

HUD MULTIFAMILY HOUSING SOUTHEAST REGIONAL NEWS

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



**JUNE
2018**

Keeping Up with Housing Issues in the Summer

VOLUME 3, ISSUE 4

Inside this issue:

Housing Fairs Proctor Creek	2
Fair Housing Act REAC Training SAHMA Conference	3
Fort Webb II Gate City Bowling Green	4
Loans Endorsed FY18 Summer Food Service	5
FAST Act Strong Families Income Limits	6
Residents Rights EIV	7
Hurricane Season	8
MF Seek and Find	9
Note from Editor Join a MF LISTSERV	10



Housing Fairs in Puerto Rico



HUD Multifamily Asset Management staff in the San Juan Office worked in collaboration with Nelson Bregon, HUD Associate Assistant Deputy Secretary (AADS), Office of Field Policy and Management, and Migdalia Murati, HUD Housing Regional Human Resources Officer (HHRHO), to conduct housing fairs across Puerto Rico. The fairs are intended to educate, serve, and provide housing opportunities to the many families post hurricanes Maria and Irma. Pictured above at the Disaster Recovery Housing Fair in the Municipality of Utuado, Puerto Rico, are Nelson R. Bregon, AADS; Migdalia N. Murati, HHRHO; Stefanny Pina, Account Executive; Jose L. Castrillo, Account Executive; and Maria L. Richardson, CPD Representative.

Atlanta's Proctor Creek Neighborhood



By Joseph Phillips — Recently, the communities surrounding Proctor Creek in Atlanta gathered for the neighborhood's Celebration of Success. Since its designation in 2013 as a priority Federal Urban Waters location, Proctor Creek's collaboration among Federal, state and local partners successfully addressed pollution erosion in blighted areas along the creek. Neighbors credit the program with helping them access resources to create the first park in the neighborhood's history, providing greenspace and reducing the risks of flooding.

During the celebration, Southeast Deputy Regional Administrator Ann Heard presented the Proctor Creek Urban Waters Partnership with the 2017 Samuel J. Heyman Service to America or Sammies People's Choice Award. The national Urban Waters Team, including Proctor Creek, received this honor for its effort to clean and revitalize urban waterways and surrounding neighborhoods. Southeast Regional Administrator Denise Cleveland-Leggett highlighted the positive impact achieved through collaboration at all levels of government and with partners.

Photo (left to right): EPA Southeast Region Representative Shea Jones-Johnson, Atlanta Field Office Director Michael German, Southeast Deputy Regional Administrator Anne Heard, Southeast Regional Administrator Denise Cleveland-Leggett; and FPM Management Analyst Johnnie Lattimore.

50 Years of the Fair Housing Act



From HUD News — In April 2018, we celebrated 50 Years of the Fair Housing Act. In 1968, President Lyndon Johnson signed the Civil Rights Act of 1968 and fair housing became law. In signing the landmark measure, President Johnson declared, “Now, with this bill, the voice of justice speaks again. It proclaims that Fair Housing for all, all human beings who live in this country, is now part of the American way of life.”

Co-sponsored by Senators Edward Brooke and Walter Mondale, the Fair Housing Act sought to end residential segregation and ensure all Americans had access to safe and decent housing. The Act originally prohibited discrimination in the sale, rental and financing of housing based on color, race, national origin and religion. Later, the Act was amended to prohibit discrimination based on sex, disability and familial status.

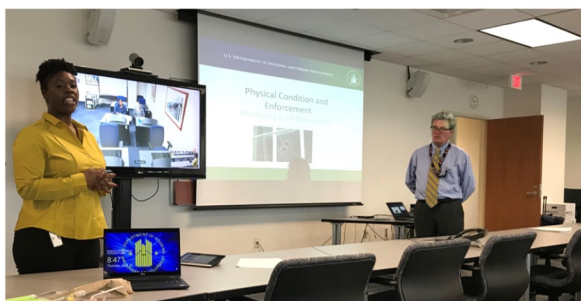
Today, HUD and its state and local partners enforce the Fair Housing Act and support a broad range of education and outreach activities. HUD’s Office of Fair Housing and Equal Opportunity continues to take action against individuals and housing providers that engage in discrimination. Last year alone, HUD and its partner agencies received more than 8,000 complaints alleging

discrimination based on one or more of the Fair Housing Act’s seven protected classes.

Every year, HUD, local communities, fair housing advocates, and fair housing organizations across the country enhance the public’s awareness of their housing rights, highlight HUD’s fair housing enforcement efforts, and emphasize the importance of ending housing discrimination.

People who believe they have experienced discrimination may file a complaint by contacting HUD’s Office of Fair Housing and Equal Opportunity at (800) 669-9777 (voice) or (800) 927-9275 (TTY). Housing discrimination complaints may also be filed by going to www.hud.gov/fairhousing.

Southeast Region Participates in REAC Training



Brandt Witte, Program Analyst, Office of Asset Management and Portfolio Oversight, HUD Headquarters, and Georgiana Baker-Gay, Program Analyst, Multifamily Regional Office, Atlanta, recently presented REAC training to the Atlanta and Jacksonville multifamily staff members. The training was very informative and provided answers to questions from staff members who were attending both via teleconference and in person.

SAHMA Conference—South Carolina



Recently, SAHMA held it’s annual South Carolina state conference at the Columbia Metropolitan Convention Center. HUD staff members represented the HUD office by providing an information booth, recognizing owner/agent achievements, and by attending several of the training sessions. Pictured above from left to right: South Carolina owner/agent representatives for properties receiving superior management and occupancy reviews; the Jacksonville Satellite Office (HUD) booth; and representatives for properties that received a REAC score of 95 and above.

Fort Webb II Senior Housing, Bowling Green, Kentucky



By Deborah Knight - Recently, Kentucky Field Office Director Michael Browder helped break ground on phase two of the Fort Webb II senior housing project in Bowling Green, Kentucky. Developed by the Housing Authority of Bowling Green (HABG), the new development will include 20 new apartments with four units to accommodate a live-in caretaker. HUD contributed \$1 million CDBG funds towards the \$2.7 million development.

Field Office Director Browder is excited to see the project move forward. "HABG Executive Director Abraham Williams has been very instrumental leveraging community support and acquiring funding and get the money through these channels, which is not easy to help those we mutually serve," he said.

Photo: Kentucky Field Office Director Michael Browder (far right) at the Fort Webb II Senior Housing Project groundbreaking, along with others representing the partners involved.

Bringing "Hope" to Gate City

By Hollis Wormsby - Campus of Hope held its opening ceremony earlier this month. The campus, formerly a gym located in Gate City neighborhood of Birmingham, Alabama, is a neighborhood hub complete with on-site social workers, a computer room, health clinic, and an activity center. The United States Army will provide "new recruit" professional development software to local residents as part of the comprehensive employment training and supportive services at the community center. Other local partners include Birmingham City Schools, Lawson State Community College, University of Alabama at Birmingham, The Dannon Project, Church of the Highlands, and A Shared Community Resource. The Campus of Hope will serve Gate City as well as residents from three neighboring North Birmingham public housing communities. Housing Authority of Birmingham District Director Michael Lundy called the day one of the most inspirational of his 31 years of public housing service. Pictured are attendees at the Campus of Hope opening ceremony.



Girl Scouts—Housing Authority of Bowling Green



By Deborah Knight - Thanks to the Housing Authority of Bowling Green (HABG), Kentucky, eight girls of Bryant Way Apartments will get to enjoy the Girl Scout experience. Girl Scout Troop 1681 is the first girl scout troop based in a HABG development bringing a much needed educational and social outlet right to the young ladies. Local community partner, Zones of Hope, provided grant funding to establish the group. The funds also covered troop dues allowing all the members to participate for free. The eight young ladies are looking forward to learning new skills, going on weekly outings, earning badges, and living out the Girl Scout promise: "to help people at all times."

Troop member Charlissa Applewhite said, "This is an opportunity for all types of girls (living) in Bryant Way (Apartments) to have fun, bake cookies, go on field trips." Pictured are members of Troop 1681.

Southeast Region Multifamily Housing Loans Endorsed FY 2018 YTD

Criteria	#Loans	#Units/ Beds	Amount (Millions)
241 Improvement/Additions Apts/Co-ops	1	112	\$12,200,000
NC/SR	39	6,956	\$884,000,000
Refinance 223f and A7 Purchase	79	14,242	\$1,021,300,000
Risk Sharing	1	48	\$700,000
Total	120	21,358	\$1,918,300,000

Summer Food Service Program

USDA United States Department of Agriculture

School's Out!
POWER UP
for
Summer Fun!

Did you know there are free activities and meals available in your community for your kids and teens this summer?

Find a site near you!

Call: 1-866-348-6479
Visit: www.fns.usda.gov/summerfoodrocks
Text: "Summer Meals" to 97779

No cost or enrollment required.
Open to all children under 18.

U.S. Department of Agriculture | Food and Nutrition Service | FNS-490 | January 2018
USDA is an equal opportunity employer and provider.

The U. S. Department of Agriculture once again is providing information related to summer programs and services for children, offered by Food and Nutrition Services. The Summer Food Service Program ensures that low-income children receive nutritious meals when school is out. Follow the link below to find out more.

[Summer Food Service Program \(SFSP\)](#)

SFSP is the single largest Federal resource available for local sponsors who want to combine a feeding program with a summer activity program. Children in your community do not need to go hungry this summer. During the school year, nutritious meals are available through the National School Lunch and School Breakfast Programs. But those programs end when school ends for the summer. The Summer Food Service Program helps fill the hunger gap.

FAST Act Interim Final Rule

On December 12, 2017, HUD published an [interim final rule](#) in the Federal Register that amends the regulatory language for PIH and Multifamily Housing rental assistance programs. This interim rule went into effect Monday, March 12, 2018. The rule aligns the current regulatory flexibilities with those provided in the Fixing America's Surface Transportation (FAST) Act. In addition, it extends two of the administrative streamlining changes that were adopted in 2016 for the Housing Choice Voucher and Public Housing programs to Multifamily programs.

The interim final rule implements FAST Act provisions that allow public housing agencies (PHAs) and multifamily housing owners to conduct full income recertification for families with 90

percent or more of their income from fixed-income sources every three years instead of annually. This interim final rule also aligns the current regulatory flexibilities with those provided in the FAST Act by modifying the earlier streamlining regulations. This makes the procedures for families meeting the fixed-income threshold as similar as possible to families who do not have 90 percent or more of their income from fixed sources, but still have some fixed income.

In addition to streamlining fixed income stipulations, the [interim final rule](#) also indicates that an owner may:

- Make utility reimbursements of \$45 or less per quarter (\$15 a month) on a quarterly basis.

- Accept family declaration of assets under \$5,000. Third-party verification of all family assets will be required every three years.

Use of streamlined procedures authorized by the rule are all at the option of the owner and not required.

A [FAQ](#) file is available on HUD.gov. Additional FAQ's and a supporting Housing Notice are currently being developed.

Any questions can be directed to Michael Sharkey via email at: Michael.sharkey@hud.gov and Annecia Durr Annecia.durr@hud.gov. Project owners are encouraged to submit any questions through their assigned Contract Administrator or local HUD office.



For the past seven years, HUD has asked Multifamily owners and agents around the country to sponsor Father's Day events. Our new focus on both parents will aim to connect men and women to resources that will aid in improving these outcomes and unify the family. Involved fathers empower mothers, and by empowering mothers, families succeed.

This year we are expanding our focus with the [HUD Strong Families Initiative](#), our effort to support the resources you already provide for fathers, mothers and children to succeed. For communities that have hosted annual resource fairs focused on fathers, we encourage you to continue doing so, but to also include mothers and children in your events this May and June.

[Register your event](#) and join us. If you have any questions, please email them to strongfamilies@hud.gov. [Register here!](#)

2018 Income Limits

HUD recently released [income limits for 2018](#), effective April 1, 2018. The limits determine eligibility for assisted housing programs including Public Housing, Section 8 project-based, Section 8 Housing Choice Vouchers, Section 202, and Section 811. The limits are derived from Median Family Income estimates and Fair Market Rent area definitions for metropolitan areas. Also included are [HUD's Multifamily Tax Subsidy Projects Income Limits](#), which apply to income eligibility for projects financed with Low Income Housing Tax Credits or tax exempt housing bonds. Click on the links for further information.

Updated Residents Rights and Responsibilities

The Office of Multifamily Housing Programs has released an updated Resident Rights and Responsibilities brochure. It is available to download and print at https://www.hud.gov/sites/dfiles/Housing/documents/resident_rights_brochure_8.pdf.

This document provides a summary of key resident rights and responsibilities for tenants living in Multifamily assisted housing along with resources and contact information for tenants needing assistance. Owners must provide applicants and tenants with a copy of the Resident Rights and Responsibilities brochure at move-in and annually at recertification. The Office of Multifamily Housing Programs encourages owners and management agents to distribute this brochure electronically, in addition to having printed copies available for tenants who prefer hardcopies. Translation of the updated brochure to other languages will be posted to HUD's Fair Housing and Equal Opportunity website at https://www.hud.gov/program_offices/fair_housing_equal_opp, once complete.

Enterprise Income Verification

RHHP #408 - Owners, Management Agents, and Contract Administrators for HUD Multifamily Housing properties are reminded of the following information relating to the security of EIV System Data.

Authorized Disclosure

Only entities or individuals authorized by the Social Security Act and identified in HUD's Computer Matching Agreement are permitted to view EIV data, regardless of format (e.g. hard copy, soft copy, systems). Authorized entities are:

- Owners, in connection with the administration of Multifamily Housing programs;
- Contract Administrators (PBCAs and TCAs) and HUD staff;
- Independent Public Auditors **;
- OIG investigators for auditing purposes; and
- Individuals assisting in the recertification process and who are present during the recertification interview and process.

** Independent public auditor (IPA) is a Certified Public Accountant or a Public Auditor licensed or registered public accountant, having no business relationship with the private owner except for the performance of audit, systems work and tax preparation. If not certified, the Public Accountant must have been licensed or registered by a regulatory authority of a State or other political subdivision of the United

States on or before December 31, 1970. In States that do not regulate the use of the title "public accountant," only Certified Public Accountants may be used.

Note: The definition of IPA does not include other consultants hired by an owner/agent to audit tenant files for compliance.

Rules of Behavior and The Federal Privacy Act

The Federal Privacy Act (5 USC 552a, as amended) prohibits the disclosure of an individual's personal information to another person without the written consent of such individual. This consent is gained through completion of form HUD-9887/9887a. The data in the EIV system contains personal information on individual tenants that is covered by the Privacy Act. EIV data must only be disclosed for official purposes in accordance with the Rules of Behavior (ROB).

The ROB must be signed by owner and management agent staff, HUD staff, and CA staff who do not have access to the EIV system but who view or use EIV data/reports provided by authorized EIV Coordinators or EIV Users in order to perform their job functions. The ROB must be made available upon request to the entity monitoring EIV system compliance.

Safeguards

The data provided via the EIV system must be safeguarded to ensure that it is only used for official purposes and not disclosed in any way that would violate the privacy of the individuals represent-

ed in the system data. Practices and controls must be developed by HUD and program administrators to ensure information is grouped into three types of safeguards:

- Technical safeguards: User identification and authentication, ensuring only those who have a need to use the EIV system to perform their job function have access to the EIV system, and security training;
- Administrative safeguards: Established policies and procedures that govern the use of the EIV system; and
- Physical safeguards: Physical measures taken to ensure data is safe when stored electronically or in hard-copy.

Sanctions

- Willful unauthorized disclosure or inspection of EIV Data can result in the following:
- Unauthorized Disclosure – felony conviction and fine up to \$5,000 or imprisonment up to five (5) years, as well as civil damages.
- Unauthorized Inspection – misdemeanor penalty of up to \$1,000 and/or one (1) year imprisonment, as well as civil damages

Disclosures and safeguards of EIV data is further discussed in HUD Handbook 4350.3 REV-1, Chapter 9.



Preparing for Hurricane Season

By Elizabeth A. Cocke, Director of the Affordable Housing Research and Technology Division, HUD

The Atlantic hurricane season officially runs from June 1 to November 30, but the preparations we make for it can serve us for the entire year. Research on extreme weather events over the years has taught us the best ways to prepare for hurricane season and other high wind events. Residents of Gulf and Atlantic Coast states should evaluate their situation and act to protect their families, their homes, and their finances. Each of these areas logically begins with assessing your current situation and then addressing the issues you identify.

Planning for the hurricane season requires anticipating the risks you face and protecting you and your family from those risks. Although some actions will reduce the risk to your home, you should always focus first on minimizing the risk to yourself and your family.

Hurricanes can damage homes and communities that are some distance from the coast. Even though you live away from the shore, you may still face risks from the high winds, heavy rains, and flooding associated with hurricanes.

Protecting Yourself

Protecting your family and yourself requires planning, including preparing plans to both stay in the home and to evacuate. (In some particularly vulnerable locations, such as on barrier islands, evacuation should be the primary strategy.) Your local emergency management agency can direct you to the best local information on the potential risks in your area.

The first step to protect your family from a hurricane is to have a plan that addresses preparation, evacuation, and communications. The www.ready.gov website has great information to help you prepare.

Awareness of weather forecasts is an essential step in preparing for storms. If you wait too long to act, needed supplies may be unavailable or evacuation routes may become clogged with

traffic. Understand where to get alerts and emergency notifications for your community and learn what they mean.

Part of the plan is to have an effective evacuation route. This plan starts with having a full tank of gas in your automobile; gas stations along the route will be crowded and will run out of supplies quickly. Map several routes to your destination. Assembling the personal property you plan to take when you evacuate will make the process more orderly and will help avoid leaving something behind.

If you are going to stay in your home, the Federal Emergency Management Agency (FEMA) recommends having on hand a 3-day supply of nonperishable food and water for each person in your home. For water, that amounts to 1 gallon per person, per day. A case of 24 half-liter bottles, readily available at warehouse stores, contains just over 3 gallons of water. Filling your bathtub will provide water for other purposes, such as toilet flushing. Remember to have a manual can opener available, because the storm may cause a power outage. You might want to ensure that you have foods that can be eaten without being heated. A solar- or hand-crank-powered radio will work during power outages, and some may also charge your cell phone.

Communication will likely be difficult following the storm because cellular networks may be overloaded or damaged. Relying on a distant friend or relative to relay messages through email or social media posts may be more effective than direct contact.

Protecting Your Home

As homes age, their vulnerability to storm damage may increase as their components degrade. Roof shingles and siding can deteriorate, door and window seals may become damaged, and areas near the foundation may no longer drain effectively.

Before hurricane season begins, inspect your home. Look at the building's exterior and ensure that drainage away from the house is effective. Old, loose, or deteriorated roofing, siding, and windows are often at particularly high

risk of leakage or failure during extreme weather. A reputable contractor may be able to help you with the inspection. Many of the issues you identify must be repaired promptly, so addressing them before hurricane season begins makes sense.

If you live in a mobile or manufactured home, inspect the anchorage system as well as the structure. Look at the tie-downs to ensure that they are still serviceable and taut. You may want to get help from local manufactured home installers.

Home improvement activities can provide opportunities to improve the storm performance of your home. For example, when installing a new roof, you should select shingles that have greater wind resistance. When reroofing, you might also be able to reinforce the roof trusses, add nails or screws to strengthen the sheathing, and seal the sheathing joints with a special water-resistant tape. Although these actions might be prohibitively expensive at other times, they are much more affordable when your roofing project requires replacing the existing shingles. If you need to replace your garage door, selecting one designed for greater wind resistance can protect your home because garage door failures often allow water to enter the home.

In the days immediately before landfall, secure outdoor furniture and protect doors and windows. There are several ways to protect windows, such as using plywood panels or rolling shutters. Although some homeowners apply tape to their windows in an X-pattern, it doesn't work. Tape not only is ineffective at protecting your windows, but it will also be difficult to remove after the storm.

When preparing your home for hurricane season, take note of items that are valuable but will stay in the home. These include essential records and items of sentimental value. Many records can be scanned and stored offsite or taken with you when you evacuate. Consider protecting items that will stay in the home by placing them in plastic tubs with secure covers and elevating them off the floor.



Multifamily Seek and Find



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

Alabama
Birmingham
Celebrating
Disaster
Electric
Florida
Georgia
Housing
Incident

Jacksonville
Kentucky
Loss
Mississippi
North Carolina
Opportunity
Puerto Rico
Regional
South Carolina

Tennessee
United States
Virgin Islands
Work
Xray
Youth
Zip

A Note from the Editor



We hope this issue of the Multifamily Housing Southeast Regional News will be 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 whomever else you may feel 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.

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
- go to Mailing List
- Select a state from the list on the right side of the page
- 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.

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

- Alabama—Birmingham Multifamily Program Center
- Florida—Jax/Orl MF HSG; Florida MF Production Insured; and Florida MF Production TAP Informational Site
- Georgia, Puerto Rico/U.S. Virgin Islands, and Tennessee—Atlanta Multifamily Housing Hub Partners; and Georgia Multifamily Business Partners
- Kentucky—KY MF Owners and Management Agents; Louisville Multifamily Program Center; and KY Multifamily Partners
- Puerto Rico—San Juan Field Office Multifamily Program Center

Jacksonville Satellite Office
FHA Office of Multifamily Housing
400 West Bay Street, Suite 1015
Jacksonville, FL 32202
904-232-1777

