



DISASTER PREPAREDNESS



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HQ NEWS

HUD Selects Willie Fobbs as Multifamily Office of Production Director



On March 28, the U.S. Department of Housing and Urban Development (HUD) Office of Production announced Willie Fobbs was appointed to serve as Director of FHA Production. A Virginia native, Fobbs earned a Master of Business Administration from the Averett University and a Bachelor of Arts in Economics from Hampden-Sydney College. Prior to joining HUD, Willie served as the Associate Director of Housing Production and Preservation at the Virginia Department of Housing and Community Development (DHCD) as a strong advocate for affordable housing.

In this capacity he oversaw a range of operations and programs, including the administration of Single-Family and Multifamily financing programs. He has collaborated with both public and private partners to establish and implement statewide housing policy and program design focused on creating and preserving affordable housing.

Additionally, he was charged with overseeing and implementing a number of housing rehabilitation programs, providing oversight of the state's Weatherization Assistance Program focused on providing energy efficiency retrofits on low-income housing, and overseeing the implementation of Virginia's \$120 million Community Development Block Grant Disaster Recovery grant.

Secretary Fudge Announces Details of New Equity Action Plan

WASHINGTON – On April 14, the U.S. Department of Housing and Urban Development (HUD) announced the details of the new Equity Action Plan. Done in coordination with the White House and agencies across the Administration, this Action Plan underscores the importance of centering equity across all policy priorities.



The Equity Action Plan offers a glimpse into the equity work we have already been doing here at HUD. For HUD, an agency designed to serve families and individuals

in underserved communities, we know that equity and inclusion are part of everything we do. Our mission is to give every person in America the opportunity to live in strong, sustainable communities with quality, affordable homes. That mission cannot be fulfilled without equity as a leading compass in our work. This is one exciting step, of many, that will emphasize our commitment to making equity a leading principle across the nation.

Our recently released strategic plan reflects that ongoing commitment, which has equity as an overarching principle. Equity is infused throughout all of HUD's work. We will continue to be at the forefront of this issue, whether executing on the four areas highlighted in this plan or delivering our mission to ensure everyone has an affordable, healthy place to live.

To read full Equity Action Plan, visit: [HUD.gov/equity](https://www.hud.gov/equity)

PRESS RELEASES



HUD MAKES ADDITIONAL \$3.3 MILLION IN AMERICAN RESCUE PLAN FUNDS AVAILABLE TO FIGHT HOUSING DISCRIMINATION RELATED TO THE CORONAVIRUS PANDEMIC

- [Read the announcement](#)

HUD ANNOUNCES \$72 MILLION FUNDING OPPORTUNITY TO HELP YOUTH EXPERIENCING HOMELESSNESS



- [Read the announcement](#)



CIVIL RIGHTS

HUD ISSUES NEW CIVIL RIGHTS GUIDANCE ON MARKETING AND APPLICATION REQUIREMENTS FOR SUBSIDIZED MULTIFAMILY PROPERTIES

- [Read the announcement](#)

**ON ONE-YEAR ANNIVERSARY OF INNOVATIVE
“FAIRCLOTH-TO-RAD” INITIATIVE, HUD ON TRACK TO
CREATE NEARLY 1,850 NEW AFFORDABLE HOUSING
UNITS**



- [Read the announcement](#)



**HUD TAKES ACTION TO EXPAND BROADBAND TO
LOW-INCOME HOUSEHOLDS, AS PART OF
ADMINISTRATION’S WHOLE-OF-GOVERNMENT
OUTREACH EFFORT ON AFFORDABLE
CONNECTIVITY PROGRAM**

- [Read the announcement](#)

**HUD EXPANDS EVICTION PROTECTION AND
DIVERSION PROGRAM WITH ADDITIONAL \$20
MILLION**



- [Read the announcement](#)

REGION IV NEWS

**HUD Staff Attends 2022 SAHMA Florida Affordable
Housing Conference in Jacksonville**



Pictured above, left to right; Josh Osborne, Operations Director; Saadia Figueroa-Smallwood, Branch Chief Resolution Specialist Team; Michelle Whitfield, Resolution Specialist; Asia Veal, Funding Specialist; Mark Dominick, Multifamily Southeast Regional Center Director; Patricia Hodges, Senior Account Executive, and centered Ayana Harrison, Account Executive

On May 4, members of the U.S. Department of Housing and Urban Development (HUD) Jacksonville Multifamily staff were excited to engage and attend the Southeastern Affordable Housing Management Association (SAHMA) Calendar Year 2022 Florida Affordable Housing Conference in Jacksonville, Florida. It's been a tough couple of years for all in the housing industry. Coming together with owner/agents, stakeholders, and partners is essential and paramount in our success of providing HUD's Mission to create strong, sustainable, inclusive communities and quality affordable homes for all.

HUD is working to strengthen the housing market to bolster the economy and provide the consumer with quality affordable rental homes by utilizing housing as a platform for improving quality of life and building inclusive and sustainable communities free from discrimination in order to transform the way HUD does business. As SAHMA states, *"Training is an integral part of staying in compliance when managing/owning ANY type of multifamily affordable housing community."* We appreciate all the partnerships, coupled with the experience and knowledge provided in each session year after year.

HUD staff attended several informative sessions to include: REAC Industry Standards, Owner/Agent Roundtable, Fair Housing for Maintenance, Dealing with Discrepancies as a result of EIV, LIHTC-Program Requirements, VAWA, and

Navigating the New Normal, just to name a few. HUD is grateful for the presenters and the wealth of information shared during the 2022 SAHMA Florida Affordable Housing Conference.

HUD Alabama Field Office and Housing Authority of Birmingham District Held Joint Virtual Career Fair



Alabama HUD Field Director Kenneth Free, Senior Management Analyst Hollis Wormsby and Housing Authority of Birmingham (HABD) VP of Community Engagement, Armon Matthews with fellow HABD staff members distributed job fair flyers to residents

On April 6, the U.S. Department of Housing and Urban Development (HUD) Alabama Field Office and Housing Authority of Birmingham District (HABD) held a joint virtual career fair for residents. It was an opportunity for residents to learn about career opportunities in the community and connect to career support services. While the event was virtual, residents could attend in person at 12 different HABD locations, and many took advantage of that opportunity.

Regional Administrator, José Alvarez, welcomed 180 attendees. Employers in attendance included: Chick-fil-A, Dollar General, Snelling, Frito Lay, Waffle Housing, Birmingham-Shuttlesworth International Airport, Buffalo Rock, Publix, Nucor, Birmingham Water Works, and University of Alabama – Birmingham. The employees provided detailed information on current openings and fielded questions from attendees.

Also presenting were organizations that provide career support services, such as the Alabama Department of Human Resources, Alabama Workforce Training Center (AIDT), Goodwill, The Salvation Army, The Dannon Project, and Lawson State Community College.

"We are very happy with the turnout and being able to bring these employers to the HABD residents so they can ask questions directly to them," said Kenneth Free, Alabama Field Office Director.

Alabama Field Office Director Tours New Affordable Concept in Birmingham on Earth Day



Kenneth Free (center), Alabama Field Office Director, tours with Navigate Housing CEO, Lisa McCarroll (Center) their Live on 1st project

On April 22, in observance of Earth Day, the U.S. Department of Housing and Urban Development (HUD) Alabama HUD Field Office Director Kenneth Free toured with Lisa McCarroll, Chief Executive Officer of Navigate Housing, a new affordable housing concept, and community. The project is called [Live on 1st](#), and it is a modern and environment-friendly approach to creating Housing Affordability. They built three new state-of-the-art and quality homes in Birmingham's historic North Titusville Neighborhood.

Homes are designed to be at least 15 percent more efficient than the standard new construction code and will exceed Alabama Power's Smart Neighborhood Builder Program minimum requirements. Residents could save up to \$900 per year on annual energy costs compared to existing, older homes in the Birmingham area. Move-in took place during May 2022. "We're impressed with the energy efficiency of their project as the cost of housing rises projects like this necessary. This is the first model of affordable housing I have seen which comes equipped with an electric car charger.," said Free.

Region IV's Affordable Rental Housing and Homeownership Opportunities Conference Attracts 800 Participants

Habitat for Humanity State Footprint

The affiliate support organization (ASO) expands the capacity of 29 affiliates. As the leadership body and statewide voice, it leverages Habitat's collective impact to improve home affordability via advocacy, resources, education, and disaster services.

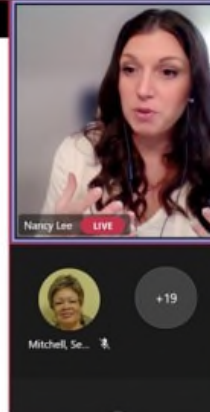
Affiliate Support Organization: 1

Affiliates: 29

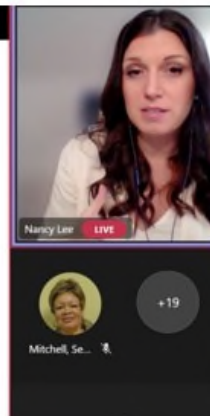
ReStores: 27

Employees: 332

Volunteers: 35,000 (annually)



Total Home Production 1978-2021



Housing practitioners shared their challenges best practices in affordable housing. Nancy Lee, Executive Director of Habitat for Humanity in South Carolina provided an overview of the organization's team structure and their and housing production in the last 40 years

On March 15, the U.S. Department of Housing and Urban Development (HUD) Southeast Office of Field Policy and Management hosted a virtual conference attended by more than 800 housing practitioners and advocates to address challenges and share best practices in affordable housing and homeownership opportunities.

The discussion about housing affordability focused on exploring solutions such as community land trusts and strategies for partnering with landlords. Also, additional topics included myths and realities of the housing market stability, rental housing resources, and an overview of the House America Initiative.

“Homeownership is the principal source of wealth creation for most American households. Unfortunately, several barriers, including housing affordability, hinder individuals from becoming homeowners,” said HUD Southeast Regional Administrator Jose Alvarez. “Today’s conference allows HUD and our partners to

share valuable information and find solutions to equitable access to the housing market.”

Read the full story [here](#).

Greensboro FPM Hosts Community Land Trust Convening



On March 10, the U.S. Department of Housing and Urban Development (HUD) Greensboro office of Field Policy and Management hosted a Community Land Trust (CLT) Convening, which brought together Community Housing Development Organizations, local municipalities, developers, and HUD staff to discuss innovative approaches to developing affordable housing and equitable approaches to homeownership. CLTs are nonprofits governed by participating residents, community members, and local officials that provide permanently affordable housing and wealth-building homeownership opportunities for low-income families.

There is a critical need for housing throughout North Carolina, and CLTs offer an innovative solution to this challenge. Not only do they increase the supply of affordable housing, but they also focus on improving equity and homeownership opportunities for low-income families. This community-based approach to housing relies on partnerships across multiple layers, including community members, residents, nonprofit organizations, and local government officials. Funding from the Office of Community Planning and Development provided to city and state grantees and then provided to CHDOs, creates pathways for equitable homeownership and an opportunity to address historical injustices and community displacement.

Read the full story [here](#).

Point-in-Time Count in Tampa



Jose A. Alvarez, Region IV Regional Administrator and Mona Duffus, Chief Executive Officer of the Dawning Service One Stop Center tour multiple facilities

On February 24, the U.S. Department of Housing and Urban Development (HUD) appointed Regional Administrator Jose Alvarez observed the Point-in-Time Count (PIT) in Tampa, Florida. During the visit, Alvarez watched a model PIT Count with the Tampa Hillsborough Homeless Initiative (THHI) at the command center located at Sparkman Wharf. THHI used telephone apps to complete real-time interviews completed for the PIT Count. THHI also used multilayered partners to complete the count with over 500 volunteers. The visit also included Tent City and the Dawning One Stop Service Center for the Homeless.

Dawning One Stop Service Center is HUD-funded with \$2,000,000 of CDBG dollars. The center offers wrap-around services to disenfranchised families and drop-in services. In addition, the site also provides computer training, counseling, clothes, and food. It has plans to develop a new building to house families at the current location.

First Non-Profit Approved to Buy, Repair, and Sell HUD Homes in Puerto Rico



An owner-occupied property in Mayagüez before receiving assistance to rehabilitate the home

In February 2022, INDESIVI de P.R., Inc. became the first non-profit organization in Puerto Rico to be approved under the [HUD Home Sales Discount Program](#), to purchase up to 10 HUD real-estate owned (REO) properties, make the necessary repairs, and then sell these homes to families of low- to moderate-income who would otherwise have a hard time obtaining traditional financing.

This non-profit, based in Mayaguez, P.R., has served hundreds of families since 2005 by rehabilitating, developing, and administering single and multifamily affordable housing. They approach the communities they serve on a personal level, holding community meetings and sitting down with the families to really understand their interests and needs and create a plan that works for them to make a sustainable purchase.

INDESIVI has rehabilitated over 80 single-family homes through HUD CBDG funds from the municipality of Mayagüez. Also, under the HUD HOME program, they have completed the partial rehabilitation of 13 owner-occupied housing units. These families received the donation of materials for pre-designed houses and the organization provided the workforce.

With more than 20 years of experience, the organization has transformed over 260 properties and built 183 units of affordable housing around Puerto Rico. The HUD San Juan Field Office welcomes [INDESIVI](#)'s new opportunity to increase housing opportunities for the families of Puerto Rico.



After the non-profit's intervention, aided with HUD HOME funds

HUD Attorney Recognized as a Jacksonville Business Journal's 40 under 40 Rising Star



On March 12, the Jacksonville Business Journal announced the complete list of 40 Under 40 winners: a list of young leaders and business rock stars who are shaping their organizations and the community. Jamie W. Karpman, an Attorney for the U.S. Department of Housing and Urban Development (HUD) since 2009, was among the 40 selected.

JAMIE W. KARPMAN

*U.S. Department of Housing and Urban Development,
Office of General Counsel, Attorney-Advisor*

Age: 38

If cost was no object, what would you do, go or buy?
Road trip to visit all of the U.S. National Parks

What do you think the community needs to do more of to shape the next generation? Sponsorship is an often-overlooked piece of professional and personal development. Mentors serve a crucial role in fostering growth, but current leaders must also seek out and identify a diverse new generation of leaders and use their own professional and personal capital to promote and advance (sponsor) these future leaders.

Thinking back on advice you have received, what had the most impact on you? Networking is about being genuine and authentic and building a network based on rapport and mutual interest.

What about the First Coast are you proudest of? I'm proud of the First Coast for being so diverse and having so much to offer its residents and visitors. One of the best things about this area is the wonderful sense of community and the way that Jacksonville and the First Coast fosters a sense of camaraderie no matter what part of town you reside in. I've lived here for 12 years and I am proud to call Jacksonville my home. It's a wonderful place to raise my family and grow my career and I wouldn't change a thing!

Southeast Region Multifamily Housing Loans Endorsed in FY 2022 Year-To- Date

Criteria	#Loans	#Units/Beds	Amount (Millions)
241 Improvement/Additions/Other	2	1,699	100,792,500
New Construction and Substantial Rehabilitation	26	4,900	783,625,000
Refinance 223f and A7 Streamline Refinance	82	14,245	1,661,789,400
Total	110	20,844	2,546,206,900

RESOURCES AND UPDATES

Multifamily Notices and Memorandums

Impact of Rising Utility Costs on Residents of Multifamily Housing Programs

The U.S. Department of Energy forecasts a three-year high in 2022 for average residential utility costs across the U.S. that may affect families who pay for some or all of their household's utility bills. In response, the Office of Multifamily Housing has developed [this flyer](#) that includes helpful resources for owners and agents to maintain compliance with HUD's utility allowance calculation requirements and to improve energy efficiency at Multifamily properties. For more information, please contact your local HUD office or Contract Administrator with questions about utility allowances.

Revised Fiscal Year 2022 Fair Market Rents Released

On March 10, HUD published revised Fair Market Rents (FMRs) for 12 areas based on new survey data. The updated Fiscal Year 2022 (FY22) FMRs are based on surveys conducted by the area public housing agencies (PHAs) and reflect the estimated 40th percentile rent levels trended to FY22. Read the notice [here](#).

[Click Here for FY22 FMRs](#)

HUD has also updated the following:

- [FY 2022 Small Area FRMs](#) (SAFMRs)
- [50th percentile rents](#) for all FMR areas

Withdrawal of “Clarification on Valuation of Non-Shelter Services” Memo

Please see March 22nd [Memorandum](#) withdrawing HUD's "Clarification on Valuation of Non-Shelter Services" memo dated November 15, 2021.

HUD expects to more fully address the issues that led to the release of this memo, as well as questions and concerns arising from the memo, in upcoming draft revisions to Chapter 9 of the Section 8 Renewal Policy Guidebook. These revisions will be available for public review and comment prior to taking effect.

HUD's Affordable Connectivity Program Is Underway



There is a new federal subsidy program that can help your residents pay for internet service. The Affordable Connectivity Program (ACP), offered through many internet service providers, gives households \$30 a month to cover the cost of internet service and a one-time subsidy of \$100 for computer devices for eligible

households.

ACP is a \$14.2 billion program made possible by the Infrastructure Investment and Jobs Act. Public housing and Section 8 residents are eligible for ACP funding based on their receiving housing assistance, and the ACP subsidy is not considered income. To date, public housing residents are under-enrolled in the ACP program. We encourage you to make residents aware of this subsidy as it would increase their internet connectivity without added expenses. Outreach and enrollment events can utilize the [Mini-Guide to the ACP](#) for assistance. We hope you will make use of this resource to help your residents connect to this invaluable benefit. For more information, view the ACP [Fact Sheet](#) and read the [Press Release](#).

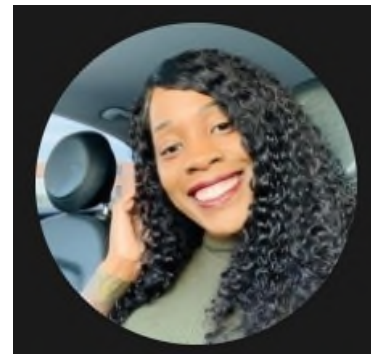
STAFF ANNOUNCEMENTS

Valerie Williams is the new Branch Chief in the Jacksonville office. Originally from Milwaukee, Wisconsin, she holds a Bachelor of Arts degree from the University of Louisiana. She has worked in the mortgage and housing private sector for over 20 years. For the past 12 years at HUD she has worked as a Senior Loan Specialist/Team Lead for the Public and Indian Housing's Office of Native American Programs, leadership in the Quality Assurance Division, and a Branch Chief in the Atlanta Homeownership Center. In her spare time, she enjoys playing competitive tennis, baking cakes, traveling the world, and spending time with her husband and two children.



Damariz (Dee) Alexander is a new Account Executive in the Jacksonville office. She was born and raised in New Jersey and lived for a time in Puerto Rico. She is a veteran of the United States Army and afterwards worked as a Human Resources Assistant in Temple, Texas before joining HUD's Ft. Worth Office. She enjoys spending time with her husband, children, and extended Florida family, as well as her pets, two Teacup Yorkies and an English Mastiff.

Kevia Woods is the new Funding Specialist in the Atlanta office. She is a veteran of the United States Army and worked for Department of Veterans Affairs as a Veteran Service Representative (VSR) and Military Service Coordinator (MSC). She is studying communications at Regent University and works part-time as the radio personality "Queen Kee" for WCGL, The Victory Station-AM 1360/ FM 94.7. She will be reporting to the Jacksonville Satellite Office, but servicing Division I in Atlanta.



Jackie Wells is a new Account Executive in the Jacksonville office. He is a veteran of the United States Army and, prior to joining HUD, he worked at the Department of Defense. He is a native of Florida, originally from Orlando and raised in Jacksonville. In his spare time, he enjoys watching crime drama television and attending live sporting events. He is a lifelong Steelers fan.

A Note from the Editor

We hope this issue of the Multifamily Housing Southeast Regional News was beneficial to you. It is our intention to provide you with the latest HUD news and updates. Have ideas or feedback? Email the Editor in Chief at **Erica.L.Shaw@hud.gov**.



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