

HUD MULTIFAMILY HOUSING SOUTHEAST REGIONAL NEWS



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Preparedness is Key To Managing Disasters



- Develop an Evacuation Plan.
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- Plan Where You'll Go and How You Would Get There.
- Leave Immediately if Ordered to Evacuate and Be Sure to Plan For Your Pets.

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 Office of Administration, Office of Disaster Management



HQ News

Marcia L. Fudge Sworn In As Secretary of Housing and Urban Development



Washington— Marcia L. Fudge was officially sworn in as the eighteenth Secretary of Housing and Urban Development. Secretary

Fudge took the oath after the Senate voted to confirm her. As Secretary of Housing and Urban Development, Fudge now leads a federal department with

wide reach throughout the United States, including the Offices of Housing, Community Planning and Development, Federal Housing Administration, Public and Indian Housing, Fair Housing and Equal Opportunity, Policy Development and Research, Field Policy and Management, Government National Mortgage Association (Ginnie Mae), Lead Hazard Control and Healthy Homes, and Faith-Based and Neighborhood Partnerships. The video remarks delivered by Secretary Fudge can be viewed by [clicking here](#).

Secretary Fudge on the State of the FHA Mutual Mortgage Fund

WASHINGTON – Secretary Marcia L. Fudge released the following statement on the quarterly report to Congress on FHA Single-Family Mutual Mortgage Insurance Fund Programs:

HUD has an obligation to provide a quarterly report to Congress on the FHA insurance program and provide detailed information on the composition, credit quality, and financial position of the program. I am taking this opportunity to discuss the state of the FHA insurance program and the health of the Mutual Mortgage Insurance Fund a year after the COVID-19 health and economic fallout.

The health of FHA's Mutual Mortgage Insurance Fund has remained resilient despite the financial challenges faced by homeowners with FHA-insured mortgages in 2020. The fund stands at more than \$80 billion and remains well above the 2% minimum capital reserve required. Through the pandemic, the FHA portfolio has experienced increased levels of seriously delinquent loans and a heightened level of loans in forbearance. We continue to monitor mortgage performance trends within our portfolio, particularly related to those homeowners who are struggling financially because of the pandemic.

Tens of millions of families have been devastated by this pandemic, and housing has been a critical part of how we keep people safe. The FHA insurance program provides crucial access to credit and homeownership for first-time homebuyers, low-to-moderate income families, and households of color who have

been historically underserved. We are committed to an equitable recovery and recognize the unprecedented moment and opportunity for HUD to lead the way. In order to provide assistance to those struggling as a result of the pandemic, FHA took proactive policy steps in February to assist homeowners by extending foreclosure and eviction moratoria through June 30, streamlining COVID-19 loss mitigation options, and allowing longer forbearance for borrowers whose plans were expiring. We are already starting to see the positive effects of the President's immediate actions during the first weeks of his Administration to help the nation's homeowners, but we have much more work to do.

The American Rescue Plan recently signed into law by President Biden includes crucial and unprecedented resources for housing, including nearly \$10 Billion Homeowner Assistance Fund, to help homeowners behind on their mortgage and utility payments and avoid foreclosure and eviction. The actions we are taking now will help position the FHA program to continue to fulfill its critical mission in the future. Given the current FHA delinquency crisis and our duty to manage risks and the overall health of the fund, we have no near-term plans to change FHA's mortgage insurance premium pricing. We will continue to rigorously evaluate our strategy and work transparently with Congress. Our number one priority is helping families keep their homes and remain safe as we work toward an equitable recovery.

HQ News

HUD Awards \$2.7 Billion to Improve, Preserve Nation's Public Housing

WASHINGTON - The U.S. Department of Housing and Urban Development awarded more than \$2.7 billion in funding to nearly 2,900 public housing authorities (PHAs) in all 50 states, as well as the District of Columbia, Guam, Puerto Rico and the U.S. Virgin Islands to make capital investments in their public housing units. View all local grants by [clicking here](#).

The grants are provided through HUD's Capital Fund Program, which offers annual funding to all public

housing authorities to build, renovate, and/or modernize the public housing in their communities. Housing authorities can use the funding to complete large-scale improvements such as replacing roofs or making energy-efficient upgrades to heating systems and installing water conservation measures.

For more than 80 years, the federal government has been investing billions of dollars in developing and maintaining public housing, including providing critical support through the Capital Fund grants announced.

HUD Awards \$5.5 Billion In Grants For Affordable Housing and To Serve Individuals and Families

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) announced \$5.5 billion in funding to local programs throughout the country that provide affordable housing, community development and economic opportunity, and support to individuals and families experiencing homelessness. To view the complete list, [click here](#).

“These core programs provide our local partners the funding they need to provide homes and vital services to some of our neighbors in need,” said Acting Secretary Matt Ammon.

“This funding comes at a critical time for our country, when these bedrock programs have never been more important,” said James Arthur Jemison, Principal Deputy Assistant Secretary for Community Planning and Development.

The grants announced are provided through the following HUD programs:

\$3.4 billion — The Community Development Block Grant Program (CDBG) provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

\$1.3 billion — The HOME Investment Partnerships Program (HOME) provides funding to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

\$387 million — The Housing Opportunities for Persons with AIDS (HOPWA) grants provides rental housing assistance for persons living with HIV/AIDS and their families.

\$290 million — Emergency Solutions Grants (ESG) provides funds for homeless shelters, assists in the operation of local shelters and funds related social service and homeless prevention programs.

\$25 Million—The Recovery Housing Program (RHP) allows states and the District of Columbia to provide stable, transitional housing for individuals in recovery from a substance-use disorder.

Combined, ESG, HOPWA, CDBG, HOME and RHP programs will provide critically needed funding to thousands of local programs in all 50 states, the District of Columbia, Puerto Rico, Guam, U.S. Virgin Islands, American Samoa, and Northern Mariana Islands.

HQ News

HUD Awards \$28 Million to Help Public Housing Residents Secure Employment

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) announced a \$28 million investment to 12 public housing agencies (PHA) to help families increase their earned income and improve their economic mobility. See chart below of the funding announcement.

Awarded through HUD’s Jobs Plus program, these grants support work readiness and connect public housing residents with employment, education, and financial empowerment services —part of an evidence-based model proven to help public housing residents find and keep jobs. “Providing resources so that public housing residents can achieve economic and housing stability is an important part of HUD’s mission,” said HUD Secretary Marcia L. Fudge. “HUD is committed to empowering and working with our local partners to help residents reach their goals and uplift their families.”

The Jobs Plus program expands on a successful demonstration program model that combines traditional employment, training, and job placement services with a rent incentive and a place-based

State	Legal Name of Grantee	City	Grant Award Amount
Florida	Palm Beach County Housing Authority	West Palm Beach	\$2,300,000
Georgia	Warner Robins Housing Authority	Warner Robins	\$2,300,000
North Carolina	Housing Authority of the City of Goldsboro	Goldsboro	\$2,300,000
	Housing Authority of the City of Wilmington, North Carolina	Wilmington	\$2,300,000
South Carolina	Rock Hill Housing Authority	Rock Hill	\$2,300,000
Total Funding			\$28,279,543

investment in building community support for work. The program requires PHAs to partner locally with Department of Labor Workforce Development Boards and American Jobs Centers. Additionally, Jobs Plus grantees are required to demonstrate a 25 percent match from community partners, providing wrap-around supportive services to improve employment and earnings outcomes. Cross-agency partnerships are essential to changing the economic prospects of public housing residents. Jobs Plus’s place-based model helps residents support each other through the process, cultivating a culture of work and enhancing economic resiliency.

HUD Helps To Fight Housing Discrimination

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) announced that it is making \$20,229,156 available to fair housing organizations across the nation working to fight housing discrimination. The funds will support a variety of activities, including fair housing testing, education and outreach, and capacity building, and are being provided through the Department’s Fair Housing Initiatives Program (FHIP).

The categories of grants being made available are: Education and Outreach Initiative (EOI) – \$7,223,649 – EOI grants help groups develop and implement tester training and education and outreach programs.

Fair Housing Organizations Initiative (FHOI) – \$2,250,000 – FHOI grants provide funds to non-profit fair housing organizations to build their

capacity and effectiveness to conduct enforcement related activities.

Private Enforcement Initiative (PEI) – \$10,755,507 – PEI grants help non-profit fair housing enforcement organizations carry out investigations and other enforcement activities to prevent or eliminate discriminatory housing practices.

Interested applicants should go to www.Grants.gov to obtain a copy of the specific Notice of Funding Opportunity, forms, instructions, and other application materials. Applications must be received by June 14, 2021.

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) 877-8339 (Relay). Housing discrimination complaints may also be filed by going to www.hud.gov/fairhousing.

HQ News

HUD Makes Historic \$450 Million Investment to Provide Covid-19 Relief Funding to Native American Communities

WASHINGTON - U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge announced \$450 million in Indian Housing Block Grants (IHBG) to Indian tribes across the country to respond to COVID-19. This funding will be used to help Tribes carry out affordable housing activities to protect the safety and health of their Tribal members and communities.

The list of tribes can be found [clicking here](#).

The Biden-Harris administration's "Help is Here" tour will focus on showing how the American Rescue Plan provides the much-needed relief to state, local, territorial, and Tribal governments and lift up their communities from the pandemic and economic recession.

"With the enactment of the American Rescue Plan Act of 2021, President Biden is making a clear statement that the Federal Government is committed to ensuring equitable access to communities

hardest hit by the pandemic," said Secretary Marcia L. Fudge. "HUD understands the significance of our responsibility to serve American Indian and Alaska Native families, and the Department is dedicated to working in a government-to-government manner with Tribes to quickly bring much-needed relief to Tribal communities."

Indian Housing Block Grants primarily benefit low-income American Indian and Alaska Native families. The amount of each grant is based on a formula that considers local needs and housing units managed. Eligible activities for the funds include housing development, operation and maintenance, modernization of existing housing, housing services to eligible families and individuals, housing management services, crime prevention and safety activities, and model activities that provide creative approaches to solving affordable housing problems in Indian Country. [Click here](#) to view Secretary Fudge's full video statement on COVID-19 relief funding for Tribal communities.

HUD Accelerates Access to Puerto Rico Disaster Relief Funds

WASHINGTON – The Department of Housing and Urban Development announced the obligation of \$8.2 billion in Community Development Block Grant Mitigation (CDBG-MIT) funds for Puerto Rico, along with the removal of onerous restrictions unique to Puerto Rico that limited the island's access to CDBG-DR recovery funds that were allocated following Hurricane Maria in September 2017. These actions are the latest in an ongoing whole-of-government effort to support the island's recovery and renewal.

"Since its first days, the Biden-Harris Administration has prioritized action to enable stronger recovery for Puerto Rico," said HUD Secretary Marcia L. Fudge. "The actions taken by HUD will unlock access to funds Puerto Rico needs to recover from past disasters and build resilience to future storms, while ensuring transparency and accountability. We are committed to an ongoing partnership with

Puerto Rico to empower the island's communities and help them build back better."

Among the onerous restrictions removed by HUD are the incremental grant obligations (or tranche structure) and review by the Federal Financial Monitor. HUD also removed the requirement for Puerto Rico to request and submit any certification, observations, and recommendations by the Financial Oversight and Management Board, beyond what is already required by law.

Community Development Block Grant Disaster Recovery (CDBG-DR) funds enable grantees to address significant unmet needs for long-term recovery, including disaster relief, long-term recovery, restoration of infrastructure, housing, and economic revitalization. CDBG Mitigation (CDBG-MIT) Program funds can be used in areas impacted by recent disasters to carry out strategic and high-impact activities to mitigate disaster risk and reduce future losses.

HQ News

HUD Announces \$5 Billion to Address Homelessness

WASHINGTON—U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge announced the allocation of nearly \$5 billion in American Rescue Plan funds to help communities across the country create affordable housing and services for people experiencing or at risk of experiencing homelessness. Secretary Fudge made the announcement during a Zoom call with U.S. Senator Sherrod Brown (OH), Michigan Governor Gretchen Whitmer, and Birmingham, Alabama Mayor Randall Woodfin. The supplemental funding is allocated through the HOME Investment Partnerships Program to 651 grantees, including states, insular areas, and local governments. [Click here](#) for a full list.

“Homelessness in the United States was increasing even before COVID-19, and we know the pandemic has only made the crisis worse,” said Secretary Marcia L. Fudge. “HUD’s swift allocation of this \$5 billion in American Rescue Plan funding reflects our commitment to addressing homelessness as a priority. With this strong funding, communities across the country will have the resources needed to give homes to the people who have had to endure the COVID-19 pandemic without one.”

“America was facing an affordable housing and homelessness crisis long before COVID-19. We passed the American Rescue Plan to get help to communities around the country – including \$200 million for Ohio’s state and local governments – to ensure a roof over families’ heads during this pandemic and into the future,” said Senator Sherrod Brown. “I’ll continue working with Secretary Fudge and the Biden Administration to get that funding out to communities, and to build on these efforts in the American Jobs Plan.”

“The American Rescue Plan’s critical investment will help hundreds of thousands of Americans find home,” said Governor Gretchen Whitmer. “This \$5 billion commitment will have a tangible impact on fellow Americans and Michiganders experiencing housing insecurity, and I am proud of the Biden Administration’s efforts to address

homelessness as we continue to build back better.” “The COVID-19 pandemic has only worsened our nation’s homelessness crisis but with this assistance comes new hope,” said Mayor Randall Woodfin. “It will represent a new start for so many families after such a challenging year, especially minority families who were hit so disproportionately hard by the pandemic. We’re grateful that these funds will help pave the way for a new generation of minority homeowners.”

The \$4.925 billion in HOME-ARP funding gives states the flexibility to best meet the needs of people experiencing or at risk of experiencing homelessness, including through development of affordable housing, tenant-based rental assistance, supportive services, and acquisition and development of non-congregate shelter units. Funds must be spent by 2030.

The nearly \$5 billion in HOME-ARP funding is the first of two homelessness-related funding opportunities from the American Rescue Plan that HUD will release. In the coming weeks, HUD will announce the allocation of funding for emergency vouchers for people experiencing and at-risk of homelessness. While the nearly \$5 billion in HOME-ARP funding will deliver near-term relief to people experiencing or at-risk of experiencing homelessness, President Biden’s American Jobs Plan would build on this relief with additional robust funding to bring the United States closer to ending homelessness and housing instability.

The U.S. Department of Housing and Urban Development (HUD) released its 2020 Annual Homeless Assessment Report Part 1 to Congress. [Click here to read it.](#) The report found that 580,466 people experienced homelessness in the United States on a single night in 2020, an increase of 12,751 people, or 2.2 percent, from 2019. It also found that between 2019 and 2020, homelessness increased significantly among unsheltered populations and people experiencing chronic homelessness. According to the report, people of color are significantly over-represented among people experiencing homelessness.

[Click here](#) to watch HUD Secretary Marcia L. Fudge’s video statement on 2020 AHAR: Part 1.

HQ News

HUD Awards \$51 Million to Clean Up Lead Hazards in Public Housing

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) awarded nearly \$51.4 million to 25 Public Housing Agencies (PHAs) in 19 states to identify and reduce lead-based paint hazards in thousands of older public housing units. Provided through HUD’s Public Housing Capital Fund, these grants will be targeted to public housing units currently occupied by families with young children. See funding chart below.

“In order to be healthy, it’s important to have a healthy home,” said HUD Secretary Marcia L. Fudge. “Protecting families with young children from lead and other health hazards is an important part of HUD’s mission, and we don’t take it lightly. It is also a matter of environmental justice, and HUD is committed to President Biden’s directive to prioritize environmental justice and equity for disadvantaged communities.

Although lead-based paint was banned for residential use in 1978, HUD estimates that about 24 million older homes still have significant lead-based paint hazards today. While most public housing has already undergone abatement, there are still some properties where lead-based paint remains, and where hazards have redeveloped. Lead-contaminated dust is the primary cause of lead exposure and can lead to a variety of health problems in young children, including reduced IQ, learning disabilities, developmental delays, reduced height, and impaired hearing. At higher levels, lead can damage a child's kidneys and central nervous system and can even be deadly.

On January 27, 2021, President Biden issued an Executive Order that placed environmental justice at the forefront of efforts to tackle the climate crisis. HUD’s awarding of this \$51 million in funding is in line with the President’s order, as lead poisoning disproportionately affects people of color.

This funding is the third round of funding under

this program. To date, HUD has awarded \$46.1 million to 51 grantees, to make approximately 4,610 units lead safe. HUD has a long history of working to ensure lead-safe housing, which fits into the broader federal response to address lead hazards found in paint, dust and soil, and other sources like water and consumer goods. For 25 years, HUD's Office of Lead Hazard Control and Healthy Homes has worked to improve methods to identify and address home-related health and safety hazards, including those from lead. Since 1993, HUD has awarded more than \$1.58 billion in grants to communities for identification and control of lead-based paint hazards in over 190,000 low-income privately owned housing units. In addition, HUD supports research on best practices for identifying and controlling lead-based paint hazards, and conducts an outreach program to raise public awareness and knowledge about lead poisoning.

HUD is awarding capital funding to the following local public housing authorities to identify and clean up lead hazards in their properties:

State	Public Housing Authority	Grant Amount
Alabama	Sylacauga Housing Authority	\$2,472,000
	Greene County Housing Authority	\$1,980,000
	Alabama Total	\$4,452,000
Florida	Plant City Housing Authority	\$2,000,000
Georgia	Lyons Housing Authority	\$500,000
Mississippi	Housing Authority of the City of Tupelo	\$458,000
North Carolina	Ayden Housing Authority	\$1,575,000
	Robeson County Housing Authority	\$1,520,000
	North Carolina Total	\$3,095,000
South Carolina	Rock Hill Housing Authority	\$3,030,000

HQ News

HUD Allocates Nearly \$700 Million for Affordable Housing

WASHINGTON—The U.S. Department of Housing and Urban Development (HUD) announced the allocation of \$689,565,492.92 through the nation's Housing Trust Fund (HTF) for affordable housing. The Housing Trust Fund was launched in 2008 as an affordable housing production program that complements existing federal, state, and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for low- and extremely low-income households, including families experiencing homelessness.

[Click here for list of state allocations.](#)

“This past year has reminded us just how important it is to have access to safe and stable housing. But too many Americans are struggling to keep or find an affordable home,” said Secretary Marcia L. Fudge “We are excited to announce this historic funding allocation, which will enable states to expand and preserve affordable housing for our neighbors who need our support the most.”

The Housing Trust Fund is capitalized through the contributions made by Fannie Mae and Freddie Mac. This year's allocation is a significant increase in funding from last year's allocation of \$322,564,267.66. This program is specifically focused on housing for some of our most vulnerable populations. HUD annually allocates HTF funds by formula. A state must use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership; and up to 10 percent for the grantee's reasonable administrative and planning costs. HTF funds may be used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities. All HTF-assisted units will be required to have a minimum affordability period of 30 years. The Housing Trust Fund has supported the construction or rehabilitation of 775 rental units nationally since the first were allocated in 2017. There are currently 480 additional projects under construction. This year's funding is expected to produce more than 5,400 additional affordable units.

REAC Inspections to Resume

HUD Secretary Marcia L. Fudge announced that HUD will substantially increase housing inspections beginning on June 1, 2021. The Secretary also issued a letter to all Public Housing Agencies (PHAs) and Multifamily property owners/agents (POAs) regarding the importance of HUD physical inspections for ensuring the whole health and well-being of the households we serve.

To conduct inspections as safely as possible, HUD has developed inspection protocols in consultation with the Centers for Disease Control and Prevention (CDC) to minimize the risk of COVID transmission for all parties to an inspection including residents, inspectors, and PHA/POA property representatives. HUD's Real Estate Assessment Center (REAC) will notify PHAs and POAs of its detailed plans for increasing inspections of both Public Housing and Multifamily properties. For more information and to view the press release, [click here](#). Send questions to REAC_TAC@hud.gov



HQ News

HUD Announces Extensions and Expansions of COVID-19 Homeowner Relief and Home Retention Measures



WASHINGTON – To provide urgent economic relief to homeowners impacted by COVID-19, the U.S. Department of Housing and Urban Development (HUD) announced extensions of the Federal Housing Administration’s (FHA) foreclosure and eviction moratoriums, as well as an extension of the initial start date of a COVID-19 Forbearance. Forbearance is an option mortgage servicers use to provide homeowners with a pause to their monthly payments for a limited period of time during a COVID-19 induced hardship.

HUD’s actions align with President Biden’s priority to provide economic relief and support to working families by providing urgently-needed housing relief for homeowners and renters.

“As President Biden has made clear, it is urgent that we help homeowners throughout the nation who are struggling financially from this unprecedented national emergency,” said Acting HUD Secretary Matthew Ammon.

The extension of the foreclosure and eviction moratoriums applies to all homeowners with an FHA-insured forward or Home Equity Conversion Mortgage (HECM) loan, and homeowners with a Section 184 or Section 184A mortgage loan, except for properties that are legally vacant or abandoned, through June 30, 2021. HUD prohibits servicers from initiating or proceeding with foreclosure and foreclosure-related eviction actions during the moratoriums. HUD also extended the deadlines for the first legal action and reasonable diligence timeframes for servicers to 180 days from the date of expiration of the foreclosure and eviction moratorium.

To address the ongoing need to expand mortgage payment assistance solutions for homeowners, for all FHA-insured forward mortgages, HUD:

Extended the timeframe for homeowners to request the start of a COVID-19 Forbearance from their mortgage servicer through June 30, 2021. This extension provides homeowners with additional time to request a forbearance from their mortgage servicer.

Expanded the COVID-19 Forbearance to allow up to two forbearance extensions of up to three months each for homeowners who requested a COVID-19 Forbearance on or before June 30, 2020. These additional forbearance extensions will provide relief to homeowners in this situation who will be nearing the end of their maximum 12-month forbearance period and have not yet stabilized their financial situation.

Expanded the use of FHA’s streamlined COVID-19 loss mitigation home retention and home disposition options to all homeowners who are behind on their mortgage payments by at least 90 days. This expansion will require mortgage servicers to assess more homeowners for a streamlined waterfall of loss mitigation home retention options, starting with FHA’s COVID-19 Standalone Partial Claim.

To assist seniors with HECMs, FHA has extended the timeframe for the start of an initial COVID-19 HECM extension through June 30, 2021. For HECMs that entered an initial extension period on or before June 30, 2020, up to two additional three-month extension periods are available.

HUD urges all homeowners who are able to make their mortgage payments to continue to do so. However, homeowners who need COVID-19 mortgage payment assistance should contact their mortgage servicer immediately or consider contacting a HUD-approved housing counseling agency. Homeowners may also visit HUD’s web pages. [Click here](#) to access Coronavirus Relief for Homeowners and [Click here](#) to access COVID-19 Resources for Native Americans for additional information and resources. Homeowners and renters can [click here to visit](#) Consumer Financing’s Housing page for up-to-date information on their relief options, protections, and key deadlines.

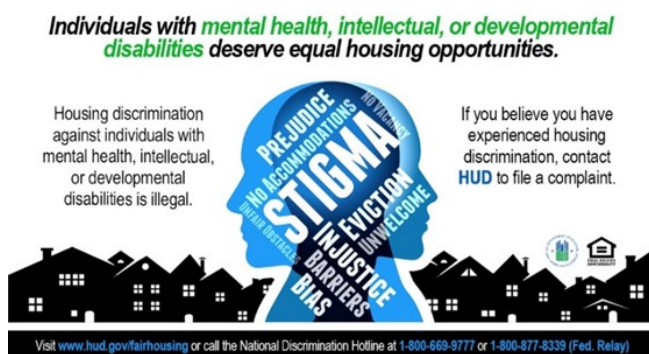
HQ News

HUD Observes Mental Health Awareness Month With Launch of New Education Campaign

WASHINGTON - The U.S. Department of Housing and Urban Development (HUD) announced that it commemorated Mental Health Awareness Month 2021 with the launch of a new campaign that will educate the public about the various forms of housing discrimination people with mental health, intellectual or developmental disabilities often face, and what they should do if they believe their housing rights have been violated.

The new education and outreach campaign consists of social media graphics, as well as fact sheets for individuals with mental health, intellectual, or developmental disabilities, and housing providers, informing them of their fair housing rights and responsibilities under the Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act. Informational materials will also inform people about how to file a discrimination complaint with HUD.

“Individuals with mental health, intellectual, and developmental disabilities are protected under federal fair housing and nondiscrimination laws and cannot be denied housing or subjected to other discrimination because of their disability,” said Jeanine Worden, HUD’s Acting Assistant Secretary for Fair Housing and Equal Opportunity. “As May is Mental Health Awareness Month, HUD is informing the public about the housing rights of persons with mental health disabilities and reminding housing providers of their obligation to comply with laws protecting those rights.” The Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act prohibit housing discrimination against individuals with disabilities, including individuals



with mental health, intellectual or developmental disabilities. These laws require that individuals with disabilities be provided the same housing opportunities as those provided to individuals without disabilities. Individuals with disabilities also have the right to receive reasonable accommoda-

tions, which are exceptions, adjustments, or modifications to rules, policies, practices, and services that may be necessary for them to have an equal opportunity to enjoy and use their housing. One common type of reasonable accommodation individuals with mental health disabilities may need is an assistance animal to provide them with disability-related support. Unfortunately, housing providers often fail to understand that they must make exceptions to “no-pets” policies and allow a tenant to have an assistance animal as a reasonable accommodation.

HUD is committed to offering individuals with disabilities accessible, integrated housing options that enable them to make meaningful choices about housing, health care, and long-term services and supports so they can participate fully in community life.

[Click here](#) to visit HUD’s Fair Housing and Equal Opportunity Outreach Tools page to access educational material about the housing rights of individuals with mental, intellectual, or developmental disabilities. Persons 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) 877-8339 (Relay). Housing discrimination complaints may also be filed by going to hud.gov/fairhousing. Homeowners and renters can [click here to visit](#) Consumer Finance’s Housing webpage for up-to-date information on their relief options, protections, and key deadlines.



HQ News

HUD Secretary Fudge, HHS Secretary Becerra Announce Joint Effort to Increase Access to COVID-19 Vaccinations

WASHINGTON – U.S. Housing and Urban Development (HUD) Secretary Marcia L. Fudge and U.S. Health and Human Service (HHS) Secretary Xavier Becerra announced a joint-agency effort to increase access to COVID-19 prevention and treatment services, including testing and vaccinations, among disproportionately affected communities, including among HUD-assisted households and people experiencing homelessness. This effort will leverage the Health Center COVID-19 Vaccine Program, which currently provides a direct supply of vaccines to nearly 800 health centers across the country. HUD and HHS expect the effort will reach over 6,000 multifamily housing properties, 6,700 homeless shelters, and approximately 7,500 public housing properties across the country to respond to and stop the spread of COVID-19.

Secretaries Fudge and Becerra unveiled the joint agreement during a visit to Community of Hope. Located in Ward 8 of Washington, D.C., Community of Hope is a Federally Qualified Health Center (FQHC) supported by HHS' Health Resources and Services Administration and a HUD-funded homeless services and housing provider for families with children.

“More than 100 million Americans are now fully vaccinated. Yet there are many others who still need help getting the vaccine. To raise our vaccination numbers even higher, we must continue to center our efforts around the guiding principle of equity,” said HUD Secretary Fudge. “Many of the people that HUD serves are among the most vulnerable in our society. They’re seniors, they’re people with disabilities, they’re people of color from households of modest means, and they’re people who are experiencing homelessness. This new partnership between HHS and HUD is about saving lives by expanding access to comprehensive COVID care for those in need. It’s about meeting people where they are—and about bringing health care home.”



HUD Secretary Marcia L. Fudge and HHS Secretary Xavier Becerra participate in a roundtable discussion at Community of Hope in Washington, D.C. with President and CEO Kelly Sweeney McShane, staff, and clients, prior to announcing a joint-agency effort to increase access to COVID-19 vaccinations.

“Innovating and reaching people where they are is a critical part of advancing President Biden’s vision to create a healthier America,” said HHS Secretary Becerra. HHS and HUD have committed to working collaboratively to leverage available resources to increase access to the full scope of COVID-19 prevention and treatment services – such as tests and vaccines – among families and individuals living in public housing. I’m thrilled to work hand-in-hand with my partner Secretary Fudge as we work towards a more accessible and equitable health care system.”

In their letter, the Secretaries direct community health centers, HUD grantees, and others to facilitate broader access to COVID-19 vaccines and testing. The letter lays out several steps they can take to achieve this, including assisting with registering and scheduling COVID-19 tests and vaccination appointments and facilitating on-site vaccine clinics at HUD-assisted or insured properties, public housing developments, homeless shelters, and through mobile facilities serving people experiencing unsheltered homelessness. During their visit to Community of Hope, Secretaries Fudge and Becerra participated in a roundtable with President and CEO Kelly Sweeney McShane, staff, and clients, and toured the facility to learn about the organization’s work to improve outcomes for low-income, homeless, and underserved families in Washington, DC. [Click here](#) to read a pdf of the joint effort and [click here](#) for the fact sheet.

Region IV News

Reporting When There Is A Disaster

As we enter the 2021 Tropical Storm Season, and knowing that a tropical storm could develop at any-time, HUD wants to remind you of the procedures and tools available for owners and residents impacted by disasters. This information will make post-recovery efforts go more smoothly if an event occurs that impacts your residents and/or your property.

A website has been established with information and guidance in the event of a storm event or disaster. The website, Multifamily Housing Guidance for Disaster Recovery, can be accessed by [clicking here](#). HUD encourages you to review Chapter 38 of Handbook 4350.1 as it relates Multifamily Emergency/Disaster Guidance. This material should be reviewed before an event occurs. Owners should also make plans to address response actions as it relates to the current pandemic situation.

Following an event that impacts residents and/or properties, HUD has reporting obligations based on information staff obtains from Owners and Management Agents of HUD insured and/or assisted properties. Owners and Management Agents are obligated to always **immediately report** physical damage to a property's interior or exterior that has resulted from a fire, flood, wind, severe cold, or other natural disaster or weather event. It is most convenient for all parties if Owners and Agents proactively report to HUD.

Owners are encouraged to complete and forward damage assessments to HUD.

Please use the forms as follows:

- For a FEMA Declared Emergency or Disaster: [Click here](#) for the Preliminary Disaster Assessment (Appendix A-3 of Chapter 38 of Handbook 4350.1.)
- For an Event not declared by FEMA: Basic Damage Assessment

Please forward the appropriate Assessment Form within 24 hours of the damage. Either form should be legibly hand-written and emailed to:

AtlantaDisasterAssistance@hud.gov for properties assigned to an Account Executive reporting to the Atlanta Regional Office,

or

DamageAssessmentsFlorida@hud.gov for properties assigned to an Account Executive reporting to the Jacksonville Satellite Office.

Updated reports should be submitted as additional information becomes available concerning resident displacement or regarding the level/amount of damage sustained. While the Department is not a payee on an insurance loss draft for a property with an insured mortgage, HUD must still be notified of the event and any damage sustained to the property.

If you need additional information for your specific property, please contact your Account Executive. For a list of Account Executives please [click here](#) to access the appropriate local state for your property.



Region IV News

Region IV Expands Reach and Effectiveness of Section 3 Training



During opening remarks, Deputy Regional Administrator Michael Browder said, “I’d like to express our appreciation for your continued efforts to help provide an upward trajectory for those we mutually serve. Together we can and are offering hope and the possibility of a brighter future as opportunities for self-sufficiency become more achievable.”

The training consisted of sessions on the history of Section 3 with a discussion of the new rule, best practices and an overview of the business registry, opportunity portal and benefits to participants.

Columbia Field Office Director Kristine Foye joined Jackson Field Office Director Jerrie Magruder and Puerto Rico and the U.S. Virgin Islands Field Office Director Efrain Maldonado and staff in leading the effort to organize the training for public housing authorities, Rental Assistance Demonstration participants and public housing residents in the Southeast. View the recorded training on Microsoft Teams at Section 3 Training [clicking here](#).

Section 3 presenters included (starting top left, clockwise) Jacqueline French, Section 3 coordinator from the Housing Authority of the Birmingham District; Cheyenne Orobia, Section 3 participant from the Louisville Metro Housing Authority; Katie Michalovic, FPM program analyst in Columbia, South Carolina; and Keith Landrum, PIH portfolio management specialist in Columbia, South Carolina.

More than 800 attendees from across the Southeast recently participated in the Region IV Section 3 training. The virtual session expanded training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that serve this population.

[Multifamily Q&A for COVID-19 Updates](#)

An update to our [Multifamily Q&A for COVID-19 can be found here](#). To find new or revised answers in the PDF, search by current date. This Q&A includes updated guidance on:

- Facilitating COVID-19 tests and vaccines
- Use of emergency funds
- Stimulus payments & income calculations
- Q&A updates were also posted related to the CDC order to temporarily halt residential evictions, including its extension until June 30, 2021.
- The Office of Housing has issued a global extension for all financial statements submitted through the FASS-FHA system with a due date from October 1, 2020 to June 30, 2021. Owners with due dates that fall within that range will now have until June 30, 2021 to file their financial statements. This applies to both audited and unaudited year end submissions. For more information, please see the waiver by [clicking here](#).

Southeast Region Multifamily Housing Loans Endorsed in FY 2021 YTD

Criteria	#Loans	#Units/ Beds	Amount (Millions)
241 Improvement/Additions	1	46	8,798,200
New Construction and Substantial Rehabilitation	41	7,659	1,033,501,200
Refinance 223f and A7 Streamline Refinance	126	22,410	2,201,582,900
Total	168	30,115	3,243,882,300



Resources and Updates

Asset Management Policy Notices and Memorandums

Housing Notices

- ◆ Housing Notice H 2021-01, Continued Availability of Funds for COVID-19 Supplemental Payments for Properties Receiving Project-Based Rental Assistance under the Section 8, Section 202, or Section 811 Programs was issued on April 13, 2021. It can be accessed by [clicking here](#). Please note: the application period has passed. Funds are in the process of disbursement.



Program & Policy Updates, Clarifications and Reminders

- ◆ On February 11, 2021, OAMPO posted revised Median Rent by Zip Code calculations (updated as of February 11, 2021). [Click here](#) to access the Median Rents. This is an Excel file that shows, for each Zip code area, the median rent amount and 140 and 150 percent of that amount. This information is used for Section 8 renewal purposes. Thanks to HUD's Office of Policy Development & Research for providing the data.



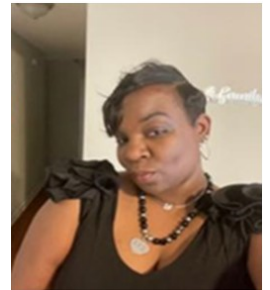
Regional Staff Announcements -

Yvonne Coffman has been promoted to Account Executive Branch Chief, Team 1 in the Jacksonville Satellite Office. She joined HUD Asset Management in the Columbus, Ohio office in 2012 and has been with the Jacksonville Office since 2014. She has served as a Resolution Specialist and subject matter expert for Rental Assistance Demonstration (RAD) Conversion Projects in our region and brings over 20 years of affordable housing experience with her to the position with the majority focused on Multi-family Housing.



Todd Moldenhauer is the newest Construction Analyst with the Technical Team in the Jacksonville Satellite Office. He is originally from South Beloit, Illinois and spent five years in Boulder, Colorado before moving to the Jacksonville, Florida area in 1996. His entire career has been in the private and government construction industry starting as a laborer and eventually working up to a Project Manager position and in 2019, becoming a HUD REAC Construction Analyst.

Sonj'e Jackson is the newest Troubled Asset Specialist on the Asset Resolution Team in the Jacksonville Satellite Office. She was born in Pomona, CA, moved to Birmingham, AL at the age of twelve and was raised by her grandparents. She is the youngest of four sisters. She has worked for the United States Government for over 21 years, including time served in the U.S. Marines. She previously worked for the Department of Veteran Affairs and has been with HUD since September 2014. She holds an MBA in Healthcare Management and MS in Instructional Design and Technology. She has two sons, one stepdaughter and loves to skate, read, craft, and spend time with family and friends.



Michael (Mike) Hoffon retired on March 31, 2021 from the Jacksonville Satellite Office. His federal career started in 1968 when he joined the U.S. Navy. And in 1970, he joined the U.S. Air Force until his retirement from the military in 1990. He later joined HUD in May 1990 as an Administrative Clerk. He has enjoyed much success with HUD, working in the Office of Public and Indian Housing, Office of Fair Housing and Equal Opportunity and in the Office of Multifamily Housing. He is looking forward to a well-deserved retirement. And his retirement is our loss, but is well-deserved.


Congratulations

Multifamily Housing Seek and Find

Y S S E N S S E L E M O H G A C R N G U X P
 J Y C N E G A T N I O J E M O A D H R K R Y
 R E T S A S I D R J P C B Y C I L O P X V K
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Asset Management

Funding

Policy

Southeast

Disaster

Homelessness

Preparedness

Tropical Storm

Discrimination

Inspections

Public Housing

Vaccinations

Education

Joint Agency

Rehabilitation

Virtual

FEMA

Lead Hazard

Relief

Forbearance

Mental Health

Retention

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!