

HUD MULTIFAMILY HOUSING SOUTHEAST REGIONAL NEWS

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



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Preparation For A New Year

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Over \$500,000 in CARES Act Funding Awarded To Fifteen State and Local Fair Housing Organizations



WASHINGTON – The Department of Housing and Urban Development announced over half a million dollars in additional funding to HUD Fair Housing Assistance Program (FHAP) agencies in 12 states to support

activities related to COVID-19. These awards are part of \$1.5 million in Partnership and Special Enforcement Effort funds provided through the Coronavirus Aid, Relief, and Economic Security Act (CARES) Act of 2020, which President Trump signed into law to provide federal agencies with the resources needed to combat COVID-19. In June, HUD awarded approximately \$1 million of this funding to 19 FHAP organizations.

“These organizations are extremely knowledgeable about the communities they serve and how COVID-19 is affecting housing choices, but they need financial resources to address the issues they are seeing,” said Anna María Farías, HUD’s Assistant Secretary for Fair Housing and Equal Opportunity. “The funds being provided will allow them to provide additional COVID-19 related fair housing outreach and purchase the equipment and technology they need and to conduct the wide-ranging types of activities, which will ensure that families have equal access to housing during this challenging period.”

Partnership funds allow FHAP agencies to utilize the services of individuals and/or public, private, for-profit, or not-for-profit organizations that have expertise in enforcing federal, state, and local fair housing laws. Similarly, Special Enforcement Effort funds enhance the fair housing enforcement activities of FHAP agencies. The Southeast Region State/Local Organizations are:

North Carolina: The **City of Durham Human Relations Division** is receiving \$3,862 to purchase technology that will improve the agency’s ability to

function in a 100 percent remote environment.

Tennessee: The **Tennessee Human Rights Commission** is receiving \$48,423 to partner with Habitat for Humanity of the Greater Memphis area to produce COVID-19 related educational broadcasts, conduct a radio campaign educating citizens of their fair housing rights as they related to COVID-19, and purchase technology that will improve the agency’s ability to function in a 100 percent remote environment.

Other States/Local Organizations receiving funding are **Texas, Connecticut, Indiana, Iowa, Maine, New York, Nebraska, Ohio, Vermont, and Washington.**

Full details on the HUD Fair Housing Assistance Program (FHAP) agencies receiving funding in this award can be found by clicking [here](#).

Persons who believe they have experienced housing discrimination may file a complaint of discrimination by contacting HUD's Office of Fair Housing and Equal Opportunity at (800) 669-9777 or visiting How to File a Complaint on HUD’s website. Materials and assistance are available for persons with limited English proficiency. Individuals who are deaf or hard of hearing may contact the Department using the Federal Relay Service at 800-877-8339.



\$100 Million in CARES Act Funding to Native American Tribes

Washington – The U.S. Department of Housing and Urban Development (HUD) Secretary Ben Carson announced that HUD has awarded a total of \$100 million to Tribes across the Nation as part of HUD’s Indian Community Development Block Grant Imminent Threat program (ICDBG-CARES). This funding helps address problems that pose an imminent threat to public health or safety of Tribal residents and will be used to help Tribes prevent, prepare for, and respond to COVID-19. [Click here](#) for full funding list.

“The Trump Administration is committed to helping families throughout Indian Country to access essential resources during the coronavirus outbreak,” said Secretary Carson.

“This \$100 million investment will go a long way to help Native Americans persevere during this unprece-

dent time,” said R. Hunter Kurtz, Assistant Secretary for Public and Indian Housing.

These funds, provided through the CARES Act, support several projects on Tribal lands across the United States, such as:

- The construction of new rental housing to address overcrowding and homelessness;
- The construction of water infrastructure, including water wells and water lines;
- The purchase and renovation of an old clinic facility to facilitate access to testing, diagnosis, and treatment of Tribal members; and
- The provision of emergency food supplies to geographically isolated communities.



Secretary Carson Approves New Uses for Communities’ Coronavirus Relief

WASHINGTON - U.S. Department of Housing and Urban Development (HUD) Secretary Ben Carson announced new flexibilities states and local government can use in order to best utilize Community Development Block Grant (CDBG-CV) funds appropriated by the CARES Act, as well as other federal funds, to support their communities in the wake of the coronavirus outbreak. To date, HUD has provided over \$3 billion in CDBG-CV funds nationwide to help communities combat coronavirus and alleviate economic hardship. HUD is also providing flexibility to communities who want to utilize their existing, non-CARES Act federal dollars to support their coronavirus recovery efforts.

“As communities recover from the impacts of the coronavirus outbreak, HUD is providing States and local units of governments with the flexibility they need to effectively target funds to those efforts that need it most,” said Secretary Carson. “In combatting the novel coronavirus, we have to be responsive to challenges as they arise.”

After President Trump signed the CARES Act into law, HUD acted immediately to allocate its first wave of funding - over \$3 billion to assist communities and non-profits - to help protect the homeless and Americans with compromised immune systems, as well as assist Tribal communities in their COVID-19 re-

sponse efforts.

Key new flexibilities available to communities in administering their CDBG-CV funds include:

- States may carry out activities directly or pass funds through to local governments in both rural and urban areas throughout the state. (Some funds must be set aside for rural areas.)
 - Economic development rules updated and streamlined so grantees can move quickly to help small businesses, and
 - Emergency payments to a provider or landlord on behalf of a family or individual, usually limited to 90 days, may extend for up to six months.
- The Notice also contains waivers and alternative requirements to expedite submissions across multiple grant programs so states and local governments can quickly realign existing resources to respond to COVID-19.

[Click here](#) for more information on HUD's response to the novel coronavirus pandemic and the actions the Department has taken.

To read more stories about Homelessness service providers and Public Housing Authorities featured in HUD's *Neighbors Helping Neighbors* campaign, [click here](#).

HUD Awards \$4 Million to Help Low Income Veterans Rehabilitate Their Homes

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs (VA) announced \$3.9 million in funding through the Veterans Housing Rehabilitation and Modification Pilot Program (VHRMP) to help make homes more accessible for disabled veterans. Through the VHRMP program, grantees will make necessary physical modifications to address the needs of eligible veterans, including wheelchair ramps, widening doors, reconfiguring bathrooms, and modifying homes to accommodate a veteran's caregiver.

"It's our duty to ensure our veterans, who gave everything in service to our country, have a safe and decent place to call home," said HUD Secretary Ben Carson. "These grants announced today will give veterans living with disabilities the modifications

they need to live on their own and regain their independence."

"We stand by those who have served and are proud to have these funds make housing more accessible for low-income and disabled veterans," said John Gibbs, Acting Assistant Secretary for Community Planning and Development, which administers the program at HUD.

The purpose of this program is to assist our nation's low-income veterans living with disabilities who need adaptive housing to help them regain or maintain their independence. By partnering with the VA, HUD is addressing these challenges by awarding competitive grants to organizations that primarily serve veterans and low-income people. *The below applicants are receiving funding. [Click here](#) for full details.*

State	<u>Applicant</u>	Amount
Louisiana	St. Bernard Project (New Orleans)	\$1,000,000
Michigan	Habitat for Humanity of Michigan (Lansing)	\$1,000,000
District of Columbia	Rebuilding Together (Washington)	\$ 999,992
Georgia	Habitat for Humanity International, Inc. (Americus)	\$1,000,000
	TOTAL	\$3,999,992

HUD Reduces Improper Payments: Achieving Compliance

The Challenge

"The Improper Payments Elimination and Recovery Improvement Act (IPERIA), HUD seeks to integrate innovative and streamlined approaches to prevent and recover improper payments, safeguard federal funds, and promote sound financial reporting." - Irv Dennis, Office of the Chief Financial Officer (OCFO), HUD. Improper payments can occur when recipients receive incorrect fund amounts, incorrect recipients receive funds, funds are used improperly by recipients, or proper documentation for funds distributed are not available. After years of receiving IPERIA non-compliance ratings, the OCFO sought to develop a solution to reduce improper payments and provide enhanced resources to address improper payments in a timely manner.

The Solution

Through the collaborative work of OCFO and HUD program offices, the agency has achieved IPERIA compliance for the first time in seven years.

To drive compliance, the OCFO launched initiatives to help programs develop comprehensive solutions to reduce improper payments and meet IPERIA standards. These initiatives included standardizing the claims review process, conducting risk assessments to accurately measure potential improper payments, and publishing improper payment estimates for high-risk programs. For the full story, [click here](#).

Secretary Carson and Senator David Perdue Visit Opportunity Zone in Atlanta



Secretary Ben Carson and Senator David Perdue tour the Russell Center for Innovation and Entrepreneurship.

ATLANTA, GA—U.S. Department of Housing and Urban Development Secretary Ben Carson and Senator David Perdue (R-GA) traveled to Atlanta, Georgia to visit the Russell Center for Innovation and Entrepreneurship, located in an Atlanta Opportunity Zone, and held a roundtable discussion with HBCUs and business leaders on Georgia's 260 federal Opportunity Zones.

"There are 26 Opportunity Zones right here in Atlanta, home to more than 85,000 people," said Secretary Ben Carson.

"Organizations like the Russell Center for Innovation and Entrepreneurship has been one of the driving forces for future Black leaders to help break the poverty cycle. From day one of his Administration President Trump promised to be a champion for our forgotten men and women of America, and I am proud to report that

promise is being kept."

"Working with President Trump, we created federal Opportunity Zones to drive private investment into underserved communities," said Senator Perdue. "Our goal was to revitalize distressed areas by creating financial incentives and allowing the free-enterprise system to work. These efforts are making a real difference in our state. Georgia's 260 Opportunity Zones have attracted new investment, created quality jobs, and lifted people from poverty. The Russell Center, located in the heart of an Opportunity Zone, has proven to be a tremendous resource for Black entrepreneurs, and I share their commitment to helping all Georgians succeed."

The Russell Center for Innovation and Entrepreneurship describes itself as "part incubator, part accelerator, part innovation lab and even part museum" that

offers "access to place and space, resources, networks, mentorship, technical assistance and education," for African American entrepreneurs. In 2019, EDA awarded the RCIE a \$1.2 million grant to expand, building on an earlier EDA grant that helped convert a former 43,000-square-foot corporate headquarters into a space for 100 emerging entrepreneurial companies. RCIE will feature programming that pays homage to the legacy of Herman Russell, while promoting a citywide and national dialogue around innovation, startups and venture capital. In other words, RCIE is a high-energy, inclusive community with lab-to-market resources for emerging industries that will drive real diversity, inspiration and collaboration among Atlanta's thought leaders.

Background:

The White House Council of Economic Advisers (CEA) recently delivered a [Progress Report](#) on President Trump's Opportunity Zones initiative to White House Opportunity and Revitalization Council Chairman Dr. Ben Carson, Secretary of the U.S. Department of Housing and Urban Development. The CEA estimates that Opportunity Zones have already generated approximately half a million jobs, attracted \$75 billion in capital investments, and are on track to reduce the poverty rate in Opportunity Zones by 11 percent – lifting 1,000,000 people out of poverty. [Click here](#) to Read more about Opportunity Zones.

Secretary Carson Visits Opportunity Zone Neighborhoods in Ft. Myers

FORT MYERS, F.L. — U.S. Department of Housing and Urban Development Secretary Ben Carson visited Opportunity Zone neighborhoods in Fort Myers, Florida to view the progress made as a result of the 2017 Tax Cuts and Jobs Act, which created Opportunity Zones to stimulate long-term investments in low-income communities.

“Under President Trump’s leadership, the Opportunity Zone initiative elevates our Nation’s once forgotten communities from economic distress to flourishing areas with new hope and promise,” said Secretary Carson. “Today, I am encouraged by the force of positive change happening here in Fort Myers as a result of the Opportunity Zones initiative. I thank Mayor Henderson and the local leadership for their determined partnership in ensuring economic growth and opportunity for all.”

“We wouldn’t be where we are today without HUD’s investment in the City of Fort My-



Secretary Ben Carson speaks at HOPE VI Community in a Fort Myers Opportunity Zone.

ers,” said City of Fort Myers Mayor Randy Henderson. “Secretary Carson has championed attainable housing and public private partnerships that make it possible to attract investors, particularly in our Opportunity Zones. As the industrial and commercial hub of Southwest Florida, these are important programs for our city.”

Modernizing Public Housing Through RAD



Local community leaders, elected officials and Albany Housing Authority leadership commemorate more affordable housing for residents thanks to HUD’s Rental Assistance Demonstration (RAD).

HUD Region 4, Regional Administrator Denise Cleveland-Leggett recently congratulated the City of Albany, Albany Housing Authority (AHA), Hunt Companies, Boulevard Group, and Pennrose Development during a virtual call as part of the groundbreaking celebration of the Albany HUD [Rental Assistance Demonstration \(RAD\)](#) phase 1 conversion. The initial phase is part of a four-stage process to modernize aging Albany public housing leveraging the benefits of RAD.

The initial effort includes projected improvements to four major developments and include McIntosh Homes, a 125-unit family community; O.B. Hines, a 56-unit family community; Thronateeska Homes, a 32-unit family community; and Golden Age Apartments, a 66-unit senior living community. The revitalization focuses on the interiors modernization of the buildings and includes new HVACs, kitchens, bathrooms, flooring, fixtures, and other improvements.

“HUD’s Rental Assistance Demonstration program continues to help public housing authorities, such as the Albany Housing Authority, leverage innovative approaches like public and private partnerships to preserve and modernize public housing to the benefit of residents, their communities, housing authorities as well as developers,” said Cleveland-Leggett.

“We consider it an honor to partner with such great entities in bringing this plan together. The residents of AHA will have an opportunity to receive a better quality of life because of these efforts and we are so grateful to finally see this vision come to fruition,” said Dr. William F. Myles, Chief Executive Officer at Albany Housing Authority.

Region IV News

Standard Communities Announces \$26.3 Million Transaction for Rehabilitation of 120 Affordable Housing Units in Summerville, SC

Charleston, SC—October 23, 2020 -- Standard Communities, the affordable housing division of Standard Companies, announced the acquisition via long-term ground lease of Canebreak Apartments, an affordable apartment community in Summerville, SC. The 120-unit community will undergo an extensive renovation in the coming months, which will be completed without displacing residents.

“Standard Communities continues to actively look for opportunities to preserve affordable housing in South Carolina and across the Southeast,” said Tommy Attridge, Director of Southeast Production for Standard Communities. “This transaction and our planned improvements ensure Canebreak Apartments is in excellent condition to provide high-quality affordable housing for decades,” said Mr. Attridge.

Completed in partnership with U.S. Housing and Ur-

ban Development (HUD), SC Housing, and Housing On Merit, this \$26.3 million transaction expands and preserves the affordability of all 120 units. A robust rehab will modernize apartment interiors, upgrade building systems, and add amenities such as a business center and fitness facility.

“We are excited to preserve Canebreak Apartments as affordable housing in a neighborhood that urgently needs it; it presents us with an opportunity to not only preserve affordable housing in the greater Charleston region, but also to upgrade and modernize the property in the process, which will be a huge benefit to the residents. We have worked closely with SC Housing and HUD to design the property’s next phase and look forward to realizing those plans in the near future,” said Jeffrey Jaeger, Principal and Co-Founder of Standard.

Working Together to Help End Homelessness in Tennessee

The Nashville Office of Field Policy and Management and the Community Planning and Development team in Knoxville recently held an Ending Homelessness Virtual Convening for the State of Tennessee. The convening addressed and recognized the ongoing progress being made to end homelessness in the state.

“Over 7400 Tennesseans experienced homelessness in 2019 which is a 21 percent drop from 2014. Thanks to you, veteran homelessness dropped in the Volunteer State to 29 percent, said HUD Region 4, Regional Administrator Denise Cleveland-Leggett who participated in the virtual conference and provided opening remarks.

“The progress that is being made by our COC partners is truly remarkable and indicative of their commitment and ours to ending homelessness,” said Sernorma Mitchell, Nashville Field Office Director. Representatives from the Jackson/West Tennessee Continuum of Care shared best practices they implemented to claim zero veteran homelessness in their



Photo: Images of people experiencing homelessness.

region. Over 50 participants exchanged information and resources to assist in the elimination of veteran homelessness.

Region IV News

Celebrating the Family Unification Program in Georgia



Screenshot of Family Unification virtual event with Southeast Regional Administrator, Denise Cleveland-Leggett (bottom right).

During a virtual event, HUD Region 4, Regional Administrator Denise Cleveland-Leggett recognized the City of Carrollton's Mayor Betty Cason, Carrollton Housing Authority Commissioner Rose Holley and Carrollton Housing Authority Executive Director Charles Griffin for their leadership and commitment in helping a local family reunite thanks to their efforts in implementing HUD's Family Unification Program (FUP). Georgia Director of Operations, Shea Johnson and her team were also credited for organizing and conducting this significant and well deserved recognition program.

"Mayor Betty Cason, Commissioner Rose Holley and Carrollton Housing Director Charles Griffin and staff are to be commended for making a difference in the lives of those we mutually serve," said Cleveland-Leggett. "HUD's Family Unification Program is truly a difference maker as the Pope family now have a place they can call home and are reunited once again as a family."

Mayor Cason relayed that she was thankful for the efforts of the Housing Authority for the program, and

how it's helping families reunite.

Tiffany Pope, a FUP recipient along with her son and grandmother expressed their sincere and heartfelt appreciation for all the help they received finding housing and reuniting their family again.

The Family Unification Program provides housing assistance for families who are unable to secure affordable housing for their children or dependents, and former foster youth at risk of homelessness. Housing Authorities work closely with local public welfare agencies to identify former foster youth at risk of facing homelessness and families whose lack of adequate housing is the primary reason their children are in foster care.

In April 2020, HUD announced over \$24 million dollars to assist families reunify nationwide with nearly \$150,000 allocated to the Carrollton Housing Authority to provide housing vouchers and assistance to eligible families. A \$20 million investment in FUP vouchers saves more than \$134 million in foster care costs.

Region IV News

Spreading the Word on the Foster Youth to Independence Initiative



Love Williams participates in FYI webinar.

To increase internal awareness and external participation in the Foster Youth to Independence Initiative (FYI), HUD Region 4, Regional Administrator Denise Cleveland-Leggett, along with the Office of Public Housing Southeast Network Director Tosha LeSure, hosted webinars in August and September to share information about the program with the 300+ eligible housing authorities in the region.

The first webinar was held on August 18th for the region's Field Policy and Management, Community Planning and Development teams, and Public Housing Directors. It provided an overview of how the program works and testimonies from partners in Alabama who have successfully combined efforts to secure housing, education, and supportive services for the participating young adults. Lanita Jones, Public Housing Regional

FYI point of contact, shared statistics on participation and key contacts for the program areas when receiving inquiries from stakeholders.

"Alabama can be proud of their efforts to support the Foster Youth to Independence initiative as it is making a difference in the lives of those we mutually serve," said Regional Administrator Cleveland-Leggett. "In just over a year, the FYI initiative spans over 20 states and is transforming many lives providing the necessary resources to elevate the trajectory of hope and opportunity through self-sufficiency for young men and women."

The second webinar, for housing authorities and supportive services providers, held on September 2nd, included testimonials from young adults currently served by the program. Love Williams, 22, a participant from Birmingham, AL said the program helped him realize how unprepared he was for life as an adult.

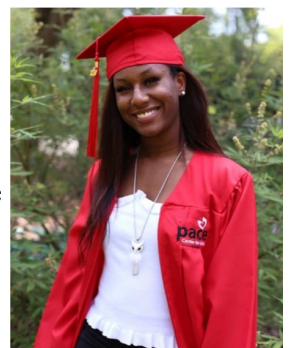
"Reality hit me, smacked me in the face and showed how much I wasn't prepared for reality. There were some things I was lacking as far as budgeting and paying bills on time and paying rent. It was all the things I was never really taught how to do," said Williams. "A lot of people don't come across this. I get a voucher to assist with rent for 36 months. I highly recommend the program, it works."

An FYI Participant On the Path to Self-Sufficiency

After living in 10 different places during the 12 years that Yolanda Whittle was in foster care, she is finally home. "It feels good to have something of my own," says Whittle from her apartment in Gainesville, Florida. She also completed her GED, is currently working at a local restaurant and plans to enroll to become a paramedic.

Alachua County Housing Authority is assisting the 19-year old not just with a housing voucher but also with supportive services to help bridge solutions in her journey towards self-sufficiency. Amanda Nazaro, Director of the Section 8 program at Alachua County Housing Authority, supports Whittle and other young adults participating in the Foster Youth to Independence initiative with a HUD grant.

HUD's Foster Youth to Independence Initiative targets housing assistance to young people aging out of foster care and who are at extreme risk of experiencing homelessness. The initiative offers housing vouchers to local public housing authorities to prevent or end homelessness among young adults under the age of 25 who are, or have recently left, the foster care system without a home to go to.



Yolanda Whittle now has her own space and is planning her next steps.

Region IV News

Puerto Rico Homeless Service Providers Respond to Earthquake Survivors Amidst Pandemic



COVID-19 testing at Centro Deambulantes Cristo Pobre, an Emergency Shelter for the homeless in the city of Ponce, Puerto Rico.

Adapting lessons learned during the response to Hurricane Maria, 25 rehousing navigators had been deployed, funded through the Emergency Solutions Grant program. The coordinated effort lead by the Continuum of Care (CoC) Seismic Disaster Relief Shelter Transition Initiative had a clear objective, match eligible households with available housing units to rehouse as many survivors as quickly as possible. Navigators utilized uniform assessment forms specifically developed for the disaster recovery efforts within the Coordinated Entry and Homeless Management Information System to house 361 households, including 836 survivors from 16 official shelters and over 30 informal community shelters.

Struggles to overcome barriers are expected during natural disaster relief efforts. Lack of housing options due to considerable damage is anticipated. This time, in the southwestern region of Puerto Rico, fear was the greatest barrier. Survivors and first responders were constantly feeling the earthquakes, while attempting to carry out the recovery effort.

A revolving-door phenomenon was present in shelters. New and returning survivors would turn-up with every big shake. In the middle of it all, the first cases of COVID-19 were diagnosed on the Island during the second week of March. On March 15, Governor Wanda Vázquez Garced issued an Executive Order declaring a lockdown.

Back in January, a 5.8-magnitude earthquake shook the area, followed by a 6.4-magnitude earthquake days later, leaving in its wake a trail of destroyed homes and people living in tents, too afraid to return to houses that might collapse during the next shake.

When the lockdown was declared in March, there were still four official shelters with 63 survivors, plus an additional 38 survivors among six identified pop-up community encampments. Protocols were established, and through a collaboration with the local United Way, personal protective equipment was provided, as well as disinfectant and vitamin supplements. A COVID-19 testing program for the sheltered and unsheltered homeless population was established through a collaboration between the CoC, nonprofit PATH, the Puerto Rico College of Medical Technologists, and the Department of Health. To strengthen health services an agreement was made with Doctors Without Borders to perform outpatient health services and molecular testing for the unsheltered homeless population.

As of late August, there were no confirmed COVID-19 cases among the homeless population within the earthquake recovery area. Our deepest respect and recognition for this example of collaboration, commitment, and community driven efforts working for Puerto Rico.

Southeast Region Multifamily Housing Loans Endorsed in FY 2021 YTD

Criteria	#Loans	#Units/ Beds	Amount (Millions)
241 Improvement/Additions	-	-	-
New Construction and Substantial Rehabilitation	8	1,358	203,000,000
Refinance 223f and A7 Purchase	19	3,055	274,100,000
Total	27	4,413	477,100,000

Rent Tables With FY2021 FMRs and SAFMRs

Updated rent tables with FY 2021 FMRs and SAFMRs have been uploaded to the Asset Management Policy library. These rent tables are referenced in the most recent OAMPO policy memo for waivers of the requirement for HUD 3rd-party RCS .

Fair Market Rents (FMRs) are used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), rent ceilings for rental units in both the HOME Investment Partnerships program and the Emergency Solution Grants program, calculation of maximum award amounts for Continuum of Care recipients and the maximum amount of rent a recipient may pay for property leased with Continuum of Care funds, and calculation of flat rents in Public Housing units.

The U.S. Department of Housing and Urban Development (HUD) annually estimates FMRs for Office of Management and Budget (OMB) defined metro-

politan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county. 42 USC 1437f requires FMRs be posted at least 30 days before they are effective and that they are effective at the start of the federal fiscal year (generally October 1).

Current and past FMR data can be accessed by [clicking here](#).

FY2021 FINAL FAIR MARKET RENTS DOCUMENTATION SYSTEM

Select Geography

First select a state:

Alabama - AL
Alaska - AK
American Samoa - AS
Arizona - AZ
Arkansas - AR
California - CA
Colorado - CO
Connecticut - CT
Delaware - DE
District of Columbia - DC

Then select a county:

Or select a FY 2021 HUD Metropolitan Fair Market Rent Area:

Abilene, TX MSA

Select HUD FMR Area

Resources and Updates

Housing Counseling: Foreclosure and Eviction Resources

In partnership with the HUD Office of Housing Counseling (OHC), FPM is focusing on providing resources and tools accessible to the public as together we prepare to tackle forecasted foreclosure and eviction rates resulting from pre and post COVID-19 pandemic circumstances. Visit the HUD Exchange at <https://www.hudexchange.info/> to access the OHC homepage which allows users to search HUD sponsored Housing Counseling agencies throughout the country that can provide advice on buying a home, renting, defaults, foreclosures, and credit issues. Users can view updated list of agencies for each state, find rental housing workshop in their area, connect with a reverse mortgage counselor or assist clients who are facing foreclosure search for a foreclosure avoidance counselor. Tabs include: Programs Resources, Training (inclusive of Housing Counseling Outreach), Program Support (How to request in-depth assistance), Grantees support (Reports, Awards, Allocations & Contact info) & HUD News (that can be filtered by Related Topic and Program Office/Programs). [Click here](#) for more information.



Updated Policy Quick Reference Guide for Multifamily Housing Requirements

Multifamily Housing has posted an updated Policy Quick Reference Guide for Multifamily Housing Requirements to the DOC LIBRARY in the RAD for Multifamily section of the RAD Resource webpage. It can be accessed by [clicking here](#).

This Policy Quick Reference Guide should be used alongside both the upcoming RAD Systems Procedure Guide and the Rental Assistance Demonstration – Final Implementation, Revision 4 Notice H 2019-09, PIH 2019-23 (HA). It provides guidance for occupancy related policy to owners (including Public Housing Agencies) converting their projects to Section 8 Project-Based Rental Assistance (PBRA) authorized under the Rental Assistance Demonstration (RAD).

This guide applies only to conversions of public housing, Section 8 Moderate Rehabilitation (Mod Rehab), Rent Supplement, Rental Assistance Payment (RAP), and Section 202 PRAC assistance to PBRA. It does not apply to RAD conversions of assistance to Project Based Voucher (PBV) assistance.



Updated MF COVID-19 FAQ's Posted

On October 14, 2020, Multifamily Housing posted an update to the Multifamily Q&A for COVID-19 on its Multifamily Housing COVID-19 Guidance webpage. It can be accessed by [clicking here](#). To find new or revised answers in the PDF, search the date 10/14/20.

This Q&A includes updated guidance on:

- CDC's order to halt evictions
- Offering COVID-19 tests and flu shots on premises
- REAC inspections and MORs

You can also find other HUD guidance related to COVID-19 at: hud.gov/coronavirus.



Resources and Updates

Asset Management Policy Notices and Memorandums

Federal Register Notices

- ♦ On September 4, 2020, the Centers for Disease Control (CDC) issued an order banning evictions for certain renters through December 31, 2020. The CDC is issuing the eviction moratorium to protect public health and prevent further spread of COVID-19. The order is separate and independent from the expired CARES Act eviction moratorium. [Click here](#) for the order. Find the full story on Page 14.

Housing Notices

- ♦ The Office of Multifamily Housing published a joint notice (Notice H-2020-09) with HUD's Office of Public and Indian Housing, "Rental Assistance Demonstration (RAD) – Supplemental COVID-19 Guidance" on September 29, 2020. This Housing Notice provides instructions to PHAs on using a portion of Coronavirus Aid, Relief and Economic Security (CARES) Act Operating Funds in RAD Conversions. The Housing Notice provides guidance on supplemental operating funds and resident meetings. The Notice can be accessed by [clicking here](#).

Program & Policy Updates, Clarifications, and Reminders

- ♦ Multifamily Housing posted an updated Policy Quick Reference Guide for Multifamily Housing Requirements to the DOC LIBRARY in the RAD for Multifamily section of the RAD Resource webpage on September 8, 2020. It can be accessed by [clicking here](#). This Policy Quick Reference Guide should be used alongside both the upcoming RAD Systems Procedure Guide and the Rental Assistance Demonstration – Final Implementation, Revision 4 Notice H 2019-09, PIH 2019-23 (HA). It provides guidance for occupancy related policy to owners (including Public Housing Agencies) converting their projects to Section 8 Project-Based Rental Assistance (PBRA) authorized under the Rental Assistance Demonstration (RAD).
- ♦ The Office of Multifamily Housing announced on August 3, 2020, the award of \$74 million in grants through its Section 811 Project Rental Assistance Notice of Funding Availability (NOFA), the first of two Section 811 grants announced in October, 2019. This award will provide project-based rental assistance funding to eligible state housing agencies for extremely low-income persons with disabilities aged 18-61. The press release can be accessed by [clicking here](#).

POLICY



Resources and Updates

CDC Issues Nationwide Eviction Moratorium to Prevent Spread of COVID-19



On September 4, 2020, the Centers for Disease Control (CDC) issued an order banning evictions for certain renters through December 31, 2020. The CDC is issuing the eviction moratorium to protect public health and prevent further spread of COVID-19. The order is separate and independent from the expired CARES Act eviction moratorium. The order applies to assisted and unassisted renters in all fifty states, the District of Columbia and U.S. territories (except American Samoa, where there are currently no cases of COVID-19). Wherever there is a state, local or territorial residential eviction moratorium in effect that provides the same or greater level of public-health protection, those protections supersede the CDC order.

To be eligible for eviction protections under the order, residents must sign a declaration form (see link below) and meet the requirements outlined in the order, which are also described in the declaration form.

The order can be accessed by [clicking here](#).

The declaration form can be accessed by [clicking here](#).

Multifamily property owners and management agents are encouraged to inform residents of the eviction protections under this order and the required declaration form. In particular, owners of HUD-assisted and FHA-insured properties who are notifying residents that their tenancy will be terminated for nonpayment of rent or fees while this order remains in force should inform residents of the protections available to them under this order and should document such notifications in the tenant file. A resident cannot be required to complete the declaration but

will not have the CDC eviction protection without it. The order does not relieve a resident's obligation to pay rent. Residents can still be evicted for reasons other than nonpayment of rent (e.g., criminal activity). The order does not affect the CARES Act provisions related to borrowers that have received forbearance on an FHA-insured multifamily loan. HUD's guidance on evictions at HUD-insured or HUD-held mortgages while under forbearance remains in effect and can be found in Housing Notice H 2020-07, available by [clicking here](#).

HUD continues to encourage housing providers to work with residents to help them stay stably housed. Tens of millions of Americans have experienced job loss, reduced hours, and reduced income due to the outbreak of COVID-19. Housing providers can help prevent an increase in homelessness in their communities by working with households to avoid unnecessary evictions. Housing providers can review their records to determine which households are behind on rent and reach out to households to discuss their options.

If a household receives HUD-funded rental assistance and has had a loss of income, they may be eligible for a rent reduction or a hardship exemption effective the first month following the income loss, and should make an appointment with their housing provider for an interim recertification to find out if they are eligible. For both assisted and unassisted residents, HUD encourages housing providers to enter into repayment agreements to help households remain housed if they are unable to repay any rent owed as a lump sum.

If there are related questions, please contact your assigned Account Executive or Resolution Specialist.

Regional Staff Announcements -

Sandra V. James, Senior Account Executive, joins the Southeast Branch 1 team in the Atlanta office. She is a native of Brunswick, Georgia and a Desert Shield/Storm decorated Army veteran. She also holds a Masters Degrees in Business Management and Human Resource Management from Indiana Wesleyan University and Keller School of Management. During her career with the Federal Government, she has worked for the DFAS, Department of Defense, US Postal Service and the Department of Veterans Affairs prior to joining HUD in 2009. She has served as Neighborhood Networks Coordinator for Indiana MF HUD and is a Certified Occupancy Specialist. She is also a 2019 Management Development Program graduate.

In her spare time, she enjoys volunteering, cooking, interior decorating, reading and spending quality time with her family and close friends.



Paula Kukulhan, Account Executive (CARES), joins the Resolution Specialist team in the Jacksonville Satellite Office. She has spent over 20 years in various roles within the real estate industry where she has worked in banking and with developers and investors. Her experience as both a Senior Asset Manager and a Director includes Commercial REO, Troubled Assets, LIHTC Multi-Family and Senior Communities, Student and Luxury Apartments as well as Commercial Office and Retail. She graduated from the University of Florida with a Business Degree and has an MBA from the University of North Florida. She is also a Housing Credit Certified Professional. In her spare time, she works with her husband on their 185-year-old house!

Jeffrey A. Bowman (Jeff), Account Executive, joins the Southeast Branch 1 team in the Atlanta office. He started with the U. S. Department of Housing and Community Development in 1988, working in Headquarters as a Financial Operations Analyst in Single Family. He came to Atlanta in 1991 going thru the Single Family Housing Technician Program and worked in Single Family Asset Management as a Senior Real Estate Asset Manager until 1998.

He then moved on to Multifamily Housing in Atlanta as a Project Manager until 2000 when he left to venture out on his own as an Investor in Single Family Housing and also working in finance for the last 16 years. In his spare time he enjoys working on his small horse farm with his wife of 28 years, working out and riding his motorcycle.



***DURING THIS UNPRECEDENTED TIME, IT CAN BE QUITE AN ADJUSTMENT,
SO BE SURE TO REACH OUT & WELCOME ALL THE NEW EMPLOYEES ABOARD***

welcome

Multifamily Housing Seek and Find

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

Homelessness

Partnership

Rent Table

Affordable

Initiative

Policy

Resolution

Block Grant

Moratorium

Preparedness

Self Sufficiency

Compliance

Neighborhood

Recovery

Southeast

Economic

Occupancy

Rehabilitate

Unification

Fair Housing

Opportunity Zone

Relief

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, Erica L. Shaw, Grant Specialist, (aka Editor in Chief) via email at: **Erica.L.Shaw@hud.gov**. You may also contact me by telephone at 904-208-6018.

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
- Louisville Multifamily Program Center
- KY Multifamily Partners
- Mississippi Multifamily Housing Partners
- North Carolina Multifamily Housing Partners
- San Juan Field Office Multifamily Program Center
- South Carolina Multifamily Housing Partners
- Tennessee Multifamily Housing Partners

News from headquarters –click on the link to the Multifamily home page here: https://www.hud.gov/program_offices/housing/mfh for the latest notices & grant awards.

Connect with us on [Twitter](#) for job postings and headquarters news!