

# HUD MULTIFAMILY HOUSING SOUTHEAST REGIONAL NEWS

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



MARCH 2017

VOLUME 2, ISSUE 3

## Working in Partnership

### Inside this issue:

Secretary Ben Carson	2
City Lights Seniors	
REAC Training	3
SAHMA	
Management Promotions	4
Homeless Preference	
Loans Endorsed FY 2017	5
Rent Comparability	
Employee Additions	6
Fair Housing	
PACE	7
CPD	
Housing Notices	8
AFS Training	
Bed Bugs	9
MF Seek and Find	10
A Note From the Editor	11
Join a MF LISTSERV	



# DR. BEN CARSON SWORN IN AS HUD SECRETARY



WASHINGTON – Dr. Ben S. Carson, Sr. was sworn in today as the 17th Secretary of the U.S. Department of Housing and Urban Development (HUD). Vice President Mike Pence administered the oath of office with Secretary Carson's wife Candy and granddaughter Tesora holding the bible.

Secretary Carson will now lead a cabinet agency with approximately 8,000 employees that has an annual budget

totaling more than \$40 billion. Among his first actions in his new role, Secretary Carson plans an ambitious listening tour of select communities and HUD field offices around the country, beginning in his native Detroit. "I am immensely grateful and deeply humbled to take on such an important role in service to the American people," said Secretary Carson. "Working directly with patients and their families for many years taught me that there is a deep relationship between health and housing. I learned that it's difficult for a child to realize their dreams if he or she doesn't have a proper place to live, and I've seen firsthand how poor housing conditions can rob a person of their potential. I am excited to roll up my sleeves and to get to work."

For nearly 30 years, Secretary Carson served as Director of Pediatric Neurosurgery at the Johns Hopkins Children's Center, a position he assumed when he was just 33 years old, making him the youngest major division director in the hospital's history. Dr. Carson received dozens of honors and awards in recognition of his achievements including the

Presidential Medal of Freedom, the nation's highest civilian honor. He is also a recipient of the Spingarn Medal, which is the highest honor bestowed by the National Association for the Advancement of Colored People (NAACP).

Dr. Carson has written nine books, four of which were co-authored with Candy Carson, his wife of 41 years. Together, they co-founded the Carson Scholars Fund, which celebrates young people of all backgrounds for exceptional academic and humanitarian accomplishments. The Fund has recognized more than 7,300 scholars, awarded more than \$7 million dollars in scholarships, and installed more than 150 Ben Carson Reading Rooms throughout the United States.

Born to a single mother with a third grade education who worked multiple jobs to support their family, Secretary Carson was raised to love reading and education. He graduated from Yale University and earned his M.D. from the University of Michigan Medical School. He and his wife are the proud parents of three adult sons and three grandchildren. [Read Secretary Carson's full biography.](#)

## City Lights Seniors - Phase I - Atlanta, Georgia



City Lights Seniors, Phase I, financed with a Section 231 loan, is a four story senior apartment community. The community celebrated its grand opening on December 15, 2016. Ed Jennings, former HUD Southeast Regional Administrator, and Ruben Brooks, HUD Southeast Regional Center Director, attended the opening celebration along with representatives from Wingate Companies, Columbia Residential, Invest Atlanta President and CEO Dr. Eloisa Klementich, Commissioner Camila Knowles from the Georgia Department of Community Affairs, and many others that played key roles in the development of City Lights Seniors, Phase I.

Wingate Companies and Columbia Residential, developed this affordable senior housing community in partnership with HUD, Invest Atlanta, the City of Atlanta, the Community Affordable Housing Equity Corporation, Sugar Creek Capital, and Georgia Department of Community Affairs.

Sources of funds consisted of the Section 231 HUD insured mortgage loan, a combination of secondary and/or grant funds, and equity provided from the sale of 4% Low Income Housing Tax Credits.

The 80 one-bedroom affordable apartment community is one of the beginning steps of the revitalization of the Old Fourth Ward, and the first step of a multiphase redevelopment of the Village of Bedford Pine in the Old Historic Fourth Ward of Atlanta, Georgia. All 80 units are encumbered by a project based 20 year Section 8 Housing Assistance Payments (HAP) contract and are income rent restricted at 60% Area Median Income (AMI). Amenities include a sundeck, fitness center, media room, business center and covered parking. The Wingate Companies plan to begin construction on the project's Phase II, a 90-unit multifamily affordable housing community, in 2017.

# Free!!! Real Estate Assessment Center Training

The Real Estate Assessment Center (REAC) conducts approximately 20,000 property inspections annually to ensure public housing is decent, safe, sanitary, and in good repair. Uniform Physical Condition Standards (UPCS) inspection training has been developed specifically for property representatives, owners, agents, employees, and other representatives of multifamily housing properties. The purpose of the online training program is to introduce participants to UPCS inspection protocol and procedures. Once complete, participants will have all the information they need to prepare for an upcoming UPCS inspection. The physical inspection program is based on UPCS standards. These standards define the established protocol to be followed during every inspection.

The same UPCS standards are used for all 50 states and U.S. territories.

UPCS standards provide standardized definitions for the five identified inspectable areas: site, building exterior, building systems, dwelling units, and common areas. They identify the inspectable items to examine within the five areas, including documenting any observed health and safety hazards. They provide HUD with the ability to assess whether the properties are in a safe, decent, sanitary condition, and are in good repair. The standards provide uniform, objective protocol for performing inspections across all property types.

The training is provided by HUD free of charge. It has been designed to give

property owners, agents, and other representatives the ability to meet expectations by being able to identify and mitigate deficiencies thereby increasing their overall inspection score. To sign-up, [click here](#) and register by clicking on the “Create New Account,” then select the Multifamily Housing UPCS Inspection course and enroll. For assistance you may contact Floyd Rooths at [OnlineTrainingMF@hud.gov](mailto:OnlineTrainingMF@hud.gov) or by calling 202-475-8557. For information regarding training for inspectors, contact the Technical Assistance Center at: [REAC\\_TAC@hud.gov](mailto:REAC_TAC@hud.gov) or call 888-245-4860.



## Southeastern Affordable Housing Management Association

SAHMA's mission is to: Inform—Educate—Connect.

Training is an integral part of staying in compliance when managing/owning ANY type of multifamily affordable housing community. HUD Handbook 4381.5, Rev-2, Management Agent Handbook, reminds us that training and related expenses are a project allowable expense. In addition, all of SAHMA's PBCA, state housing, rural development, and public housing partners support and participate in SAHMA State Meetings for Affordable Housing. There is a wealth of information available to all participants who attend SAHMA meetings and conferences, from the latest on new regulations to industry best practices. Meeting/conference attendees experience great opportunities to find solutions to every day challenges and interaction with peers and partners is invaluable.

Upcoming SAHMA State Meetings for Affordable Housing: South Carolina, March 16-17; Florida March 23-24; Tennessee, April 12-13; Mississippi, April 20-21; Kentucky, April 26-27; North Carolina, May 10-11; Alabama, May 17-18; and the SAHMA Regional Conference in Atlanta, Georgia, August 21-23, 2017. Add-on sessions are also available during the state meetings the day before the conference dates. To register, visit [www.SAHMA.org](http://www.SAHMA.org).



# Management Promotions



Yolanda Perez, Chief, Atlanta Account Executive Branch 1

Yolanda, who has a combined federal career of 38 years, began her career with the U. S. Department of the Navy in 1978, working in the Equal Opportunity program field. She joined the U.S. Department of Housing and Urban Development in San Juan in 1987. She completed rotational assignments in administration, human resources, resident organizations in Public and Indian Housing, performed as an FHEO specialist for five years, was a DEC liaison, Multifamily Housing account executive, and chief of loan management in San Juan. Yolanda also served on various disaster relief teams. Yolanda has received many outstanding performance achievement awards, participated as a United Nations speaker on preventing human trafficking, has attended courses with Cornell University on labor law, at the University of Maryland at College Park for community development programs, and at Harvard for public trust training.

She is the proud mother of two adult children, Leonardo (26) and Veronica (22).



Mary Bolmgren, Chief, Atlanta Account Executive Branch 2

Mary's housing career began in 1995 as a property manager for a Project Based Section 8 housing community in Carrollton, Ohio, after leaving a career in real estate sales. In 2000, Mary moved to a position as Supervisory Contract Administrator with Assisted Housing Services Corporation through a sub-contract agreement with Stark Metropolitan Housing Authority. She began her Federal career in 2011, in the Cleveland, Ohio, HUD Field Office where she worked as a Project Manager for four years. She came to the Atlanta office two years ago as part of the Multifamily Housing Transformation.

Mary currently resides in Fayetteville, Georgia, with her husband.

## Homeless Preference: Resources for Multifamily Owners and Agents

HUD Multifamily Housing is a key mainstream resource that can help local communities address homelessness. HUD has issued guidance on adopting a homeless admissions preference in multifamily properties that receive HUD project-based subsidies. To encourage property owners to adopt the preference, new resources are now available online that explain the benefits of the homeless preference, and answer questions about the simple steps to adopt the preference.

- The short video, [Multifamily Homeless Preference: Owners and Agents Share their Experience](#) (run time 4:37), features owners and agents of HUD-assisted multifamily properties who have successfully adopted the homeless preference at their properties. They explain how productive relationships with service providers and HUD partners have facilitated their adoption of the homeless preference, and share the positive impact they have seen the preference have on families and communities.
- The webinar, [Adopting a Multifamily Homeless Preference: An Overview for Property Owners](#) and Agents (run time 5:30), describes the benefits of adopting the preference, walks through the simple steps for property owners to adopt the preference, and provides answers to common questions about property owner flexibility and the option for owners to partner with local service providers to support families and individuals transitioning from homelessness.
- The webinar, [Implementing a Homeless Preference in Multifamily Housing: An Overview for Continuums of Care and Service Providers](#) (run time 10:34), gives an overview of how the homeless preference works in privately owned, HUD-subsidized multifamily properties, and explains the key role of Continuums of Care and local service providers — both in recruiting property owners to adopt the preference and sustaining the homeless preference once implemented. The webinar offers best practices for creating an effective referral and services package to pair with the preference once it has been adopted, and provides a planning roadmap for local communities wishing to promote the preference.

Learn more about [new special and add-on management fees](#) now available for HUD assisted properties implementing a homeless preference. Find homelessness assistance resources for Multifamily Housing owners and managers on [HUD Exchange](#).

# Southeast Region Multifamily Housing Loans Endorsed FY 2017

Criteria	#Loans	#Units/ Beds	Amount (Millions)
241 Improvement/Additions	0	0	0
Apts./Coops NC/SR	22	4,263	\$468.6
Refinance 223f and A7 Purchase	48	7,108	\$475.9
Risk Sharing	0	0	0
<b>Total</b>	<b>70</b>	<b>11,371</b>	<b>\$944.5</b>

## 2017 - 140% Thresholds for Rent Comparability

In August 2015, the Department issued a new Section 8 Renewal Policy Guide. Section 9-23 of the Guide provides instructions for comparing the median rents as derived by the appraiser in a rent comparability study (RCS) with Census Bureau estimates of the median rents in the project's zip code. Should the rents in the owner's study exceed 140 percent of the median zip code rent threshold, then HUD would secure a third party to create a RCS for comparison purposes. When the Department issued the Guide, our office also published the list of median zip code rents as of December 2014.

HUD has recently published the new median zip code rents and the 140 percent thresholds. Users can find these new numbers under "What's New" by [clicking here](#). The Census Bureau has updated their estimates of median rents and increased the median rents above the previous high of \$2,000 to a new high of over \$4,000. Staff and appraisers can find the instructions for comparing the numbers and determining the final rent, should a HUD study be required in Section 9-23.

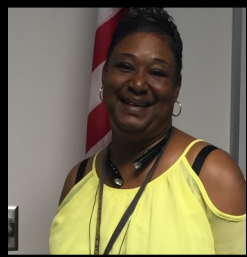
These numbers will be effective for any RCS signed by the owner's appraiser on or after February 11, 2017.

# Welcome to Our New Account Executives



Erica Shaw, Account Executive, Account Executive Branch 2, Jacksonville Satellite Office

Erica recently joined the Jacksonville Satellite Office, Multifamily Southeast Region, as an Account Executive. Erica's previous experience was with the City of Jacksonville, where she worked for eight years. While at the City, she gained experience in the Housing and Community Development Division as well as in the Information Technology Department. Previously, she worked in mortgage servicing for seven years. She has a Bachelor's and Master's Degrees in English and Creative Writing.



Kim Baker, Account Executive, Account Executive Branch 2, Jacksonville Satellite Office

Kim joined the Department in September 2015, as a Program Analyst and was promoted to Account Executive in December 2016. Kim came to HUD from the FAA, where she worked as an Air Traffic Manager Secretary for two years. She retired from the Navy after 20 years of service. Kim has a dual Master's Degree in Human Resource Management and Management and Leadership. She also has a Bachelor's Degree in Workforce Education and Development. She is married with two boys and is a new grandmother of a little girl named Autumn.



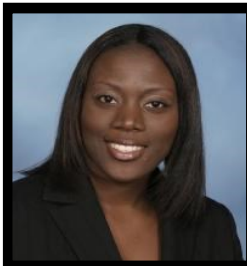
Patricia "Tricia" Hodges, Senior Account Executive, Account Executive Branch 3, Jacksonville Satellite Office

Tricia has been an employee of HUD since 1991 and has held many positions in Asset Management, which included clerk typist, financial analyst, and Multifamily Housing project manager. For the last seven years she was an information specialist in the Office of Multifamily Operations. Tricia brings many years of Multifamily experience back to Asset Management. In her spare time, she enjoys spending time with her family, especially her nine year old grandson Nolan, and is expecting a second grandson in August.



Janet Anderson, Account Executive, Account Executive Branch 1, Division 2, Atlanta Regional Office

Janet comes to HUD from the National Housing Compliance, where she worked for twelve years. While at National Housing Compliance, she served in that capacity as an Asset Manager. Previous experience in housing and finance includes her tenure at Decatur Dekalb Housing Authority for five years as a field office asset manager and Wachovia/Wells Fargo Bank for 21 years as a compliance officer.



Tameka Gibson, Account Executive, Account Executive Branch 2, Division 1, Atlanta Regional Office

Tameka comes to HUD from the Georgia Department of Community Affairs, where she worked as an asset manager in the Multifamily Division of Portfolio Management. Previously, she worked at Wells Fargo as a REO recovery asset manager in Community Development. She has a Bachelor of Science degree in psychology and a Master Degree in Business Administration. Tameka enjoys spending time with her family, traveling, and going to the spa.



Tonya Wade, Senior Account Executive, Account Executive Branch 1, Jacksonville Satellite Office.

Congratulations to Tonya Wade on her recent promotion to Senior Account Executive. Tonya has worked in the Jacksonville, Florida, Multifamily Office since December 2010, transferring from the Seattle, Washington HUD Field Office where she worked for two years. Tonya began her Federal career with the Social Security Administration in 2005. Tonya enjoys traveling and visiting with family in her spare time. Her dream vacation is to go to Hawaii.

# Multifamily Property Assessed Clean Energy PACE

## Notice H 2017-01

This notice provides guidance to owners and management agents for determining if the PACE program in their locality meets the standards for compatibility (Assessment Procedures) with the Department of Housing and Urban Development's (HUD) multifamily housing programs. For those properties in jurisdictions located in areas with acceptable PACE programs, the Notice provides further guidance on obtaining HUD approval for property participation in PACE.

PACE-enabling legislation has been passed in 31 states and the District of Columbia. PACE is a means of financing energy efficiency upgrades or renewable energy installation in a building. The concept has been in use since 2001.

Consistent with the Climate Action Plan, the Department has entered into initiatives such as streamlining the utility analyses process, promoting the Better Buildings Challenge, and increasing minimum construction standards to comply with Federal legislation. The Department's Office of Multifamily

Housing Programs, Office of Housing, is constantly exploring additional ways to make the Multifamily portfolio more energy and water efficient, to reduce owner's and agent's operating costs, and reduce HUD outlays for utilities, and has been identifying alternative sources of capital investment as part of such effort. PACE financing may be a viable way to achieve such efficiencies, however, in order to protect a mortgagee's and FHA's interest, a mortgagor must receive written consent from its mortgagee and HUD to enter into a PACE special assessment or special assessment.

PACE Program special assessments allow property owners to finance the upfront costs of energy saving installations by entering into a special assessment contract with the participating PACE locality, which stipulates that the property owner will repay the cost of the energy improvements through a property special assessment, typically over 20 years with semi-annual payments. PACE is premised on an analysis that demonstrates the cost of the energy and water improve-

ments will be paid in full on a one-to-one basis over time by the savings generated from the improvements. This arrangement spreads the cost of clean energy improvements – such as energy efficient boilers, upgraded insulation, new windows, or solar installations – over the expected life of the measure. Because the payment is tied to the property tax bill, a secure payment stream, PACE financing is seen as less risky to the financing provider than typical loans for energy efficiency upgrades, and low interest capital can be raised from the private sector with no government financing required. This Notice recognizes the lack of energy efficiency financing tools and the potential benefits of PACE for the multifamily portfolio and includes clarifying information regarding the processes under which HUD insured and assisted properties located in qualifying localities may receive support for energy and water efficiency improvements by entering into PACE agreements.

To view the complete Notice, [click here](#).

## Community Planning and Development

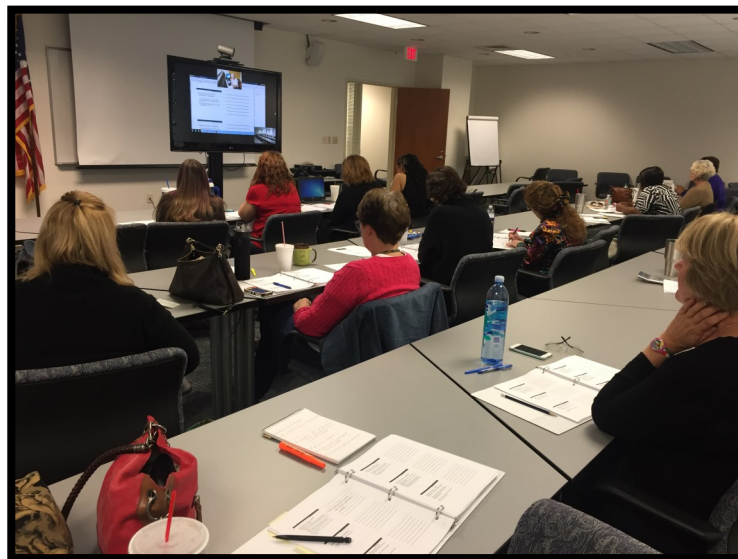
The Office of Community Planning and Development (CPD) seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income persons. The primary means toward this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. [Click here](#) to learn more.



# Housing Notices and Regulatory Changes for the First Quarter of 2017

- Notice 2016-09, “Streamlining Administrative Regulations for Multifamily Housing Programs” (October 3, 2016). Provides implementation guidance for applicable provisions of the final rule titled “Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs.”
- Notice 2016-16, “Policy for Amended and Restated Use Agreement for Multifamily Projects Subject to the Low-Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA)” (October 28, 2016). Provides implementation guidance for recent changes that were made when the Fixing America’s Surface Transportation (FAST) Act was enacted.
- Final Rule, “Retrospective Review—Improving the Previous Participation Reviews of Prospective Multifamily Housing and Healthcare Programs Participants” (effective November 14, 2016). Amends regulations that govern the process by which HUD reviews the previous participation and performance of applicants seeking to participate in HUD’s multifamily and healthcare programs. Clarifies which individuals and entities will be reviewed and describes the review to be undertaken.
- Final Rule, “Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs” (effective December 16, 2016). A critical step in protecting housing of survivors of domestic and dating violence, sexual assault, and stalking. The rule affects all owners/agents of properties under Multifamily’s rental assistance programs.
- Revised Chapter 9 of the Section 8 Renewal Policy Guide – Rent Comp Studies (issued December 1, 2016; effective March 1, 2017). This chapter provides technical guidance to appraisers and reviewers. The updated policies will go into effect for rent comparability studies signed by the appraiser on or after March 1, 2017.

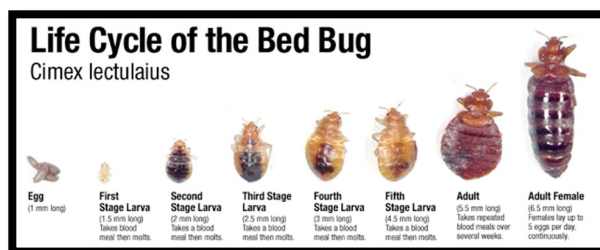
## Annual Financial Statement Training



Staff from across the Southeast Region participated in the informative Annual Financial Statement training led by Scott Loveday, Quality Assurance Team Lead, February 28th and March 1st. Scott provided HUD staff with training that will enhance their technical skills as they review annual financial statements submitted for the entities in HUD’s multifamily portfolio. Property participants are reminded that their annual financial statements are due into the FASS system 90 days from their entity’s fiscal year end.



# Bed Bugs and Other Creepy Crawly Things



Are you preparing for a REAC physical inspection and you know certain units have issues with bed bugs, cock roaches or other infestations? These situations can drastically reduce your score, create exigent health and safety deductions and can cause a great deal of consternation and aggravation for both you as an agent/owner and for your tenants.



These creepy crawly things are not only unsightly, but they can carry and transfer many health hazards. Even one cock roach can cause a significant deduction from your REAC inspection score. Pests can cause airborne diseases, asthma and other breathing issues, skin diseases or irritants, and in some cases, transference of blood diseases.

So what can you do? First, you need a plan. A reputable pest control company should be able to assist you in developing an Integrated Pest Management (IPM) plan. This is basically a preventative maintenance plan for pest management. It is inclusive of the types of pests found on your site. Typically, the first line of defense is two-fold. First, the pest control company along with your maintenance staff can seal and caulk penetrations along walls, pipes and ducts. Second, good housekeeping can go a long way in preventing infestations. The next line of defense is mechanical and chemicals to eradicate the pest. The final stage can be as significant as tenting and fumigating.

HUD Healthy Homes, in conjunction with several university studies and major pest control companies, have developed some good guidelines for IPM. A good starting point can be found at HUD healthy homes by [clicking here](#).

Infestations for cock roaches, ants, termites, spiders and other pests have been called out in REAC inspections for many years. Bed bugs also became prevalent and identified in REAC inspections since 2010. The response and inspection requirement has changed since 2010. Initially when bed bugs were identified, the REAC inspector would make a note of the identified unit and then would choose another unit for inspection.

Currently, for units identified as having bed bugs, the inspector makes a note that the unit contains bed bugs and then will enter and inspect the unit. When a unit is identified, it will show up on the inspection report. This also triggers a notice to the account executive. When this occurs, the account executive will send the owner/agent a letter requiring a response on how the bed bug situation will be treated. In the letter, the account executive will identify the units and location of the infestation. Upon receipt of the letter, the owner/agent has five calendar days to treat and respond to the account executive. If the owner/agent doesn't respond to the letter, the situation can be escalated and may require further actions and or penalties.

If you have any questions regarding the letter you can contact your Account Executive. Here are some links or you can go to hud-clips for further information.

- [https://portal.hud.gov/hudportal/documents/huddoc?id=Bedbug\\_H2012\\_5.pdf](https://portal.hud.gov/hudportal/documents/huddoc?id=Bedbug_H2012_5.pdf)
- [https://portal.hud.gov/hudportal/documents/huddoc?id=DOC\\_11880.pdf](https://portal.hud.gov/hudportal/documents/huddoc?id=DOC_11880.pdf)
- [https://portal.hud.gov/hudportal/documents/huddoc?id=DOC\\_25454.pdf](https://portal.hud.gov/hudportal/documents/huddoc?id=DOC_25454.pdf)



# Multifamily Seek and Find



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

Apply  
Budget  
Contract  
Deed  
Efficiency  
File

Grounds  
Handbook  
Ice  
Jelly  
Keep  
Letter

Mortgage  
Note  
Operation  
Property  
Quick  
Report

Security  
Trending  
Utility  
Version  
Winterize  
Yard

## *A Note from the Editor*



We hope this issue of the Multifamily Housing Southeast Regional News, will be beneficial to you and your staff. It is our intention to provide you, our customers, with a newsletter several times throughout the year about events, changes, and issues that affect you. Please feel free to forward the newsletter on to whomever else you may feel would benefit from it. Suggestions for topics are always welcome. Please direct your suggestions to my attention, Janice S. Gordon, Senior Account Executive, (aka Editor in Chief) via email at: [Janice.S.Gordon@hud.gov](mailto:Janice.S.Gordon@hud.gov).

You may also contact me by telephone at 904-208-6003.

To receive future copies of this newsletter, if you did not receive this one directly, please contact your local HUD Multifamily Office, or sign up for the Jacksonville, Florida Multifamily LISTSERV.

## HOW TO JOIN A MULTIFAMILY LISTSERV

A Multifamily LISTSERV is an electronic mailing list for housing partners. The goal is to provide our partners with notices, updates, and technical information electronically instead of by mail. You are encouraged to join a LISTSERV by following these instructions:

- [www.hud.gov](http://www.hud.gov)
- Click on RESOURCES
- go to Mailing List
- Select a state from the list on the right side of the page
- Click on the appropriate multifamily link \*
- Enter your complete email address

You will receive a confirmation email which needs to be responded to within the required time frame and then you will be added to the list. This will enable you to receive a copy of all messages that are transmitted from this list.

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

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

Jacksonville Satellite Office  
FHA Office of Multifamily Housing  
400 West Bay Street, Suite 1015  
Jacksonville, FL 32202  
904-232-1777  
FAX: 904-232-1532

