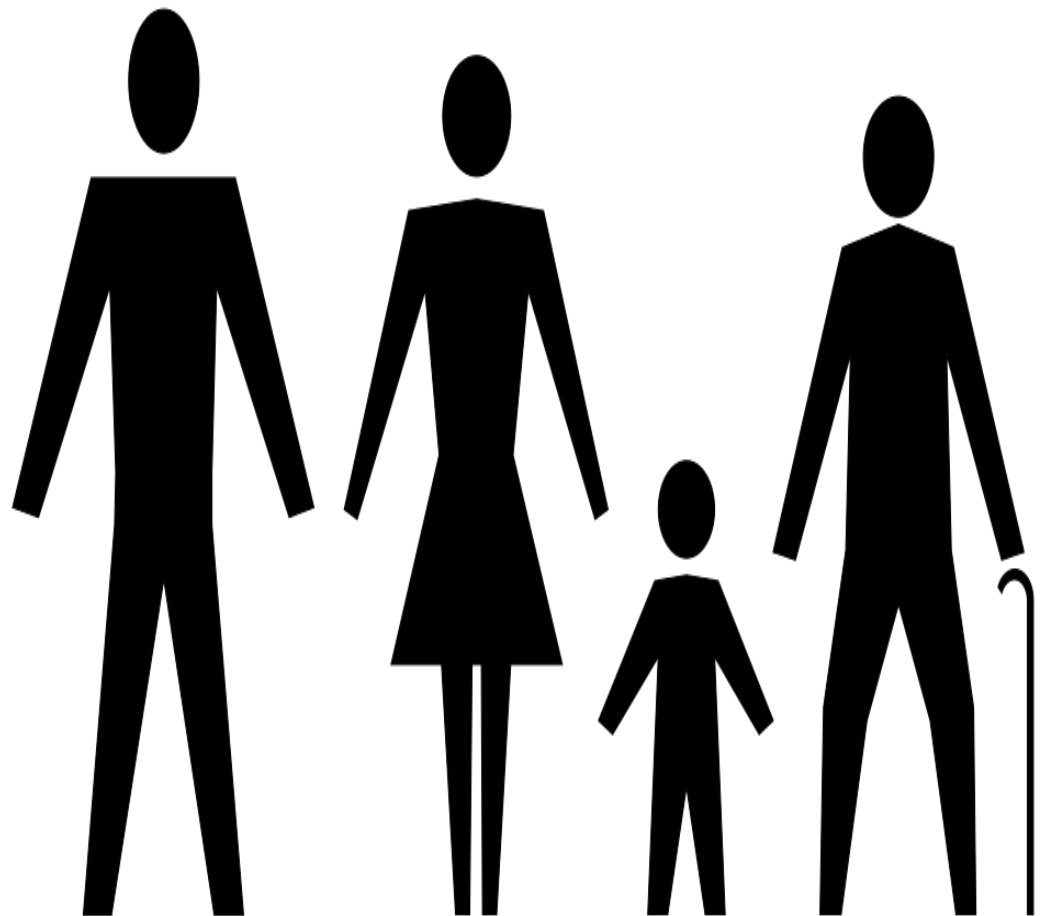
DECEMBER 2019

VOLUME 6, ISSUE 2

EnVision Your Future

Inside this issue:

Regional Director Deputy Assistant Secretary	2
EnVision Center Program	3
EnVision—Florida EnVision—Georgia	4
EnVision—Kentucky EnVision—Mississippi	5
Section 811 Fair Market Rents Cyber-Awareness	6
Homeless Event Assisting Veterans	7
RAD Program	8
Opportunity Zones Stoneridge Villas	9
RAD for PRACS	10
Sexual Harassment Senior Account Executive	11
Five Points	12
Loans Endorsed FY2019 Housing Notices	13
Breast Cancer Awareness City Rescue Mission	14
DEC FAQs	15
MF Seek and Find	16
Note from Editor	17
Join a ListServ	



D. Billingsley Recently Selected as the Office of Multifamily Housing Southeast Regional Director



Donald Billingsley was recently selected as the Office of Multifamily Housing Southeast Regional Director. He returns to Multifamily Housing from HUD's Departmental Enforcement Center (DEC) where he served as the Southeast Region Satellite Office Director in Atlanta, which covers nine states from Florida to Maryland and the District of Columbia. DEC

ensures federally funded and insured program funds are used according to program guidelines and regulations.

Don has held multiple roles at HUD including being the Deputy Director (Acting) of the Office of Multifamily Production, where he managed programmatic and technical direction for the nationwide FHA multifamily platform. He was the Director, Program Administration Division for Multifamily Production, managing the development and implementation of policy, program, and legislative initiatives impacting Multifamily FHA and Risk Share lending. Don also man-

aged counterparty risk management and lender qualifications related to Risk Share lending.

Prior to joining HUD, Don was an Analyst at the Federal Home Loan Bank of Atlanta where he managed the lifecycle of affordable loans from application through compliance monitoring. Before joining the bank, he was a Senior LIHTC Development Manager, responsible for assembling real estate financing and managing residential and commercial real estate development and construction in Philadelphia, Pennsylvania. Don also held the position of Executive Director at Interfaith Housing Development Corporation in Bristol, Pennsylvania where he developed, owned and managed single family and multifamily affordable housing and supportive service programs.

Don is a United States Navy combat veteran, having served during Desert Shield and Desert Storm. He attended Roosevelt University with a major in Management Information Systems and is married to Denise Billingsley. The Billingsleys live in Cobb County Georgia. They have three adult children and three grandchildren.

Lamar Seats and Don Billingsley Visit Jacksonville



Laurelei McKnight, Jacksonville Multifamily Satellite Office Coordinator, recently welcomed Lamar Seats, Deputy Assistant Secretary for Multifamily Housing, and Don Billingsley, Office of Multifamily Housing Southeast Regional Director to the Jacksonville Office. While in Jacksonville, Mr. Seats and Mr. Billingsley attended the Southeast Mortgagee Advisory Council (SMAC) meeting held in downtown Jacksonville and also spoke to local office staff regarding the Department's initiatives.

EnVision Center Demonstration Program

The EnVision Center demonstration offers HUD-assisted families access to support services that can help them achieve self-sufficiency, thereby making scarce federal resources more readily available to a greater number of households waiting to receive HUD assistance.

The EnVision Center demonstration is premised on the notion that financial support alone is insufficient to solve the problem of poverty. Intentional and collective efforts across a diverse set of organizations are needed to implement a holistic approach to foster long-lasting self-sufficiency. EnVision Centers provide communities with a centralized hub for support in the following four pillars: (1) Economic Empowerment, (2) Educational Advancement, (3) Health and Wellness, and (4) Character and Leadership. The Economic Empowerment

pillar is designed to improve the economic sustainability of individuals residing in HUD-assisted housing by empowering them with opportunities to improve their economic outlook. The Educational Advancement pillar seeks to bring educational opportunities directly to HUD-assisted housing and includes partnering with public and private organizations that approach education in non-traditional ways on non-traditional platforms. The Health and Wellness pillar is designed to improve access to health outcomes by individuals and families living in HUD-assisted housing. The Character and Leadership pillar is designed to enable all individuals and families residing in HUD-assisted housing, especially young people, to reach their full potential as productive, caring, responsible citizens by encouraging participation in volunteer and men-

toring opportunities.

Through results-driven partnerships with federal agencies, state and local governments, non-profits, faith-based organizations, corporations, public housing authorities (PHAs), tribal designated housing entities (TDHEs) and housing finance agencies, EnVision Centers leverage public and private resources to help individuals and families living in HUD-assisted housing climb the ladder of opportunity.

A Government Accountability Office (GAO) [report](#) found collocating government services could be a more effective way of helping low-income Americans. EnVision Centers aim to break down the silos in government that perpetuate inefficiencies.

EnVision Centers

Vision—Households empowered to self-sufficiency.

Mission—Provide communities with centralized hubs for support in the four pillars.

- **Economic Empowerment pillar is designed to improve the economic sustainability of individuals by empowering them with opportunities to improve their economic outlook.**
- **Educational Advancement pillar seeks to provide educational opportunities and includes partnering with public and private organizations that approach education in non-traditional ways on non-traditional platforms.**
- **Health and Wellness pillar is designed to improve access to better health outcomes for individuals and families.**
- **Character and Leadership pillar is designed to enable all individuals to reach their full potential as productive, caring, responsible citizens by encouraging participation in volunteer and mentoring opportunities.**

EnVision Centers Open Across Southeast Region

Florida



Florida— Southeast Regional Administrator Denise Cleveland-Leggett recently designated Sulzbacher Village in Jacksonville, Florida, as an EnVision Center. This designation serves as a critical component of Secretary Ben Carson's signature EnVision Center initiative to offer a more holistic housing approach by connecting HUD-assisted families with the tools they need.

"As we implement Secretary Carson's vision of hope and opportunity to help more families become self-sufficient, Sulzbacher Village is a good example of things done right," said HUD Southeast Regional Administrator Cleveland-Leggett. "The combination of effective leadership, public-private partnerships, supportive services and job training have

been key to transforming good ideas into reality and positively changing the trajectory of many lives."

Following a highly competitive selection process, Sulzbacher Village was chosen to spearhead the EnVision Center initiative in Jacksonville. It is one of the most recent communities designated as an EnVision Center across the country, and the first in the state of Florida.

"Sulzbacher Village is a vital partner in our efforts to end homelessness in our community and I am incredibly proud of their designation as one of the few HUD EnVision Centers in the nation," said Jacksonville Mayor Lenny Curry. "This designation recognizes Sulzbacher Village's focus on empowering Jacksonville families with financial empowerment education and programs that help them move up and out of poverty."

"We are thrilled and honored to have been designated as a HUD EnVision Center", said Cindy Funkhouser, Sulzbacher Village President and CEO. "Our vision of Sulzbacher Village began as a place where women and families could live in a

peaceful, respectful setting, and be wrapped in supportive services and opportunities for self-sufficiency. To make this happen, we engaged community partners across every sector, public, private and corporate. To see our dream become a reality has been so rewarding, and now to be recognized by HUD really affirms our efforts. With the EnVision Center designation, we can now say with confidence that Sulzbacher Village truly is a national model for how to address homelessness."

In Jacksonville, partnerships with key organizations such as the Department of Veteran Affairs, Goodwill Job Junction, First Coast Security, Links, Florida Institute of Education, Getaway Community Services, Florida State College, NyWes, and First Coast No More Homeless Pets, will assist in providing job and academic training, wellness services and character building to the Jacksonville women and families striving to reach self-sufficiency.

Georgia



Pictured: Southeast Regional Administrator Denise Cleveland-Leggett officially designates the Northwest Georgia Housing Authority Community Center as an EnVision Center. On her right is City of Rome Mayor Bill Collins, left is EnVision Center Coordinator Sarah Bradfield and helping cut the ribbon is Sandra Hudson

Georgia—The realization of hope and endless possibilities became reality for

Northwest Georgia Housing Authority residents as Denise Cleveland-Leggett, Southeast Regional Administrator, joined City of Rome Mayor Bill Collins, Georgia Supreme Court Chief Justice Harold Melton, and Northwest Georgia Housing Authority Executive Director Sandra Hudson gathered to officially designate the housing authority's community center in Willingham Village as an EnVision Center.

"The reason we are here today is because of Secretary Carson's vision of wanting to see people excel and grow," Cleveland-Leggett said. "The lion's share of the credit for making this place a center of renewed hope and opportunity goes to the vision and leadership of Northwest Georgia Housing Authority Executive Director, Sandra Hudson."

Adrienne Gibson-Christopher spoke about

her participation in the Family Self-Sufficiency Program (FSS) and the numerous challenges she faced. Ultimately through her perseverance, FSS eventually elevated her from public housing to being a homeowner. Eighteen years ago, she moved into Graham Homes with an infant son. After attending a homeownership educational workshop, she took advantage of every opportunity to get a job and save money until she had enough to make a down-payment on a home in 2007.

"I believe in new starts. I believe in new beginnings," Chief Justice Melton said. "It takes vision and this community. Rome is blessed by a community of people who make the impossible possible."

Envision Centers Open Across Southeast Region

Kentucky



Pictured: Crispin Ntwari, middle school resident, receives flight simulator training as part of the Housing Authority of Bowling Green's EnVision Center STEM and Aviation initiative.

Kentucky— Southeast Regional Administrator Denise Cleveland-Leggett recently joined Abraham Williams, Housing Authority of Bowling Green Executive Director; Dr. Pam Petty,

Western Kentucky University (WKU) Professor; Faith Linton, Esquire, 360 Cradle to Careers, and other community leaders to announce the housing authorities' EnVision Center kickoff of an innovative science, technology, engineering, math (STEM), and Aviation initiative for its residents.

"We want to get kids interested in STEM careers," Williams said. "The whole idea is to get them better educated. We want to expose them to aviation so they can realize what the opportunities are."

"This can be a life-changer for children," Cleveland-Leggett added.

"There are a multitude of careers that can be generated from this. It can catapult these children into a different life."

Zipporah Ngoy, a middle school resident, easily took to the controls of the aircraft simulator, making a final approach to the Bowling Green-Warren County Regional Airport as part of the demonstration.

"My ambition is to be a pilot," she said. "I've attended aviation camp the last two years, and I'm taking advanced math and science classes."

"At 360 Cradle to Careers, we have partnered with other centers in this HUD region," Linton said. "This flight simulator is a first in this region in a public housing space. We would like to bring the same idea to other EnVision Centers."

Mississippi



Pictured: Southeast Regional Administrator Denise Cleveland-Leggett leads the designation ceremony of the first EnVision Center in Mississippi. Meridian Housing Authority was selected for their holistic approach and variety of services.

Mississippi—Renata Green wants to go back to college. Patricia Shamburger wants to be a homeowner. Both are tenants of Meridian Housing Authority and both love the idea of their Frank Berry Courts Community Center becoming an EnVision Center. Southeast Regional Administrator Denise Cleveland-Leggett recently visited Meridian to announce the designation of the first EnVision Center in the State of Mississippi. The community gathered to celebrate the recognition of their year-long effort to

improve the quality of life for residents.

In Meridian, partnerships with key local organizations such as the Meridian Public-School District, Meridian Community College, the local branch of Mississippi State University, the Greater Meridian Health Clinic, Boys and Girls Club of East Mississippi, Boy Scouts of America, the Meridian Freedom Project, Mount Olive Missionary Baptist Church and several faith-based organizations will assist in providing job and academic training, wellness services and character building to the Meridian youth and families striving to reach self-sufficiency.

"As an organization committed to offering excellence in providing quality, affordable and superior customer service to all our families, this designation is a step forward in our daily affirmation for our mission to serve Meridian low-income families," Ronald J. Turner, Sr. Executive Director of

Meridian Housing Authority said.

"We have a vision to help bridge the gap our families face in training and health services and we are enthusiastic to move forward in offering new opportunities to help with their success."

"As we work to develop platforms to help more families become self-sufficient, public-private partnerships are pivotal to access supportive services they so desperately need," Cleveland-Leggett said. "Frank Berry Courts embraces Secretary Carson's vision of hope and opportunity. Education is critical to the advancement of the individuals in our communities, as are the economic empowerment, the education advancement, the health and wellness. If people are sick, if they're not well physically, they can't really progress. It's the same if they don't have the educational tools to get a job."

HUD OFFERS \$112 MILLION TO EXPAND AFFORDABLE HOUSING OPPORTUNITIES FOR LOW-INCOME PERSONS WITH DISABILITIES

Available funding includes \$75 million in capital to produce new housing.

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) recently announced a combined \$112 million available to expand the supply of permanent affordable housing for very low-income persons with disabilities. Funding is available for the two components of the Section 811 Program – traditional Section 811 Supportive Housing for Persons with Disabilities and Section 811 Project Rental Assistance. The available funding includes \$75 million in capital advances for the development of new supportive housing for this vulnerable population. This is the first time HUD is offering funding for both programs in nine years.

Section 811 Capital Advances

HUD is offering up to \$75 million in capital advance funding to eligible nonprofit organizations to fund innovative permanent supportive housing

models that will be at the forefront of design, service delivery, and efficient use of federal resources. Applicants are encouraged to establish formal partnerships with health and human service agencies or other organizations with a demonstrated capacity to coordinate voluntary services and supports for persons with disabilities to enable them to live independently in the community.

To encourage development within Opportunity Zones, HUD will award two preference points to applicants seeking to construct or rehabilitate developments in qualified Opportunity Zone census tracts. [Click here to read HUD's Section 811 Capital Advance funding notice for more information.](#)

Section 811 Project Rental Assistance

HUD is making up to \$37 million in rental assistance available to eligible housing agencies working closely with State Health and Human Service/

Medicaid Agencies. Eligible applicants include any housing agency currently allocating Low-Income Housing Tax Credits (LIHTC); participating jurisdictions administering affordable housing programs assisted through HUD's HOME Investment Partnerships (HOME) Program; and/or housing agencies operating similar federal or state affordable housing programs. Eligible applicants are encouraged to align their Project Rental Assistance Programs with state or local initiatives that will directly increase development of permanent supportive housing for extremely low-income persons with disabilities. [Click here to read HUD's Section 811 Project Rental Assistance funding notice for more information.](#)

Fiscal Year 2020 Fair Market Rents

The [Fiscal Year \(FY\) 2020 Fair Market Rents \(FMRs\)](#), are now available on huduser.gov. The FY 2020 FMRs will be effective October 1, 2019. These FMRs are used in the Housing Choice Voucher, the Moderate Rehabilitation Single Room Occupancy, and the project-based voucher programs, as well as other programs that require location-specific economic data.

Address Change for Cyber-Awareness

Please be advised the Cyber-Awareness Challenge, which is required for EIV users to satisfy annual online security training, has changed locations. The training, now titled “Cyber Awareness Challenge 2020,” is located at <https://public.cyber.mil/training/cyber-awareness-challenge/>. The link provided in HUD Handbook 4350.3, REV-1, paragraph 9-20.A is no longer valid. EIV users must complete this training annually, print, and maintain the Certificate of Completion provided.



Mississippi Homeless Event



In September, the Central Mississippi Continuum of Care hosted their annual Project Homeless Connect Week. Account Executive, Jennie Chambers-Jones, represented HUD's Multifamily Division by participating in the service fair, along with Field Policy and Management staff. During the event, homeless individuals were given information to assist them in moving toward self-sufficiency. They were also provided medical assessments and treatments, social service information, and free haircuts. The Mississippi HUD team provided a list of HUD Multifamily housing opportunities available in Jackson, Mississippi, and information on other local housing assistance programs.

Pictured standing are Tim Collins, Mississippi Housing Partnership Executive Director, and Gwen Thompson, Mississippi Housing Partnership Housing Assistant. Seated is Jennie Chambers-Jones, Asset Management Account Executive.

HUD Jacksonville Assists Veterans



Pictured: Jennae Shinsky, Program Analyst, Jacksonville Field Office; Dedra Carey, Program Analyst, Jacksonville Field Office; Kimberly Baker, Account Executive, Jacksonville Satellite Office; Alesia Scott-Ford, Jacksonville Field Office Director; David Le, Region 4 IT Specialist; Tonya Madison, CPD Representative; Clarence Quartermann, Account Executive, Jacksonville Satellite Office; Terry Brey, Customer Service Representative; and Matthew Stewart, Senior Management Analyst, Jacksonville Field Office.

On November 5, 2019, members of the HUD Jacksonville team joined other volunteers from several local organizations while distributing food to over 200 low income residents and homeless veterans at the Jacksonville Veterans Administration Medical Clinic. This frequent food distribution community event was sponsored and coordinated by the Jacksonville Veterans Center in partnership with Farm Share, the U.S. Veterans Administration and Jacksonville's Military Affairs and Veterans Department.

Our nation's veterans have served and sacrificed for our freedom. Many are returning from war and duty to face economic uncertainties and struggle with injuries, both physical and men-

tal. Too many veterans are ending up jobless and homeless; too many are going hungry. This and other events are planned for the coming year to give back to these men and women who have given so much for our nation.

The HUD Jacksonville office is also collaborates with community-based homeless service providers to help serve area veterans at periodic National Coalition for Homeless Veterans-sponsored "Stand Downs," which are one to three day events providing supplies and services to homeless veterans, such as food, shelter, clothing, health screenings and veteran Social Security benefits counseling in addition to referrals to other types of assistance such as health care, housing solutions, employment, substance use treatment and mental health counseling.

Farm Share was established in 1991 and is based on the simple idea to distribute fresh food free of charge to families, children, seniors, and individuals in need throughout Florida. Their mission is to alleviate hunger and fight poverty by recovering and distributing healthy and nutritious fruits, vegetables, proteins, and other non-perishable food to families, children, seniors and individuals in need. This simple but innovative idea has

now grown into an organization that feeds tens of millions of people and distributes more than 55 million pounds of healthy and nutritious food annually.



U.S. Veterans Administration's mission is to fulfill President Lincoln's promise, "To care for him who shall have borne the battle, and for his widow, and his orphan" by serving and honoring the men and women who are America's veterans, by providing the world-class benefits and services they have earned, and to do so by adhering to the highest standards of compassion, commitment, excellence, professionalism, integrity, accountability, and stewardship.

For more information on resources for veterans, please visit: https://www.hud.gov/program_offices/comm_planning/veteran_information.

Rental Assistance Demonstration (RAD) Program

FAQs on Opportunity Zone Rent Flexibility, RAD Notice Webinars, and Resident Rights Webinars Are Now Available

Guidance posted on Rent Increases for Public Housing Conversions in Opportunity Zones

Revision 4 of the RAD Notice created a new rent flexibility for public housing properties that are converting to PBRA, that are located in designated Opportunity Zones, and that are undertaking new construction or substantial rehabilitation. HUD has now posted a set of frequently asked questions that explain the eligibility criteria for the rent increase, the process for requesting and retaining the rent increase, and the underwriting considerations HUD will use in determining whether the rent increase is necessary. Please see <https://radresource.net/output.cfm?id=ozfaqs>.

New Webinars Available on RAD Notice Revision 4 and on Residents Rights and Engagement in RAD.

HUD produced a series of webinars over the past 6 weeks, which are now available on the RAD Resource Desk.

Public Housing

- ◇ **RAD notice Revision 4 – Public Housing Conversion.** Provides an overview of the policy and programmatic changes in the new RAD notice applicable to the conversion of public housing properties. https://www.radresource.net/webinar_show.cfm?vid=109
- ◇ **Processing Changes for PHAs in RAD Notice Revision 4.** Provides an overview of the transaction processing changes for CHAP awardees as a result of the RAD Notice. https://www.radresource.net/webinar_show.cfm?vid=111
- ◇ **Resident Rights and Engagement in Public Housing Conversions.** Describes all of the resident rights and protections and touchpoints for resident engagement across the RAD conversion process, applicable to public housing RAD conversions. https://www.radresource.net/webinar_show.cfm?vid=113

Mod Rehab

- ◇ **RAD notice Revision 4 – Mod Rehab and SRO Conversion.** Provides an overview of the policy and programmatic changes in the new RAD notice applicable to the conversion of Mod Rehab and Mod Rehab SRO. https://www.radresource.net/webinar_show.cfm?vid=112
- ◇ **Resident Rights and Engagement in Section 202 PRAC and Mod Rehab Conversions.** Describes all of the resident rights and protections and touchpoints for resident engagement across the RAD conversion process, applicable to Mod Rehab and SRO RAD conversions. https://www.radresource.net/webinar_show.cfm?vid=114

Section 202 PRAC

- ◇ **RAD notice Revision 4 – Section 202 PRAC Conversions.** Provides an overview of the policy and programmatic changes in the new RAD notice applicable to Section 202 PRAC Conversions. https://www.radresource.net/webinar_show.cfm?vid=110
- ◇ **Resident Rights and Engagement in Section 202 PRAC and Mod Rehab Conversions.** Describes all of the resident rights and protections and touchpoints for resident engagement across the RAD conversion process, applicable to Section 202 PRAC conversions. https://www.radresource.net/webinar_show.cfm?vid=114.

Opportunity Zones in Birmingham, Alabama



Pictured: Left to right – Dana Ullrich, United Way; Judy Woods, United Way; Delpha Bartley-Jones – VP, CRA Office AL- Valley Bank; Denise Cleveland-Leggett – HUD Southeast Regional Administrator; Pat Hoban-Moore – Interim CEO, YWCA Central Alabama; Jeanie Sosebee – Synovus Bank; Myeisha Hutchinson – Congresswoman Sewell's Office and Maggie Brooke – YWCA Central Alabama President, Board of Directors.

Southeast Regional Administrator, Denise Cleveland-Leggett recently

participated in a Housing Opportunity Forum along with City of Birmingham housing, community and economic leaders. Hosted by YWCA Central Alabama, forum participants discussed the challenges of making Opportunity Zone feasible for low income housing projects and Birmingham's first approved project under Opportunity Zones. The City of Birmingham and a local non-profit will convert the old American Life/Protective Life Building into workforce housing, located in the city's Loft District.

Staff from the Office of Fair Hous-

ing in the Birmingham Field Office spoke about current Fair Housing issues. The heart of the day was an interactive discussion on how to increase affordable housing opportunities in the City of Birmingham. The diversity of knowledge at the Forum was really evident during this session as participants spoke from real world experiences addressing both best practices and unexpected failures. Participants left the Forum with a much better perspective on the challenges involved in developing affordable housing and the available resources.

Stoneridge Villas Grand Opening in Huntsville, Alabama



The Birmingham, Alabama, Field Office Director, Ken Free, recently participated in the grand opening of Stoneridge Villas, an 80-unit senior housing facility in Huntsville.

"I would like to thank everyone who worked together to make Stoneridge Villas a reality and enhance the lives of the senior residents of the City of Huntsville," Director Free said.

Residents were ecstatic with their brand-new units which included: central heat and air, brand new stoves, refrigerators and dishwashers, and a small patio space. They also get to enjoy a large clubhouse with a workout room and a full kitchen.

Pictured: Ken Free, Birmingham Field Office Director (far right) with other local dignitaries during the ribbon cutting ceremony for Stoneridge Villas.

HUD Expands Housing Preservation to Include Senior Housing

Rental assistance demonstration will help house low-income seniors

WASHINGTON – In an effort to preserve and improve critically needed affordable housing for low-income seniors, the U.S. Department of Housing and Urban Development (HUD) recently announced a significant expansion of its [Rental Assistance Demonstration \(RAD\)](#) to facilitate capital investment in senior housing developments assisted through HUD’s Section 202 Supportive Housing for the Elderly Project Rental Assistance Contracts (PRAC). [Click here to read HUD’s Notice H-2019-09.](#)

Expanding RAD to include Section 202 PRAC units will allow nonprofit housing developers to access capital investment funds to revitalize their aging properties and to ensure sustainable affordability for their very low-income elderly residents. There are approximately 120,000 units across 2,800 properties that will now become eligible to participate in RAD.

“This is exciting news for those who provide affordable housing for senior citizens who need a stable home to age-in-place,” Secretary Ben Carson said. “By expanding RAD’s reach into this vital part of our affordable housing stock, we can prioritize and mobilize capital investment to tackle the projected backlog of repairs in these properties and preserve more affordable housing for those who need it most.”

Brian Montgomery, HUD’s Assistant Secretary for Housing and Federal Housing Commissioner added, “Using RAD to preserve affordable rental housing for very low-income seniors is a natural next step in addressing the need for safe and affordable housing for the nation’s most vulnerable populations.”

The conversion of 202 PRACs builds off the success of the RAD program and lessons learned from the thousands of conversions. RAD has preserved nearly 150,000 units of affordable housing across the country. Other changes to RAD include:

- Extending and expanding the stringent resident rights protections built into RAD;
- Allowing a limited contract rent increase for certain converting public housing properties located in Opportunity Zones to help owners access capital for high-impact new construction and substantial rehabilitation investments; and
- Prioritizing conversion of public housing properties located in Opportunity Zones if there is a waiting list for the limited RAD participation authority.

Under RAD, public housing authorities and other owners of affordable housing convert their developments to a project-based Section 8 platform. This conversion allows PHAs and the owners to identify creative ways to solve their capital needs through public-private partnerships and with no new federal funding. The new, long-term project-based Section 8 contracts fortify the sustainability and long-term affordability of these properties.

[RAD has proven to be a powerful tool](#) for PHAs to preserve affordable housing to serve more eligible households and to maximize the impact of existing commitment of federal resources.

Opportunity Zones Website

The website www.OpportunityZones.gov serves as a hub of information that interacts with the Opportunity Zones initiative. Opportunity Zone residents, State and local leaders, Federal partners, investors, and entrepreneurs can all utilize the website to get information about the latest actions of the White House Opportunity and Revitalization Council.

The Opportunity Zone website includes:

- An interactive map of the 8,764 Opportunity Zones nationwide;
- Links to the Opportunity Zone-focused website of each State and Territory;
- Comprehensive Federal tools and resources that support Opportunity Zone residents and complement Qualified Opportunity Fund investments; and
- The completed action items of each White House Opportunity and Revitalization Council member agency.

This is a fantastic new resource that will help to advance our mission to bring economic opportunity to communities across the nation.

Sexual Harassment in Housing

The Fair Housing Act and other federal laws prohibit sexual harassment. These laws also prohibit harassment because of race, color, religion, national origin, familial status, or disability.

What Is Sexual Harassment?

Sexual harassment in housing is a form of sex discrimination prohibited by the Fair Housing Act. Sex discrimination is also prohibited by other federal laws, such as Section 109 of the Housing and Community Development Act of 1974 and Title IX of Education Amendments of 1972. There are two main types of sexual harassment: (1) quid pro quo sexual harassment; and (2) hostile environment sexual harassment.

Quid Pro Quo

Quid pro quo harassment occurs when a housing provider requires a person to submit to an unwelcome request to engage in sexual conduct as a condition of obtaining or maintaining housing or housing-related services. For example:

- A landlord tells an applicant he won't rent her an apartment unless she has sex with him.
- A property manager evicts a tenant after she refuses to perform sexual acts.
- A maintenance man refuses to make repairs unless a tenant gives him nude photos of herself.

Hostile Environment

Hostile environment sexual harassment occurs when a housing provider subjects a person to severe or pervasive unwelcome sexual conduct that interferes with the sale, rental, availability, or terms, conditions, or privileges of housing or housing-related services, including financing. For example:

- A landlord subjects a tenant to severe or pervasive unwelcome touching, kissing, or groping.
- A property manager makes severe or pervasive unwelcome, lewd comments about a tenant's body.
- A maintenance man sends a tenant

severe or pervasive unwelcome, sexually suggestive texts and enters her apartment without invitation or permission.

What Can I Do If I Am Being Sexually Harassed in My Housing Environment?

If you are being sexually harassed, you can click here to [file a complaint](#) with HUD. If you would be safe doing so, you can tell the harasser to stop. You can also make a complaint to your housing provider, if different from the harasser.

When you file your complaint with HUD, you should tell them the name of the person harassing you, when and where it happened, and the names of any witnesses or other individuals who have been or who are being harassed.

Additional Resources

[HUD's 2016 Harassment Rule Questions and Answers on Sexual Harassment Under the Fair Housing Act](#)

[Sexual Harassment Resource Page](#)

Jacksonville Welcomes New Senior Account Executive



The Jacksonville Satellite Office, Multifamily Asset Management, Account Executive Branch 3, welcomes Sybil Grissett as a new team member. Sybil joins Branch 3 as a Senior Account Executive. She is a Jacksonville native who comes to the Office of Multifamily Housing from the Atlanta Satellite Office of the Departmental Enforcement Center with 19 years of experience as a Financial Analyst working primarily on Multifamily Housing and Office of Healthcare Programs financial referrals. She has a particular interest in the prevention and detection of fraud.

Prior to the DEC, Sybil was a Community Planning & Development Representative in Jacksonville from 1991-2000 and an Auditor with HUD's Office of Inspector General, also in Jacksonville, from 1989-1991.

She has an undergraduate degree in Accounting and a Master of Business Administration with concentration in Finance. She was also a participant in Harvard University's John F. Kennedy School of Government Leadership Development Program. In her spare time, Sybil enjoys gardening and heart-healthy cooking.

Five Points Opening Marks Affordable Housing Milestone in Knoxville, Tennessee



Pictured: Bob Cook, Knoxville Field Office Director (seventh from right) participates in the Five Points 3 Ribbon Cutting Ceremony with other local area leaders and partners.

Knoxville's Community Development Corporation (KCDC), along with Knoxville Mayor, Madeline Rogero; Knox County Mayor Glenn Jacobs; and City Council representative, Gwen McKenzie recently joined Knoxville

HUD representatives to celebrate the opening of Five Points 3, a 28-building, 80-unit complex in Knoxville.

"The transformation of the neighborhood started with the successful collaboration among KCDC, HUD, the City of Knoxville and Tennessee Housing Development Agency and a commitment to affordable housing in the Five Points community," KCDC Executive Director and CEO Ben Bentley said. "It also has succeeded because of input from members of the community as vested stakeholders in the revitalization of their neighborhood."

"Our mission at HUD is to create communities that are strong and sustainable, and the Five Points revitalization is an example of what can be achieved with vision and unity of effort," said Bob Cook, Knoxville HUD Field Office Director.

"The City is proud to work with partners like KCDC to support the construction of sustainable and affordable housing in our community," Rogero said. "The revitalization of Five Points means residents can more easily and safely connect with their neighbors, churches, schools and businesses. Affordable housing allows neighborhoods to endure and thrive."

Changing the Face of Affordable Housing in Nashville, Tennessee



Pictured: Red Oak Flats at Cayce, Nashville, TN affordable housing groundbreaking by local leadership and Southeast Regional Administrator, Denise Cleveland-Leggett (seventh from the right). Photo courtesy MDHA..

Southeast Regional Administrator, Denise Cleveland-Leggett recently joined Nashville Mayor, David Briley along with Metropolitan Development and Housing Agency (MDHA) leadership, Tennessee Housing Development Agency

(THDA) representatives and elected officials for the groundbreaking of Red Oak Flats at Cayce. The four-story building will have over 100 units of affordable housing with 45 set aside for Cayce Place residents. The remaining 57 units will be a mix of workforce and market-rate. Cayce Place is Nashville's largest subsidized housing, home to almost 800 families.

"The city of Nashville, MDHA and community leadership are to be commended for their vision and continued commitment to make a difference in the lives of those we mutually serve," Cleveland-Leggett said. "Red Oaks Flats is evidence of that commitment and

continued efforts to address the affordable housing challenges in Nashville."

"Today is the latest chapter in the new era of our city – one that brings everyone along," Mayor Briley said. "Red Oak Flats and related mixed-income developments are exactly what my Under One Roof 2029 affordable housing program is about – deconcentrating poverty and allowing people to afford to live in the urban core. I'd like to thank MDHA and our federal partners for their continued hard work to make this a reality."

Southeast Region Multifamily Housing Loans Endorsed in FY 2020

Criteria	#Loans	#Units/ Beds	Amount (Millions)
241 Improvement/Additions	1	225	\$2,600,000
New Construction and Substantial Rehabilitation	14	2,954	\$465,900,000
Refinance 223f and A7 Purchase	15	3,306	\$313,300,000
Total	30	6,485	\$781,800,000

HUD Housing Notices - 2019

Document Number	Title
2019-10	<u>Incentives for FHA Mortgage Insurance for Properties Located in Opportunity Zones</u>
2019-09	<u>Rental Assistance Demonstration-Final Implementaion Rev. 4</u>
2019-08	<u>Annual Revisions to Base City High Cost Percentage, High Cost Area and Per Unit Substantial Rehabilitation Threshold for 2019</u>
2019-07	<u>Incentives for FHA Mortgage Insurance for Properties Located in Opportunity Zones</u>
2019-06	<u>Treatment of ABLE Accounts in HUD-Assisted Programs</u>
2019-05	<u>Carbon Monoxide Detectors in HUD-Assisted Housing</u>
2019-04	<u>Standardization REAC Inspection Notification Timelines</u>
2019-03	<u>Section 221(d)(4) and Section 220 New Construction and Substantial Rehabilitation Multifamily Projects with Low Income Housing Tax Credits ("LIHTC" or "Tax Credit") Pilot Program</u>
2019-02	<u>Funding Availability for Set-Aside Tenant Protection Vouchers</u>
2019-01	<u>Guidance for Foreign National Participation in FHA-Insured Multifamily Programs</u>

Southeast Region Goes Pink Breast Cancer Awareness



Pictured: Employees throughout region four wear pink to increase breast cancer awareness. Top Left: Nashville Field Office, Top right: Mississippi Field Office, Middle right: Jacksonville Field Office, Bottom right: Greensboro Field Office, Middle bottom: Atlanta Regional Office, Bottom left: Miami Field Office.

Region four recognized Breast Cancer Awareness Month as offices throughout the Southeast wore pink to increase awareness. In 2019, an estimated 268,600 new cases of invasive breast cancer are expected to be diagnosed in women in the U.S., along with 62,930 new cases of non-invasive breast cancer. About 2,670 new cases of invasive breast cancer are expected to be diagnosed in men in 2019. A man's lifetime risk of breast cancer is about 1 in 883.

In the U.S. today there are more than 2.9 million breast cancer survivors, which is the largest group of all cancer survivors. Breast cancer deaths have been declining since 1990 thanks to early detection, better screening, increased awareness, and new treatment options. Visit breastcancer.org for more information.

City Rescue Mission—Jacksonville



Recently, a group of dedicated Jacksonville HUD Field Office employees volunteered their time to serve lunch to the homeless at the City Rescue Mission in downtown Jacksonville, Florida. The event was a success and represented the offices of Healthcare, Multifamily Production, and Multifamily Asset Management. Staff volunteered to serve the homeless in an effort to positively impact the lives of the less fortunate in the community where they work every day. The enlightening experience proved to be educational for the group, as they discovered many unique attributes of one another that they never would have learned sitting at their desks, all while benefiting their community.



Pictured: Suechen Smith, Account Executive, Office of Insured Health Care Facilities; Brian Van Dorsten, Construction Analyst, Multifamily Production; Milo McGriff, Jr., Account Executive, Multifamily Production; Kayla Hoffon, Student; Michael Hoffon, Program Assistant, Multifamily Asset Management; Beth Woodward, Construction Analyst, Multifamily Production; Kendall Allen, Underwriter, Multifamily Production; Angela Vassey, Appraiser, Multifamily Production; Yvonne Coffman, Resolution Specialist, Multifamily Asset Management; and Belinda Koros, Chief, Account Executive Branch 2, Multifamily Asset Management.

DEC Frequently Asked Questions

1. What is the role of the Departmental Enforcement Center (DEC)?

The DEC works with several of HUD's program areas, such as Public and Indian Housing, Community Planning & Development, Multifamily Housing, and Single Family Housing. At the request of HUD program areas, the DEC ensures that federally funded/insured program funds are operated according to program guidelines and regulations. In addition, the DEC ensures that program funds are implemented in the most efficient and effective manner possible by conducting internal and external reviews, taking suspension and debarment actions, and pursuing civil money penalties or double damages, where there have been program violations.

2. When is enforcement action taken?

The DEC attempts to work cooperatively with non-compliant owners. For those who refuse to follow the Department's statutory and regulatory requirements, the DEC takes appropriate enforcement action. This can take the form of various

sanctions, including suspension and debarment from Government business. Civil money penalties also may be imposed. In more serious cases involving multifamily housing, the Department can abate owners' federal subsidy payments and, if necessary, foreclose on properties.

3. Why is enforcement action taken?

When owners of HUD-assisted properties do not live up to their responsibility to provide clean, safe and sanitary housing, the DEC steps in and takes action. Enforcement action may be taken against owners with physically substandard properties, those with financial audit findings, and those owners who fail to submit annual financial statements. The DEC may pursue civil money penalties or double damages where program violations have occurred. In general, the DEC refers to the U.S. Justice Department or local US Attorney's Offices cases of civil violations of laws governing HUD programs. Criminal referrals are made to HUD's Office of the Inspector General.

4. What enforcement tools may be used.

These tools include suspension and debarment, which are administrative enforcement actions that exclude HUD business partners from further participation in HUD and all other Federal Executive Branch procurement and non-procurement programs. Civil money penalties may be pursued against property owners who violate HUD's statutes and regulations. Judicial actions may be initiated with the assistance of the Department of Justice against project owners who fail to operate their properties in compliance with HUD's requirements. Two general types of remedies exist for judicial actions - those against the owner participant and those against the project itself. Participant-based remedies include litigation for breach of contract, which may involve the Double Damage Statute and statutory actions like the False Claims Act. Project-based remedies may involve the appointment of a receiver, a change in management, an injunctive action, a recommendation to foreclose, and/or abatement of

DEC Overview

The Mission of the Departmental Enforcement Center is to restore the public trust by protecting residents, improving the quality of housing and eliminating fraud waste and abuse. The DEC's primary goal is to bring owners to full compliance so that there is no compromise in the quality of America's housing. To a large extent, owners have agreed to work with HUD to prevent possible enforcement action. Such a proactive stance on the part of owners is in the best interest of all parties, especially for residents.

In instances where owners fail to bring properties up to standard, and where physical and financial deficiencies persist, the DEC can take appropriate enforcement action. This includes administrative sanctions, such as civil money penalties, suspension and/or debarment, and possible referral to the Department of Justice for civil action. When criminal activity is suspected, the DEC refers these cases to HUD's Office of the Inspector General.

The DEC is part of the [Office of General Counsel](#) within HUD.

Multifamily Housing Seek and Find

V K E A M B S K F Z P Z S D N U O R G
Y M I C E M A K E R A C T X G Y T X W
E R L B I B G U L A W N M E M Z F T N
V B B N R P U R E P O R T I N G Q R L
X T K K Z C I D L W X G V E N T S A L
D T G V H G V Q G N E H C T I K L E F
H S A R T V X X Q E B J I N G L E S M
S O P E R A T I N G T P H B L P S P M
Y T I L A U Q O L A S O P S I D E T O
E S Y Y H X Q T K W W A T E R Q C A W
P V P Y C F R Z J U W X B C V Y U E I
S A Y O N V Y E A R L Y E O M C R H N
L Y B G U Y M R R W N L V N I T I F G
S A P B R S G N I C I R P T Y O T N N
T W U P D E Y T I L I T U R I Z Y N A
I L E N I H N X E O A D C A Y H E P A
O X E R N Z A E Q N K Q D C Z X R N M
I O T I Z A K Q M K J X S T V C R O J
T B X V B T N T S E L I F S H N Q M A

Annual
Budget
Contracts
Disposal
Energy
Files
Grounds
Heat
Ice Maker

Jingles
Kitchen
Lawn
Mowing
Net
Operating
Pricing
Quality
Reporting

Security
Trash
Utility
Vents
Water
Xtra
Yearly
Zippy

A Note from the Editor



We hope this issue of the Multifamily Housing Southeast Regional News was beneficial to you and your staff. It is our intention to provide you, our customers, with a newsletter several times throughout the year about events, changes, and issues that affect you. Please feel free to forward the newsletter on to anyone who would benefit from it. Suggestions for topics are always welcome. Please direct your suggestions to my attention, Janice S. Gordon, Senior Account Executive, (aka Editor in Chief) via email at: **Janice.S.Gordon@hud.gov**. You may also contact me by telephone at 904-208-6003.

To receive future copies of this newsletter, if you did not receive this one directly, please contact your local HUD Multifamily Office, or sign up for the Jacksonville, Florida Multifamily LISTSERV.

**Jacksonville Satellite Office
FHA Office of Multifamily Housing
400 West Bay Street, Suite 1015
Jacksonville, FL 32202**

HOW TO JOIN A MULTIFAMILY LISTSERV

A Multifamily LISTSERV is an electronic mailing list for housing partners. The goal is to provide our partners with notices, updates, and technical information electronically instead of by mail. You are encouraged to join a LISTSERV by following these instructions:

- **www.hud.gov**
- Click on RESOURCES
- Search Mailing List
- Arrow down and select a state from the list
- Click on the appropriate multifamily link *
- Enter your complete email address

You will receive a confirmation email which needs to be responded to within the required time frame and then you will be added to the list. This will enable you to receive a copy of all messages that are transmitted from this list. To unsubscribe, please do so from the same webpage site that you joined.

***The following is a list of Multifamily mailing lists in Southeast Region IV:**

- Alabama - Birmingham Multifamily Program Center
- Florida - Jax/Orl MF HSG
- Atlanta Multifamily Housing Hub Partners
- Georgia Multifamily Business Partners
- KY MF Owners and Management Agents
- Louisville Multifamily Program Center
- KY Multifamily Partners
- Mississippi Multifamily Partners
- North Carolina Multifamily Partners
- San Juan Field Office Multifamily Program Center
- South Carolina Multifamily Partners

