



HUD Multifamily Southeast Region

SERVING: ALABAMA, FLORIDA, GEORGIA, KENTUCKY, MISSISSIPPI, NORTH CAROLINA,
PUERTO RICO, SOUTH CAROLINA, TENNESSEE AND U.S. VIRGIN ISLANDS

AS THE SUMMER APPROACHES, PREPAREDNESS IS ESSENTIAL



June 2024

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HQ NEWS

HUD AWARDS OVER \$30 MILLION TO FIGHT HOUSING DISCRIMINATION



On April 2, 2024, the U.S. Department of Housing and Urban Development (HUD) announced the award of over \$30 million to fair housing organizations across the country under its *Fair Housing Initiatives Program (FHIP)*. The grants will support the efforts of national, state, and local fair housing entities working to address violations of the Fair Housing Act and to end discrimination in housing. A state-by-state breakdown of the awardees is available [here](#).

“HUD is committed to rooting out any and all forms of discrimination in housing, not just through words, but through real resources,” said HUD Acting Secretary Adrienne Todman. “Today, we’re awarding more than \$30 million to help our partners on the ground educate the public, eliminate discriminatory housing practices, and fully enforce the Fair Housing Act.”

The grant funding will allow the grantees to provide fair housing enforcement by conducting investigations, testing to identify discrimination in the rental and sales markets, and filing fair housing complaints with HUD or substantially equivalent state and local agencies. In addition, grantees will conduct education and outreach activities to inform the public, housing providers, and local governments about rights and responsibilities that exist under the Fair Housing Act.

“The Fair Housing Initiatives Program provides crucial support and resources to eliminate housing discrimination in communities across the country including those experiencing discrimination based on religion, sex (including gender identity and sexual orientation), race and the Fair Housing Act’s other four protected classes,” said Demetria L. McCain, HUD’s Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity. “Although the Fair Housing Act was passed nearly fifty-six years ago, far too many people still face illegal housing discrimination. Through the collaborative efforts of HUD and its fair housing partners, we continue to make every effort to root out discrimination in housing. The

funds provided today will ensure that our state and local partners have the financial resources they need to fight discriminatory practices and educate the public about their fair housing rights and responsibilities.”

People who believe they are the victims of housing discrimination should contact HUD at (800) 669-9777 (voice) or (800) 927-9275 (TTY). More information is available at www.hud.gov/fairhousing and www.justice.gov.

HUD AND TREASURY EXTEND INITIATIVE TO BUILD AND REHABILITATE AFFORDABLE RENTAL HOMES FOR LOW-INCOME FAMILIES



On February 29, 2024, the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of the Treasury (Treasury) announced that they will indefinitely extend the [Section 542\(c\) Housing Finance Agency Risk-Sharing Initiative](#) offered through HUD’s Federal Housing Administration (FHA) and Treasury’s Federal Financing Bank (FFB). The Risk Sharing Initiative provides a critical source of cost-effective capital for state and local housing finance agencies (HFAs) that supports the creation and preservation of high quality, affordable rental homes, and its extension will allow even more HFAs to participate in this important program.

Since the Biden-Harris Administration reinstated the Risk Sharing Initiative in 2021, the program has already enabled access to nearly \$2 billion in financing for the development or substantial rehabilitation of almost 12,000 affordable rental homes for low-income families, seniors, and persons with disabilities. FHA anticipates that

approximately 38,000 additional affordable rental homes will be created or preserved through the initiative over the next ten years alone.

See the [Press Release here](#).

PRESS RELEASES

[\(CLICK HERE FOR ALL CURRENT PRESS RELEASES - 2024\)](#)

HUD REVITALIZES HOUSING VOUCHER PROGRAM



- [Read the announcement](#)



BIDEN-HARRIS ADMINISTRATION ANNOUNCES \$5.5 BILLION IN GRANTS FOR AFFORDABLE HOUSING, COMMUNITY DEVELOPMENT, AND HOMELESS ASSISTANCE TO DRIVE ECONOMIC GROWTH

- [Read the announcement](#)

HUD KICKS OFF A SERIES OF NEW ACTIONS TO HELP COMMUNITIES FIGHT EXTREME HEAT



- [Read the announcement](#)



HUD MAKES NEARLY \$13 MILLION IN FUNDING AVAILABLE FOR PUBLIC HOUSING AGENCIES TO HELP YOUTH AGING OUT OF FOSTER CARE

- [Read the announcement](#)

FOR THE FIRST TIME IN 15 YEARS, FEDERAL HOUSING ADMINISTRATION INCREASES LOAN LIMITS TO EXPAND FINANCING FOR MANUFACTURED HOMES



- [Read the announcement](#)



HUD SIGNS ON TO HISTORIC CLIMATE DECLARATION AT UNITED NATIONS BUILDINGS AND CLIMATE FORUM

- [Read the announcement](#)

REGION IV NEWS

HUD'S JACKSONVILLE OFFICE CELEBRATES STAFF ACHIEVEMENTS FOR PUBLIC SERVICE RECOGNITION WEEK



Left to right: Ingrid Osborn-Chief Counsel; Janice Rodriguez-Director, Public Office of Housing; Alesia Scott-Ford-Field Office Director; Matt King, Acting CPD Director; Laurelei McKnight-Jacksonville Asset Management Division Director.

On May 7, 2024, the U.S. Department of Housing and Urban Development's (HUD) Jacksonville office held an Oscar-themed ceremony to honor employees during Public Service Recognition Week. In an event filled with glitz, glamour, and heartfelt appreciation, HUD's Jacksonville Field Office Special Emphasis Committee (SEC) pulled out all the stops to celebrate its employees in an Oscar (Offering Service & Care Above the Regular) Awards-themed event. The SEC hosted the ceremony which was led by Dr. Alesia Scott-Ford, Jacksonville Field Office Director. The event was a testament to the hard work and dedication of the entire Jacksonville staff.

Similar to the other known Oscar ceremony, various categories were announced, each highlighting the remarkable achievements and contributions of individuals. Awards were presented to deserving recipients who have gone above and beyond in their respective roles. Cheers and applause filled the room as each nominee and the winner was announced.



There were over 70 nominations and employee were awarded Oscars in the following categories:

1. **Exemplary Character**
2. **Mentorship**
3. **Encouragement**
4. **Extraordinary Diligence**
5. **Extra Mile**
6. **Epitome of Teamwork**
7. **Unsung Hero**
8. **Excellence in Organization**
9. **Resilience**

After the ceremony, staff took time to unwind and enjoy food and refreshments. The event not only honored the achievements of staff, but also fostered a sense of camaraderie and unity among colleagues, strengthening the bonds that make HUD an exceptional place to work.



HUD JACKSONVILLE STAFF VOLUNTEERS WITH FEEDING AMERICA DURING PUBLIC SERVICE RECOGNITION WEEK



Pictured left to right: Debbie Hayes, Kinsley Vassey, Denise Hoban, Sherlon Ligon, David Le, Alesia Scott-Ford, Jennae Shinsky, Tonya Madison, Ingrid Osborn, Kathryn Finn, Monette Johnson, Laurelei McKnight, Kia Johnson, and Shantrel Brown.

Every year since 1985, the first week of May has been set aside as Public Service Recognition Week, a time to thank dedicated public servants from federal, state, and local governments across the country. As a testament to their Public Service, 15 staff from the U.S. Department of Housing and Urban Development's (HUD) Jacksonville Field Office took time away from the office to assist Feeding Northeast Florida. As a member of the [Feeding America](#) nationwide network of food banks, Feeding Northeast Florida is the largest, most efficient food bank serving North Florida Counties. They work with retail partners, manufacturers, and farms to rescue high-quality food to meet the needs of Northeast Florida families and individuals who struggle to put food on the table which enables them to serve over 85,000 neighbors in need every day. Jacksonville's staff assisted in examining, sorting and packing over 4,557 pounds of food. That equated to providing meals to 3,798 families. Each volunteer enjoyed the time used to help the local Jacksonville communities and surrounding areas.

ARCHDIOCESE GETS \$20.3 MILLION IN FEDERAL FUNDING



From left are Msgr. Dariusz Zielonka, Archdiocesan Chancellor for Canonical Affairs; Juana D. Mejia, Vice President of Housing Development and Operations, Catholic Housing Management; Jennifer Riley Collins, HUD Regional Administrator; Alexis Snyder, Deputy Chief of Staff for Congresswoman Frederica Wilson; Mayor Rodney Harris of Miami Gardens; Tiffany Cobb, HUD Deputy Regional Administrator; Margarita Polo, a resident of St. Monica Gardens; Mark Dominick, HUD Regional Director for Multifamily Housing; and Isabel Soto-Noriega, Property Manager of St. Monica Gardens.

On April 30, 2024, the U.S. Department of Housing and Urban Development (HUD) announced the elderly and disabled residents served by the archdiocese will be awarded over \$20 million from the federal Green and Resilient Retrofit Program (GRRP) to get more secure and energy-efficient group homes. The funds will go toward stronger doors and windows, heat-resistant roofs and more efficient heating and cooling systems, officials of HUD and the archdiocese said.

A check presentation was held at St. Monica Gardens, managed by [Catholic Health Services](#), (CHS) a ministry of the archdiocese. "We want homes to be greener and stronger," said Jennifer Riley Collins, HUD Regional Administrator. "GRRP is a powerful tool for building stronger, healthier, more resilient cities."

GRRP is part of the 2022 Inflation Reduction Act, launched by the Biden administration to fund improvements to properties that receive HUD assistance. Of the \$20.32 million for archdiocesan homes, \$6.72 million will go to St. Monica Gardens. The rest includes \$8.64 million for St. Joseph Towers in Lauderdale Lakes and \$4.96 million for St. Joseph Mission in Pompano Beach. The aid will benefit 2,600 residents in 2,400 units managed by the archdiocese. Most of the

residents are over 62 years old. Those younger than 62 are disabled, said Juana D. Mejia, Vice President of Housing Development for Catholic Health Services.

The funding is part of \$173 million in grants and loans announced March 28 for group homes in 15 states, from Washington to Texas to Missouri to New York. The Archdiocese of Miami was the only recipient institution in Florida. Asked about the archdiocese's success rate, Mejia just smiled and said, "Help from the heavens." She specified, however, that the HUD money is a 1 percent loan, rather than a grant, payable if Catholic Health Services has a surplus cash flow. CHS has 15 years to repay it, although that term is extendable.

Collins, the HUD Administrator, said GRRP has more than one goal. One goal is to distribute the funds among various areas, especially for "underserved" communities. Another goal is to reduce the amount of carbon used for housing, in an effort to reduce greenhouse gases. A further goal is to reinforce homes against "extraordinary weather events" – floods, hurricanes and tornadoes – that have become more frequent and severe. Workers will also consider coating roofs to reflect heat instead of absorb it, as well as ways to boost the efficiency of air conditioning.

After the presentation, attendees toured the group home, including an apartment. Mark Dominick, Multifamily Regional Director for HUD, said he was impressed not only by the building's cleanliness but also by the care with which it was maintained. "You can see the love (staffers) have for the residents," he said. "Seeing this – immaculate property and happy residents – is what keeps you coming to work every day."

2024 STATE SAHMA CONFERENCES KICK OFF IN GEORGIA



Left to right: Laurie Scott, AE; Edwin Jones, SAE; Stephanie Flowers, HPA; Brandi Creighton, AE; Gail Hector, SAE; Myisha Curtis, AE; Darlene Dixon, AE; Stephanie Giispie, AE; Veronica Grantham, AW; Kristie Studstill, HPA; Marie Preko, AE; Shayla Lewis, AE; Bonitta Smith, DD; Cathi Franklin, AE; Don Shephard, AE; Andrea Price, AW; Ashley Turner; Katrina Curtis, AE; Jeremy Locklear, BC; Mark Dominick, RD.

On February 22, 2024, the U.S. Department of Housing and Urban Development's (HUD) Atlanta staff took part in the first of the Southeastern Affordable Housing Management Association (SAHMA) state meetings of 2024. This year was especially significant because it marked the largest participation of HUD staffers. All three Asset Management divisions were represented along with Operations. This was an excellent opportunity for HUD staff to collaborate together, as well as, with the industry partners in attendance.

2024 ALABAMA AND MISSISSIPPI STATE SAHMA CONFERENCE



From left to right: John Young, Senior Account Executive; Laura Owen, Senior Project Manager; Linda Magee, Account Executive; Sharon Webber, Account Executive; Bonitta Smith, Asset Management Division Director; Mark Dominick,

Southeast Regional Director; Milo McGriff, Asset Management Branch Chief; and Jeremy Locklear, Asset Management Branch Chief.

On March 19-20, 2024, the U.S. Department of Housing and Urban Development's (HUD) Regional Director, Mark Dominick and his team attended the Alabama/Mississippi State Southeastern Affordable Housing Management Association (SAHMA) Conference in Mobile, Alabama. Mark delivered the opening remarks concerning the status and performance of the Multifamily Regional Center. He was joined by seven more HUD staff members.

Topics such as HOTMA, NSPIRE, and Energy Benchmarking were discussed. HUD is offering a free, new service to various eligible Multifamily properties receiving project based rental assistance in the form of Water and Energy Benchmarking. This service will help owners and agents better understand water and energy consumption at their properties on a yearly basis and inform them on how to be more efficient, which in turn would produce cost savings. Property owners and management agents who are interested in participating should email their interest and the property ID(s) they would like benchmarked to: mfbenchmarking@hud.gov and should look for official email communications regarding benchmarking services from HUD's benchmarking contractor, Leidos.

Information regarding the Green and Resilient Retrofit Program (GRRP) was shared as well, to encourage partners to look deeper into the program benefits. The GRRP program not only encourages reductions in energy and water usage, increasing resilience against weather and security threats, and decreasing carbon emissions, but provides for significant funding. The application deadlines are quickly approaching. Please visit the GRRP website to learn more about the NOFOs, the 3 distinct program cohorts, and how to apply. <https://www.hud.gov/GRRP>

2024 FLORIDA STATE SAHMA CONFERENCE



TOP ROW: Daniel Ortiz, Shantrel Brown, Clarence Quarterman, Luis Herrera, Victor Figueroa, Natonia Davis, Mark Sciuillo BOTTOM ROW: Milo McGriff Jr., Alesia Scott-Ford, Saadia Figueroa-Smallwood, Debbie Hayes, Asia Veal, Lisa Binder, Laurelei McKnight, Yvonne Coffman, Anesa White-Ramirez, Mark Dominick, Natalie Smith.

On April 24-25, 2024, the U.S. Department of Housing and Urban Development's (HUD) Jacksonville office staff attended the 2024 Southeastern Affordable Housing Management Association (SAHMA) Florida State Meeting at the Hyatt Regency Jacksonville Riverfront Hotel. Founded in 1982, SAHMA is a membership organization of owners and managers of affordable, multifamily housing in the Southeast, actively involved in many different housing programs. As a partner of the National Affordable Housing Management Association (NAHMA), SAHMA champions the preservation of the nation's stock of affordable housing. HUD staff presented to the members on various topics including NSPIRE, Management and Occupancy Reviews & HOTMA Implementation; and made themselves available for one-on-one individual discussions with HUD partners. Additionally, the properties that received Superior MORs and high REAC Physical Inspection scores were recognized at the conference.

CONNECTING KIDS WITH NUTRITIOUS FOOD DURING SUMMER BREAK



The Summer Food Service Program (SFSP) is a federally funded, state-administered program. The United States Department of Agriculture (USDA) reimburses program operators who serve no-cost, healthy meals and snacks to children and teens. Meals are served at summer sites in low-income communities, where sponsors often also offer enrichment activities, or — in approved rural communities facing access issues — may be provided via grab-n-go or delivery. Sponsors enter into agreements with State agencies to serve reimbursable meals and snacks through SFSP. Schools, local government agencies, camps, and faith-based and other nonprofit community organizations that have the ability to manage a food service program may be SFSP sponsors. Sponsors may manage one or more sites. Children 18 and younger may receive free meals and snacks at any open SFSP site. Meals and snacks are also available through SFSP to persons with disabilities who are over age 18 and participate in school programs for people with mental or physical disabilities. Visit [USDA's Summer Nutrition Programs](#) for more information and click [here](#) to find a location nearby or to become a sponsor.

JACKSONVILLE HOSTS OUTREACH EVENT IN PUERTO RICO



Pictured on right: Martha Rivera Rosa, Caribbean Lead Coordinator for the Caribbean Environmental Protection Division (EPA); Eng. Luzaida Doble Yarzagaray, Former President of the Institute of Environmental Engineers, Professional College of Engineers and Land Surveyors of Puerto Rico; Stefanny Piña, Troubled Asset Specialist for Multifamily Housing (HUD); Magaly Méndez, JD, Management Analyst for the Office of Lead Hazard Control and Healthy Homes (HUD).

On April 5, 2024, the U.S. Department of Housing and Urban Development's (HUD) Office of Lead Hazard Control and Healthy Homes (OLHCHH) and the Office of Multifamily Housing-Jacksonville Satellite Office held an outreach event at the Mega Viernes Civil that was hosted by the College of Engineers and Surveyors of Puerto Rico. Climate change is a crisis impacting communities across the United States. From severe storms and flooding, to wildfires, drought, and extreme heat or cold, Americans are already feeling its effects. It is the policy of the Department to organize and deploy the full capacity of its offices to combat the climate crisis and implement a department-wide approach that reduces greenhouse gas emissions; increases resilience to the impacts of climate change; protects public health; delivers environmental justice; and spurs well-paying union jobs and economic growth.

Stefanny Piña, Troubled Asset Specialist, delivered a presentation on the Green and Resilient Retrofit Program (GRRP), funded under the Inflation Reduction Act (IRA). This program provides owners of HUD-assisted multifamily housing with capital resources to reduce carbon emissions, make utility efficiency improvements, incorporate renewable energy sources, and make properties more resilient against the effects of climate hazards. Meanwhile, Magaly Méndez, OLHCHH Management Analyst, discussed with the audience



funding opportunities available to protect children and other vulnerable populations from environmental hazards in the home.

HUD SOUTHEAST OFFICE PRESENTS PANEL AT THE MISSISSIPPI HOUSING CORPORATION'S AFFORDABLE HOUSING CONFERENCE



On April 18, 2024, the Mississippi Housing Corporation's Affordable Housing Conference took place in Biloxi, Mississippi. Attendees gathered for an insightful panel discussion focused on HUD Programs, hosted by Lisa Coleman, Senior Vice President of Mississippi Housing Corporation, and moderated by Shae Williams, Field Office Director of HUD's Jackson Field Office. The panelists, Jeremy Locklear, Branch Chief of Multifamily Asset Management, Lori Serino, Director of CPD in Jackson, Cortney Kyles, Acting Director of PIH in Jackson, and Morgan Clark and Stanley Marion from the Office of Housing Counseling, provided expert insights and guidance on various HUD initiatives and programs.

Throughout the discussion, attendees had the opportunity to engage with the panelists, posing questions and exchanging ideas on topics ranging from new FHA funding to build, purchase, and renovate multifamily housing, opportunities to implement funding from the Green and Resilient Retrofit Program (GRRP) to Public Housing partnerships, CPD grant programs, and Housing Counseling programs to increase homeownership and impact homelessness. The interactive nature of the session fostered collaboration and knowledge sharing among participants, leaving them equipped with valuable insights and strategies for addressing housing challenges.

As the event concluded, attendees walked away with a deeper understanding of HUD programs and their impact on affordable housing initiatives. The panel highlighted the importance of collaboration between government agencies, housing organizations, and community stakeholders in driving positive change within the housing sector.

**GREEN AND RESILIENT RETROFIT PROGRAM
(GRRP) HOLDS ROADSHOW EVENTS IN THE
SOUTHEAST REGION**

Jacksonville GRRP Session (4/2/24)



Greensboro GRRP Session (4/4/24)



Atlanta GRRP Session (4/9/24)



At the beginning of April 2024, the U.S. Department of Housing and Urban Development's (HUD) Southeast Region successfully concluded three, in-person, Green and Resilient Retrofit Program (GRRP) roadshow events and two virtual events, hosting 293 eligible property owners. For those who are not familiar with the

program, GRRP provides funding for direct loans and grants to fund projects that improve energy or water efficiency, enhance indoor air quality or sustainability, implement the use of zero-emission electricity generation, low-emission building materials or processes, energy storage, or building electrification strategies, or address climate resilience, of eligible HUD-assisted multifamily properties. GRRP also provides funding to support benchmarking at assisted properties.

The roadshow events were focused on the various sources of funding that are now available through the Inflation Reduction Act for retrofitting multifamily housing to be more energy efficient and climate resilient. The impetus for these event was to ensure that eligible owners (of Section 8 Project Based Rental Assistance, Section 202, and Section 811 properties) in the Southeast region were informed about [HUD's Green and Resilient Retrofit Program](#) before final applications are due this spring/summer, as well as making sure they were aware of the free utility benchmarking service through our Multifamily Benchmarking effort. So far, 182 properties have signed up for the Benchmarking services and since the roadshows started, 24 properties have opted in, 20 percent of the total opt ins. Additionally, owners were also provided with information on other capital resources for improving their properties that are and will be available through the Inflation Reduction Act.

IS A BIFURCATION IN YOUR FUTURE?



Recently, the U.S. Department of Housing and Urban Development's (HUD) Southeast Region has seen multiple bifurcations. A bifurcation takes units from an existing Housing Assistance Payment (HAP) contract and forms a new contract with the units that are removed from the original contract.

For the past several years, the Atlanta Resolution team has been working on a project called Bedford Pines and City Lights. The original six properties had over 70 buildings and were beyond their useful life. The new configuration will have six modern, mixed-use buildings and all tenants will eventually have a new unit. Wingate is the developer and there are six different development phases. In the end, the six new buildings will incorporate all of the units from the original HAP

contract into a new 20-year HAP contract. This not only preserves the affordable housing, but each tenant will have a newly constructed unit to call home.

A HAP contract bifurcation can be an important Asset Management and Housing Preservation tool and there are various reasons to choose bifurcation. For instance, if a project is comprised of multiple properties (see above example), that are more appropriately managed as single assets. Another example, may be a single project that is so large, it uses multiple Low Income Housing Tax Credit allocations, which requires subdividing the project into separate projects, each with a distinct ownership entity and HAP.

A bifurcation can also be used in combination with other tools, such as Transfers of Budget Authority under section 8(bb), to reduce the assisted housing footprint in a particular location or in cases where a portion of a project becomes unsafe or uninhabitable. For example as the result of a natural disaster. Review [Housing Notice H 2024-03](#), for all the details regarding a bifurcation.

SOUTHEAST MULTIFAMILY DIVISIONS I AND II CONNECT AT MEET AND GREET



Bonitta Smith, Asset Management Division Director, gives a presentation to the staff.

On March 5, 2024, the U.S. Department of Housing and Urban Development's (HUD) Asset Management Division Directors, Bonitta Smith and George Brown, held a meet and greet in Atlanta. The event was an attempt to tear down the walls between branches and divisions in Asset Management. In addition to introductions, the staff participated in several icebreaker-styled games. The focus was mainly for new employees, but all were welcome, both in person and virtually. The event was an opportunity to get to know one another and to witness how it takes a whole village to be successful.



George Brown, Asset Management Division Director, addresses the staff during the Meet and Greet event.

HUD AND EPA ENCOURAGE FLORIDA COMMUNITIES TO RECOGNIZE AND PREVENT HOUSING-RELATED HEALTH HAZARDS

On February 20, 2024, the U.S. Department of Housing and Urban Development's (HUD) Jacksonville and Miami offices, in partnership with the US Environmental Protection Agency (EPA), held a Healthy Homes training webinar for Florida agencies, to discuss the dangers of home hazards and the available solutions to remedy and prevent their lasting consequences.



HUD Southeast Regional Administrator, Jennifer Collins, welcomed the audience and highlighted the importance of HUD's Healthy Homes program: "It is a beacon of hope, empowering communities to identify and address home hazards. Through

grants, technical assistance, and education, HUD equips communities with the tools they need to create healthier living environments.”

The state of Florida has two Healthy Homes grant recipients. The City of Tallahassee received \$4.4M in 2022 to assist low-income families dealing with lead-paint hazards in 173 units and in 80 homes with housing-related health and safety hazards. The City of St. Petersburg received \$2.5M in August of 2023 through a new Lead Hazard Reduction Capacity Building grant program.

From pest, pesticides, air quality, and radon, to environmental justice and how to apply for grants, the webinar’s 160 attendees heard from Mary Reynolds, Indoor Air and Radon Coordinator at EPA; Jennifer Wren, Life Scientist at the Chemical Safety Section of EPA; Dr. Aaron L. Bell, Environmental Justice Specialist at HUD; and Bruce Haber, Division Director of the Program and Regulatory Support Division at HUD’s Office of Lead Hazard Control and Healthy Homes.

SOUTHEAST REGION MULTIFAMILY HOUSING LOANS ENDORSED IN FY 2024 YEAR-TO-DATE

Criteria	#Loans	#Units/Beds	Amount (Millions)
241 Improvement/Additions/Other	1	324	15,467,200
New Construction and Substantial Rehabilitation	16	2,857	386,682,900
Refinance 223f and A7 Streamline Refinance	20	2,466	292,364,300
Total	37	5,647	694,514,400

RESOURCES AND UPDATES

Multifamily Notices and Memorandums

HUD PUBLISHES BUDGET-BASED RENT ADJUSTMENTS FOR MARK-TO-MARKET (M2M) PROPERTIES NOTICE

HUD's Office of Multifamily Housing Programs published [Housing Notice 2024-05](#), which implements HUD's authority to make budget-based rent adjustments (BBRA) for Section 8 project-based rental assistance housing assistance payment contracts at properties subject to a M2M Use Agreement. This notice sets forth the eligibility requirements and HUD's policies and procedures for reviewing BBRA applications. BBRAs will increase contract rents; however, assisted residents will continue to pay only 30 percent of their income for rent and utilities. The monthly PBRA subsidy payment to owners covers the difference between the tenant contribution and the contract rent.

HUD PUBLISHES FINAL RULE TO MANAGE FLOOD RISK FOR ITS HOUSING PROGRAMS

The Department of Housing and Urban Development's (HUD) Office of Environment and Energy (OEE) published the final rule, [Floodplain Management and Protection of Wetlands; Minimum Property Standards for Flood Hazard Exposure; Building to the Federal Flood Risk Management Standard](#), [Docket No. FR-6272-F-02] in the Federal Register.

This final rule revises HUD's regulations governing floodplain management and the protection of wetlands to implement the Federal Flood Risk Management Standard (FFRMS) in accordance with the [Executive Order 13690](#) titled "[Establishing a Federal Flood Risk Management Standard and a Process for Further Soliciting and Considering Stakeholder Input](#)", dated January 30, 2015.

Compliance with this final rule's amendments to 24 CFR part 55 is required no later than January 1, 2025, for the following programs:

(1) Programs subject to chapter 9 of the Federal Housing Administration's (FHA) Multifamily Accelerated Processing (MAP) Guide (4430.G):

- Multifamily FHA,
- Section 202 and 811 capital advance grants,
- Transfers under Section 8bb and Section 209 of HUD's annual appropriations (or subsequent provisions),
- Section 8 Renewals with Capital Repairs,
- RAD conversions to PBRA, and the
- Green and Resilient Retrofit Program; and

(2) The other mortgage insurance programs subject to part 55:

- FHA Healthcare, and
- FHA Risk Share.

This final rule incorporates public comments received on the proposed rule [[Docket No. FR-6272-P-01](#)] published on March 24, 2023.

HUD will host two webinars on the final rule in the coming weeks. We will send an announcement and registration instructions when the webinar dates and times are finalized.

See the press release [here](#).

STAFF ANNOUNCEMENTS



Kelli Larkan has been promoted to Management Analyst in the Jacksonville office. She joined HUD in 2022 as a Program Analyst. She is a veteran of the U.S. Navy and a Certified Massage Therapist. She holds a bachelor's degree in Political Science with a minor in Legal Studies from the University of Arkansas at Little Rock. Prior to joining HUD, she worked with the Arkansas Secretary of State's Legal office assisting with election processes and trademark review and as a Legal Assistant at a law firm in Jacksonville. In her free time, she enjoys art, running, learning about health and nutrition, and spending time at the lake or the beach with family and friends.

Ayana Harrison has been promoted in her Account Executive position in the Jacksonville office. She joined HUD in 2020 as Program Analyst and in 2022 was promoted to an Account Executive. She began her civil service career as a Legal Assistant with the IRS Office of Chief Counsel and is also a veteran of the U.S. Army. In her free time, she enjoys being a foodie, reading, traveling, and working out.



Teal Jaa has been promoted to Senior Account Executive in the Atlanta office. She has over 15 years of federal government experience with HUD as well as the Social Security Administration Office. She is originally from San Francisco, California. She holds a bachelor's degree in business administration from Clark Atlanta University. In her free time, she enjoys traveling.

Carolyn Williams has been promoted to Supervisory Project Specialist (RAD Branch Chief) in the Atlanta office. Her previous position was a Resolution Specialist in Asset Management. She first joined multifamily in 2020 as an Account Executive after retiring from the City of New York. Since joining HUD, she has enjoyed working collaboratively with others sharing her knowledge of affordable housing with positivity and passion. In her free time, she enjoys reading, gardening, and international travel.



Rhonda Feliciano is a new Funding Specialist reporting to Atlanta, but working in the Jacksonville office. She joined HUD in 2023. She is originally from California, but has lived in Florida over 20 years after service in the US Army. She has more than 14 years of experience in affordable housing, working with programs such as: Housing Choice Vouchers, Homeownership Counseling, First-time Homebuyers, Foreclosures, Credit Counseling, Employability, and Budget Training and Counseling. In her free time, she enjoys photography, hiking, exploring towns and lighthouses, playing golf, and attending football and baseball games.

Charynell Thomas is a new Account Executive in the Atlanta office. She is a native of Atlanta, Georgia and has over 23 years of experience working with government programs with the Department of Community Affairs, the US Committee for Refugees and Immigrants, the Division of Family & Children Services (DFCS) and the Atlanta Housing Authority. She holds a bachelor's degree in political science from Alabama A&M University and a master's degree in public administration from Troy University. In her free time, she enjoys gardening and sports such as bowling, softball, and pool.



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.

