

HUD MULTIFAMILY HOUSING SOUTHEAST REGIONAL NEWS



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

MARCH 2021

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Multifamily Heading Full Steam Into the New Year

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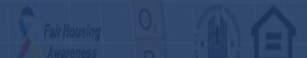
Fair Housing:

MORE THAN JUST WORDS

SAVE THE DATE
Fair Housing Month 2021
Opening Ceremony

Fair Housing: More Than Just Words 2021

Save the Date: Fair Housing Month 2021 | Wednesday, April 7, 2021 2:00 P.M. (EST)



HUD Secretary-Designate Marcia L. Fudge Testifies at Senate Nomination Hearing

Rep. Marcia L. Fudge (D-Ohio) appeared remotely before the Senate Committee on Banking, Housing and Urban Affairs for her confirmation hearing Thursday, January 28, 2021. If confirmed as secretary of Housing and Urban Development, she will confront the immediate challenge of keeping millions of Americans from losing their homes amid the coronavirus pandemic, while also ending discriminatory housing policies as part of President Biden's push to dismantle systemic racism.

First elected in 2008, she represents the people of the 11th Congressional District of Ohio. She serves on the Committee on House Administration, House Committee on Agriculture and House Committee on Education and Labor. She is the Chair of the Committee on House Administration Subcommittee on Elections and Chair of the Committee on Agriculture Subcommittee on Nutrition, Oversight and Department Operations. She serves on the Subcommittees on Conservation and Forestry (Agriculture), Civil

Rights and Human Services (Education & Labor) and Health, Employment, Labor and Pensions (Education & Labor).

She has served the people of Ohio for more than three decades, beginning with the Cuyahoga County Prosecutor's Office. She was later elected as the first African American and first female mayor of Warrensville Heights, Ohio, where she led the city in shoring up a sagging retail base and providing new residential construction.



She earned her bachelor's degree in business from The Ohio State University and law degree from the Cleveland State University Cleveland-Marshall School of Law. She is a Past National President of Delta Sigma Theta Sorority, Inc., and a member of its Greater Cleveland Alumnae Chapter. [Click here](#) for full bio.

A New Administration



Jenn Jones, Chief of Staff

"I am deeply humbled to begin my service as your Chief of Staff. I am hopeful that the HUD Secretary-designate will have an uneventful and speedy confirmation and I am ready to work with you to rebuild the department and to increase equitable access to housing for millions of families.

In the spirit of over-communicating, I am providing the names of the career and political employees who will be leading the agency, some in temporary positions, as we move forward with building the leadership team over the coming weeks. You will recognize some of the team from their previous service at HUD, and others are new to HUD. I know you will welcome them as you welcomed me 12 years ago."

Federal Housing Administration/Office of Housing (FHA/Housing):



Acting FHA Commissioner/
Principal Deputy Assistant Secretary of Housing: Lopa Kolluri

Deputy Assistant Secretary for Multifamily Housing:
Ethan Handelman



HUD Announces Millions in Rental and Housing Assistance for Veterans In Need

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) announced it is awarding \$46 million in rental assistance and housing vouchers to help veterans at risk of experiencing homelessness. The supportive housing assistance is provided through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program, which combines rental assistance from HUD with case management and clinical services provided by the VA.

A component of the Housing Choice Voucher (HCV) program, the HUD-VASH vouchers being awarded today enable homeless veterans to obtain affordable, decent housing in the private market. These vouchers are critical tools in helping communities effectively end homelessness among veterans.

In the HUD-VASH program, VA Medical Centers

(VAMCs) assess veterans experiencing homelessness before referring them to local housing agencies for these vouchers. Decisions are based on a variety of factors, most importantly the duration of homelessness and the need for longer term, more intensive support in obtaining and maintaining permanent housing. The HUD-VASH program includes both the rental assistance the voucher provides and the comprehensive case management that VAMC staff offers.

Veterans participating in the HUD-VASH program rent privately owned housing and generally contribute no more than 30 percent of their income toward rent. VA offers eligible homeless veterans clinical and supportive services through its medical centers across the U.S., Guam, Puerto Rico and the Virgin Islands. [Click here](#) to read the press release.

FHA Provides Borrowers Additional Time For Forbearance Plans

WASHINGTON – The Federal Housing Administration (FHA) announced it will execute the Biden Administration’s request to extend the deadline for borrowers with FHA-insured mortgages who are struggling financially due to COVID-19 to request and receive mortgage payment forbearance from their mortgage servicer. The new deadline is June 30, 2021, allowing borrowers additional time to request and obtain up to six months of an initial pause in their mortgage payments.

“On the first day of his new Administration, President Biden took immediate actions to stem the economic devastation experienced by the nation’s hard-working families because of the pandemic,” said Acting HUD Secretary Matthew Ammon. “Today’s extension supports the President’s direction by providing more time for homeowners to seek mortgage payment relief.”

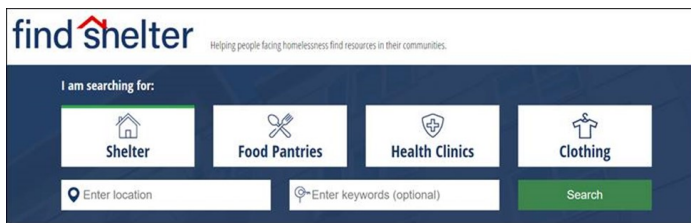
FHA requires mortgage servicers to provide up to six months of COVID-19 forbearance when a borrower requests this assistance, and up to an additional six months of COVID-19 forbearance for borrowers who request an extension of the initial forbearance. Borrowers needing assistance must engage with their

servicer – the entity to which they make their mortgage payments – to obtain an initial COVID-19 forbearance on or before June 30, 2021.

The forbearance request extension aligns with FHA’s recent extension of its foreclosure and eviction moratoria for single family homeowners with FHA-insured mortgages, also extended through June 30, 2021. The extension of the moratoria on foreclosures and evictions was announced on January 21, 2021 and implemented President Biden’s January 20 “Day One” request for this action. Both measures are vital first steps to provide urgent relief to safeguard those struggling with financial and home uncertainty.

FHA encourages borrowers with FHA-insured mortgages who can make their mortgage payments to continue to do so. Borrowers seeking additional information on available options should [click here](#) to visit FHA’s COVID-19 Resources for Homeowners web page on FHA.gov. Other borrowers are encouraged to visit the Consumer Financial Protection Bureau’s Coronavirus Mortgage and Housing Assistance web pages by [clicking here](#). The Multifamily COVID-19 Resources page can be found by [clicking here](#).

Find Shelter Tool Introduced To Help Community Locate Service Providers and Resources



WASHINGTON - U.S. Department of Housing and Urban Development (HUD) Former Secretary Ben Carson introduced the [Find Shelter tool](#), a new resource developed by the Department to help individuals and families in need to locate nearby resources. Specifically, users can search for facilities that provide shelter, clothing, health clinics, and food pantries to those in need. Find Shelter provides mapping and contact information for these service providers and the site is optimized for mobile use.

“The Find Shelter website is another tool with which we can relieve homelessness and provide people with the resources they need,” said Carson. “Particularly as we continue to recover from the coronavirus pandemic, it’s important to make sure individuals and families know where to go to get help.”

The tool is designed to help community members serve their neighbors in need. Particularly during the coronavirus pandemic there has been a surge in

Neighbors Helping Neighbors across the country, which has been an important force in serving vulnerable Americans. The Find Shelter tool will only bolster this effort get people the help they need. The site includes downloadable, printable posters and palm cards that can be displayed near public computers for individuals and families looking to locate resources.

Research from HUD indicates that in 2019, most of the country experienced a combined decrease in homelessness, with the exception of significant increases in unsheltered and chronic homelessness on the West Coast, particularly in California and Oregon, offset those nationwide decreases, causing an overall increase in homelessness of 2.7 percent.

HUD's 2019 Annual Homeless Assessment Report to Congress found that 567,715 persons experienced homelessness on a single night in 2019, an increase of 2.7 percent since 2018, but a nearly 11 percent decline since 2010. The number of families with children experiencing homelessness declined 5 percent from 2018 and more than 32 percent since 2010. Local communities also reported a continuing trend in reducing veteran homelessness across the country—the number of veterans experiencing homelessness fell 2.1 percent since January 2018 and by 50 percent since 2010.

CDC Orders to Temporarily Halt Residential Evictions

On January 29, 2021, the Centers for Disease Control and Prevention (CDC) issued an Order extending the eviction moratorium to March 31, 2021. The Order continues to ban evictions for certain renters under Section 361 of the Public Health Service Act (42 U.S.C. § 264) and 42 CFR § 70.2.

As described in the Order, tenants qualifying as a “Covered Person” cannot be evicted for nonpayment of rent when a declaration under the penalty of perjury is provided to their landlord. Residents who previously submitted a declaration should not be asked to resubmit and should have continued protections until March 31, 2021.

Much of the content of the September 4, 2020 original Order has been incorporated into the updated Order. In addition to extending the effective period date, the updated Order also includes newly available modeling projections and observational data from COVID-19 incidence comparisons across

states that have implemented and lifted eviction moratoria, which demonstrates the ongoing public health rationale for the extension. The Order now applies to American Samoa because cases of COVID-19 have now been reported there.

The Order does not relieve the tenants’ obligation to pay rent, and tenants must continue to comply with terms under the lease. Nothing in the updated Order precludes the landlords from charging or collecting fees, penalties, or interest as a result of the tenants’ inability to pay rent on a timely basis. Evictions unrelated to nonpayment of rent can still take place. Any State, local, Tribal, or territorial area with a moratorium on residential evictions that provides the same or greater level of public health protection can supersede the updated CDC Order. To the extent any provision of the Order conflicts with prior Orders, the updated Order is controlling.

HUD Renews Funding for Thousands of Local Homeless Programs

WASHINGTON - The U.S. Department of Housing and Urban Development (HUD) awarded \$2.5 billion to renew support to thousands of local homeless assistance programs across the nation. HUD's Continuum of Care (CoC) grants will provide critically needed support to 6,597 local programs on the front lines of serving individuals and families experiencing homelessness. See local impact of funding below.

Due to the pandemic, the funding announced today renews grants for existing programs. This process was dramatically streamlined because communities have been and will continue to be consumed with COVID-19 response and have limited capacity to participate in the traditional CoC competition.

“HUD wants to ensure that thousands of local homeless assistance providers continue to receive federal funds needed to provide stable housing for people experiencing homelessness during these trying times,” said Acting HUD Secretary Matt Ammon. “Renewing these grants not only offers relief to our local partners but it allows Continuums of Care to continue their work to end homelessness and help keep our most vulnerable neighbors off the streets.”

“We are excited about the opportunity to pro-

vide funding without diverting the attention of communities from the vital work of preventing, preparing for, and responding to the pandemic,” said James Arthur Jemison, Principal Deputy Assistant Secretary for Community Planning and Development.

HUD’s Continuum of Care grant funding supports a broad array of interventions designed to assist individuals and families experiencing homelessness, particularly those living in places not meant for habitation, located in sheltering programs, or at imminent risk of experiencing homelessness. Each year, HUD serves more than a million people through emergency shelter, transitional, and permanent housing programs. View a complete list of all the state and local homeless projects awarded funding on HUD’s website by [clicking here](#).

2020 Continuum of Care Grants		
State	Number of Projects	Amount
Alabama	51	\$18,199,132
Florida	304	\$98,991,639
Georgia	167	\$46,499,575
Kentucky	111	\$27,225,425
Mississippi	32	\$5,749,319
North Carolina	131	\$29,929,994
Puerto Rico	63	\$20,751,657
South Carolina	55	\$11,313,619
Tennessee	123	\$24,970,715
Virgin Islands	4	\$206,369

Acting HUD Secretary Statement on President Biden’s Executive Order Redressing Discriminatory Housing Practices and Policies

“President Biden’s executive order is a vital step toward redressing the federal government’s legacy of housing discrimination and securing equal access to housing opportunity for all,” said Acting HUD Secretary Matthew E. Ammon.

“Racially discriminatory housing practices and policies have kept communities of color from accessing safe, high-quality housing and the chance to build wealth that comes through homeownership. To this day, people of color disproportionately bear the burdens of homelessness, pollution,

climate-related housing instability, and economic inequality because of deliberate and systemic efforts to deny them fair and equal access to housing opportunity.

“Only by recognizing and acknowledging our nation's history of housing discrimination can we begin to lift the barriers to safe, accessible, and affordable housing. With this executive order, President Biden is taking meaningful action to advance racial equity in housing and expand opportunity for all. HUD looks forward to working closely with the President and his administration to expand equitable access to housing for millions of Americans.”

Region IV News

Hope and Opportunity in Brand New Apartments

Hope is returning to Liberty Square, one apartment and one block at a time. Located in the heart of Miami, the much-needed transformation of one of the nation's oldest public housing developments took another giant step when Justin Myers and his sisters moved into Liberty Square. The siblings received not only their keys, but also supportive services after their mother, who was at the top of the waiting list to come back after the redevelopment, recently passed away. The transformation of the 1937 housing development began five years ago and showed its first results in July 2019 with the opening of Phase I. Former Secretary Carson and Region 4, Former Regional Administrator Denise Cleveland-Leggett attended the event. At the end of October 2020, Cleveland-Leggett returned with HUD's Director of Field Operations, Christopher Taylor to join the opening celebration of Phase II. "HUD funding is an investment in the people we serve, not just in affordable housing or community development," said Cleveland-Leggett. She congratulated small-business owner Leighton Brown. "Mr. Brown and his company of more than 40 employees

are part of this new chapter of hope and opportunity," she added. Cleveland-Leggett also highlighted how LCN Group, a minority-owned business, was hired as a subcontractor and is an example of Section 3 at work.



Liberty Square Phase II consists of 204 units; 73 are public housing apartments

The Miami-Dade Dept. of Public Housing and Community Development Director Michael Liu hosted the event. U.S. Representative Mario Díaz-Balart, Miami-Dade County Mayor Carlos Giménez, County Commission Chairwoman Audrey Edmonson, State Attorney Katherine Fernandez Rundle, Related Group Chairman Jorge Pérez and Related Urban Development Group President Albert Milo attended. The attendees expressed how pleased they were with this transformation and the positive impact of the renovated area on the wellbeing of the residents.

Federal Agencies to Launch Joint Regional Lead Task Force



Screen shot of virtual lead summit with participants from HUD, EPA, and CDC.

HUD Region 4, Former Regional Administrator Denise Cleveland-Leggett kicked off the formation of a new lead task force.

During a November 12 virtual summit, she was joined by principals and participants from the U.S. Environmental Protection Agency (EPA) and the Centers for Disease Control and Prevention (CDC) as they explored a wide range of potential activities to combat lead exposure.

HUD summit leadership participants were: EPA Acting Director of HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) Michelle Miller and Joseph Phillips, HUD Region IV Public Affairs.

HUD's Shea Johnson, Director of Georgia Operations, helped to plan and facilitated the summit.

The key result of the summit was an agreement to establish the regional Federal Lead Task Force. The development of this new task force strongly supports the Federal Lead Action Plan to Reduce Childhood Lead Exposures and Associated Health Impacts (FLAP). The FLAP helps federal agencies work strategically and collaboratively to reduce exposure to lead and to improve children's health.

Two summit highlights were identifying the need for increased data sharing and for expanded use of HUD Lead Hazard Control Grants in the region.

The overarching theme that emerged was the importance of cross-agency partnerships as well as those involving other stakeholders. OLHCHH's Michelle Miller emphasized the importance of finding committed champions, such as the Pediatric Environmental Health Specialty Units and USDA Extension's Healthy Homes Partners. To read the press release, [click here](#).

Region IV News

Serving Alabama Communities Through EnVision Centers



City of Huntsville, Huntsville Housing Authority, local partners, and HUD Alabama Field Office Director, Ken Free participate in the ribbon cutting ceremony of the new Huntsville EnVision Center.

HUD Region 4, Former Regional Administrator Denise Cleveland-Leggett announced virtually during a ribbon cutting ceremony the designation of the new Huntsville EnVision Center, located in the Calvary Hills Center. The Huntsville EnVision Center is the second Center in the State of Alabama.

The EnVision Center sits in the heart of the Northwood Community, the largest public housing development within the Huntsville Housing Authority, providing residents and the surrounding community with self-sufficiency services.

“City of Huntsville, Huntsville Housing Authority and partners can be

proud of its national designation and recognition as a HUD EnVision Center,” said Cleveland-Leggett. “EnVision Centers were created with a simple goal in mind – to empower people to reach their greatest potential by helping them become self-sufficient. These Centers take a holistic approach to community revitalization, going beyond brick and mortar investments and investing in what matters most – people.”

Ken Free, HUD Alabama Field Office Director participated in the ribbon cutting ceremony with representatives from the City of Huntsville, Huntsville Housing Authority and partners.

The Huntsville EnVision Center is the seventeenth Center designated by HUD in the Southeast Region following the designation of the Birmingham Hope Center in November 2019.

Region IV Places in the NAHMA Drug-Free Poster Contest

The National Affordable Housing Management Association (NAHMA) hosts an annual Drug-Free Kids Calendar Contest for children and senior residents 55 years or older who live in a community of a NAHMA or local Affordable Housing Management (AHMA) member company, as well as residents with special needs who live in permanent supportive housing community or Section 811 community of a NAHMA or local AHMA member company.

The annual contest has a drug-free theme. For 2020, the subtheme was “My Voice will be Heard: Speaking the Language of Love.” The artwork is judged in several categories: kindergarten-first grade, second-third grade, fourth-sixth grade, seventh-ninth grade, 10th-12th grade, and seniors and residents with special needs. Only students are eligible for the grand prize.

The national winner of the NAHMA contest receives a \$1,000 scholarship from the NAHMA Educational Foundation. All winners are featured as their own month in the 2021 calendar.

Region IV is honored to have four residents win 1st place in their category. Art featured on page 8:

February 2021: Cheng Thom Vang, 9, Stanley Square Apartments, (SC)

March 2021: Olga McGhee, 68, AHEPA 310 VIII Senior Apartments (AL)

August 2021: Patricia A. Funk, 63 Special Needs, Rockwood Village Apartments (TN)

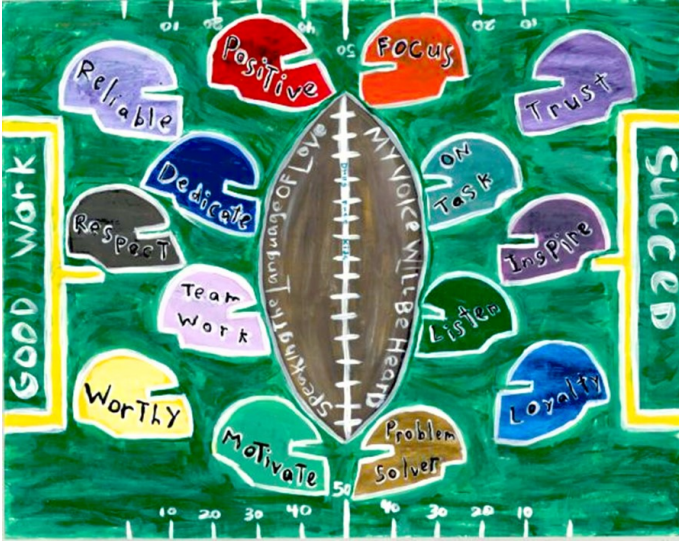
October 2021: Alexondra Miller 17, Oakland Place Apartments (SC)

To read the full story, [click here](#) .

Region IV News

Serving Alabama Communities Through EnVision Centers

Region IV Places in the NAHMA Drug-Free Poster Contest Winning Art



February 2021: Cheng Thom Vang, 9, Stanley Square Apartments, (SC)



March 2021: Olga McGhee, 68, AHEPA 310 VIII Senior Apartments (AL)



August 2021: Patricia A. Funk, 63 Special Needs, Rockwood Village Apartments (TN)



October 2021: Alexondra Miller 17, Oakland Place Apartments (SC)

Region IV News

Hope Center EnVision Center Helps Homeless in Lexington



Dustin Louthen and Jason DeZarn make up the Street Outreach Team for the Hope Center EnVision Center. (Photo provided by the Hope Center EnVision Center)

The Hope Center EnVision Center announced the restart of its Street Outreach Team that consists of Dustin Louthen and Jason DeZarn, who both came through the Hope Center Recovery Program. Upon completion, they began peer mentoring other men entering the program. Dustin and Jason will now visit known camps and follow up on referrals from the Lexington Police, the Office of Homelessness Prevention and Intervention, Lexington Parks and Recreation, and other communi-

ty members. They will provide referrals and transportation to shelter; distribute supplies of food, water and blankets; and connect people with other resources, such as medical care and mental health

services.

The Hope Center is partnering with the Office of Homelessness Prevention and Intervention, Community Action Council and New Vista to provide necessary resources and encourage people to shelter as safely as possible from the cold temperatures and the COVID-19 epidemic.

“The Hope Center EnVision Center epitomizes HUD Secretary Ben Carson’s vision for centers of hope and opportunity to facilitate and bring together much needed resources to address the unique needs of their communities,” said Denise Cleveland-Leggett, HUD Region 4, Former Regional Administrator.

During colder months, it will be even more important to encourage those without a home to come inside – especially when the temperatures can be life threatening. The Hope Center’s services, such as its HopeMobile and Street Outreach, will be lifesaving by building communications to those staying on the streets. If you see someone in need in Lexington, you can leave a message with the referral line at 859-252-7881 or email dshadd@hopectr.org.

HUD Former Secretary Ben Carson Announces Grant to the Global Forum for Freedom and Justice

BIRMINGHAM, AL—U.S. Housing and Urban Development Secretary Ben Carson announced a \$2.9 million dollar grant to the Global Forum for Freedom and Justice to conduct a feasibility study to determine the best location in Birmingham, Alabama to construct the “international gathering place focused on leadership, education, innovation and understanding, placed upon the sacred soil that gave rise to the modern Civil Rights Movement.”

“In today’s world, when we aren’t leaving home as often, efforts such as these to address the needs of communities in a virtual way are all the more critical,” said HUD Former Secretary Ben Carson. “As our society transitions to rely on more virtual resources, this sort of public-private partnership is crucial in making true progress. This grant will help empower individuals with technological and leadership skills to prepare them to thrive in the modern era.”

The Global Forum for Freedom and Justice will be a groundbreaking institution in downtown Birmingham, which links the cultural anchors and legacies of the city’s renowned civil rights history with exploring contemporary issues that exist today — while activating and inspiring emerging leaders from around the world.

The Forum will serve as a dynamic resource and creative hub, offering grants for institutions as well as individual research fellowships, residencies, and scholarships for outstanding candidates in the arts and humanities, science and technology, law and public policy, medicine, public health, entrepreneurship, education, military, athletics, and in the faith community, while encouraging greater outreach and dialogue with the judicial and



Secretary Ben Carson announcing the grant for the Global Forum for Freedom and Justice

Region IV News

Region IV 2020 Homeless Virtual Conference Is Overwhelming Success



Screen shot of some Region IV 2020 Homelessness Virtual Conference presenters, partners and organizers.

Region IV brought together a record number of attendees from throughout the Southeast at the 2020 Homelessness Virtual Conference.

“The extraordinary interest and importance of reducing and ending homelessness is evident in the unprecedented turnout of over 1,150 attendees to the virtual regional conference,” said Region 4, Former Regional Administrator Denise Cleveland-Leggett. “It is imperative that we continue to collectively work together to eliminate homelessness for those we mutually serve so they may have hope of a brighter and more fulfilling future.”

Director of Georgia Operations Shea Johnson and Tennessee Field Office Director Sernorma Mitchell organized the conference with their staff. Additional HUD field office directors in the region, panel members, moderators, speakers and attendees provided support. The day’s program consisted of panel discussions followed by questions and answers and were focused on such topics as HUD’s Foster Youth to Independence Initiative, HUD-VASH utilization and homelessness solutions for metropolitan and rural areas. Going forward, Region IV will continue to work with stakeholders to increase HUD-VASH utilization by developing partnerships and reviewing the feedback from attendees. The region also plans to conduct additional outreach sessions to increase awareness, access and improve services for those experiencing homelessness in rural areas.

View the recorded HUD Region IV Virtual Homelessness Conference on Microsoft Teams by [clicking here](#).

Montgomery Housing Authority Awarded Choice Neighborhood Planning Grant

Alabama Field Office Director Kenneth Free presented the Montgomery Housing Authority a HUD Choice Neighborhood Planning grant ceremonial check in the amount of \$450,000. The award was one of 11 issued nationwide totaling \$4.9 million through HUD’s Choice Neighborhoods Initiative that helps local leaders craft comprehensive, homegrown plans to revitalize and transform neighborhoods across the country. The grant will help assist the housing authority to plan and promote affordable housing and economic development in the distressed neighborhoods of Paterson Court and the entire Centennial Hill community.

“We are excited to see the transformation coming to the Centennial Hill neighborhood and Paterson Court because of the commitment HUD and its partners have made to the community with this grant,” said Field Office Director Kenneth Free.

Centennial Hill has been in decline since the 1960s, and within the neighborhood is Paterson Court, a 200-unit public housing development constructed more than 70 years ago and has not received any comprehensive



HUD Choice Neighborhood Planning Grant ceremonial check presentation was held at Paterson Court. HUD Field Office Director Kenneth Free, Montgomery Housing Authority CEO Damon Duncan, Mayor Steven Reed, and other community members took part in the presentation.

rehabilitation or modernization in more than 30 years. The current poverty rate in Centennial Hill is 74% and portions of the neighborhood have been designated by the USDA as a food desert. Choice Neighborhoods is HUD’s signature place-based initiative. Its vision builds on the work that has been done since 2009 by the Neighborhood Revitalization Initiative, an interagency partnership between HUD, Treasury and the Departments of Education, Health and Human Services and Justice.

Region IV News

HUD Designates New EnVision Center in Puerto Rico



The team of Unidos para Servir EnVision Center provides services in Manatí and other areas in the north central area of Puerto Rico.

U.S. Department of Housing and Urban Development (HUD) Region 4, Former Regional Administrator Denise Cleveland-Leggett announced the designation of a new [EnVision Center](#) in Puerto Rico. Fundación Unidos para Servir (*United to Serve*, FUPSER) in the area of Manatí, manages two facilities at former elementary schools in the Boquillas and Tierras Nuevas neighborhoods. In collaboration with the local municipality, these schools have been transformed into resilient community centers with solar panels and water cisterns, medical and basic supply distribution centers; and permanent emergency shelters.

The EnVision Center offers, among other services, workshops to low-income residents on financial literacy, job seeking skills and entrepreneurship. Also, in partnership with the University of Puerto Rico, provides a business incubator and educational advancement for academic degrees and job training to set the participants on their path to economic independence. Character and leadership development are facilitated by supporting Boys and Girls Scout troops and activities with the Municipal Recreation Department. In terms of health and wellness, families benefit from access to a social worker and counseling support. Bedridden adults are provided with medical equipment and supplies.

"EnVision Centers are our way of bringing hope and

opportunity in collaboration with our key partners to communities," said Cleveland-Leggett. "They serve as a springboard to self-sufficiency and success for thousands of families across the nation. This is why FUPSER, the municipality of Manatí and local partners can be proud of its national designation and recognition as a HUD EnVision Center."

"At Fundación Unidos para Servir we are very proud to be designated as an EnVision Center," said Father Carlos E. Granados-Penagos, Board President of FUPSER. "There is a lot to be done, but we are doing it and this important designation validates our determination and commitment to serve others. It is a new door that opens to expand our relationships with other government and non-profit organizations, receive resources and increase capacity-building experiences that will facilitate the path to maximize our services for the benefit of our communities, and therefore our island, Puerto Rico."

Under the leadership of Father Granados-Penagos, FUPSER service area expands beyond Manatí to the municipalities of Barceloneta, Ciales, and Vega Baja in the north central coastal section of Puerto Rico. The EnVision Center designation took place on December 22, 2020 and makes FUPSER the second such center in Puerto Rico, following the designation of Centros Sor Isolina Ferré in December 2019.

Southeast Region Multifamily Housing Loans Endorsed in FY 2021 YTD

Criteria	#Loans	#Units/ Beds	Amount (Millions)
241 Improvement/Additions	-	-	-
New Construction and Substantial Rehabilitation	28	5,328	745,718,700
Refinance 223f and A7 Purchase	63	10,689	1,024,411,700
Total	91	16,017	1,770,130,400



Operating Cost Adjustment Factors (OCAFs) for Fiscal Year (FY) 2021 Have Been Published

The Operating Cost Adjustment Factors (OCAFs) for fiscal year (FY) 2021 were published on November 27, 2020 in the [Federal Register](#). These factors are used for adjusting or establishing Section 8 rents under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), as amended, for projects assisted with Section 8 Housing Assistance Payments. The factors are effective February 11, 2021.

The FY 2021 Multifamily [Utility Allowance Factors](#), which may be used to adjust baseline utility allowances prepared in accordance with [Housing](#)

[Notice 2015-04](#), are also now available on [HUDUser](#).

Note to Performance Based Contract Administrators (PBCAs) and HUD staff processing rent adjustments using Auto OCAF: The 2020 Factors will be updated shortly in iREMS. Please delete any Amend Rents records effective 02/11/2021 and beyond that were created either automatically or manually with the old 2020 Factors. A new record will automatically generate with the new 2020 Factor. Neither PBCAs nor submitting owners should be penalized by HUD for delays related to the late release of 2021 factors.

Resources and Updates

Updated RAD Rents Now Available

HUD has posted the 2020 RAD Contract Rents, which are used to determine the initial contract rents in the Section 8 Housing Assistance Payment (HAP) contract for public housing properties converting under RAD. HUD will utilize these amounts for any new awards starting January 1, 2021. In addition, current awardees that have not yet closed may request to update rents in their existing Commitments to enter into HAP (CHAPs) by contacting their assigned Transaction Manager, Closing Coordinator via email at: resourcedesk@RADresource.net.

RAD Rents are re-established every two years based on public housing Congressional appropriations levels. We strongly recommend that PHAs review these 2020 RAD rents to evaluate whether these new levels best position properties for long-term preservation.

Multifamily Housing has posted an updated Policy Quick Reference Guide for Multifamily Housing Requirements to the DOC LIBRARY in the RAD for Multifamily section of the RAD Resource webpage. It can be accessed by [clicking here](#).

This Policy Quick Reference Guide should be used alongside both the upcoming RAD Systems Procedure Guide and the Rental Assistance Demonstration – Final Implementation, Revision 4 Notice H 2019-09, PIH 2019-23 (HA). It provides guidance for occupancy related policy to owners (including Public Housing Agencies) converting their projects to Section 8 Project-Based Rental Assistance (PBRA) authorized under the Rental Assistance Demonstration (RAD).

This guide applies only to conversions of public housing, Section 8 Moderate Rehabilitation (Mod Rehab), Rent Supplement, Rental Assistance Payment (RAP), and Section 202 PRAC assistance to PBRA. It does not apply to RAD conversions of assistance to Project Based Voucher (PBV) assistance.



New Resources for Multifamily O/As on the MF FSS Program

We are pleased to announce the release of new resources for multifamily property owners and management agents on how to design, launch, and manage a Family Self-Sufficiency (FSS) program.

FSS is a HUD program that provides incentives and support to help families living in multifamily assisted housing increase their earned income and reduce their dependence on public assistance programs.

Newly available resources include:

- Resources from the 2020 Technical Assistance Training Curriculum: Discover a comprehensive curriculum to launch your multifamily FSS program. This curriculum includes a series of six webinars, a program launch roadmap, and a self-assessment tool that will help you design, launch, and manage your program.
- Escrow Administration: Explore a suite of tools and guidance that will support you to plan, manage, and account for escrow savings generated by participants in the FSS program.
- Program Design and Administration: Delve into newly posted resources that will help you operate your FSS program, including an overview of the financial coaching and the employment-focused program models, and a series of foundational coaching strategies.

For more information and resources for Multifamily FSS, please visit the Multifamily Housing FSS page on the HUD Exchange by [clicking here](#).

Resources and Updates

Asset Management Policy Notices and Memorandums

Federal Register Notices

- ◆ On November 27, 2020, the Operating Cost Adjustment Factors (OCAFs) for fiscal year (FY) 2021 were published in the Federal Register. These factors are used for adjusting or establishing Section 8 rents under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), as amended, for projects assisted with Section 8 Housing Assistance Payments. The factors are effective February 11, 2021. The FY 2021 Multifamily Utility Allowance Factors, which may be used to adjust baseline utility allowances prepared in accordance with [Housing Notice 2015-04](#), are also available on HUDUser by [clicking here](#).
- ◆ On December 17, 2020, the Section 8 Housing Assistance Payments Program—Annual Adjustment Factors, (FY) 2021 were published in the Federal Register.

Housing Notices

- ◆ On November 6, 2020, the Office of Multifamily Housing Programs published revisions to Housing Notice 2020-04, “Electronic Signature, Transmission, and Storage – Guidance for Multifamily Assisted Housing Industry Partners.” The revised [Housing Notice 2020-10](#), is now posted on HUDCLIPS, and provides updates to the following two sections:
 - Section II.A – Added another assisted Multifamily Housing program
 - Section VII.B.5 – Revised the language regarding Independent Public Auditors*Note: Housing Notice 2020-04 is now obsolete and is replaced entirely by Housing Notice 2020-10.*
- ◆ On November 24, 2020, the Office of Multifamily Housing Programs published [Housing Notice 2020-11](#), “Continued Availability of COVID-19 Supplemental Payments to Section 8, Section 202, and Section 811 Properties.”

Asset Management Policy Memos

- ◆ OAMPO issued the memorandum, “Extending MFH’s Postponement of the 10 Year CNA Requirement” dated November 24, 2020. This policy is effective immediately and covers all properties that had a 10-year CNA update come due on March 15, 2020, or later. This postponement was originally put in place through September 30, 2020, under the Multifamily Housing COVID-19 Guidance as part of the Multifamily Q&A for COVID-19 and can be accessed by [clicking here](#). The Memo extending the postponement has also been published on the guidance page.
- ◆ OAMPO released a new memo December 21, 2020, “Rent Consultant Fees” to clarify that consultant fees for preparing a budget-based rent increase are not an allowable project expense. Such expenditures must be paid from the owner’s account. To access the memo in the Asset Management Policy library: [Click here](#).

POLICY



Regional Staff Announcements -

Yolanda Perez began her federal career with the Department of the Navy in 1978, working with the Equal Opportunity Program. In 1987, she joined HUD, in the San Juan office. She worked with FHEO, CPD, Public Housing, and Multifamily Housing. After the MFH Transformation, she became a Senior Account Executive before transitioning to the Atlanta office as a Branch Chief in 2017. Throughout her career, she was actively involved in response to disasters including Hurricanes Sandy, Mathew, Maria and Florence. In retirement, she will be volunteering at a local radio station in San Juan and spending time with Daniel and Sophia, her infant grandbabies.



Mena Turner started her Federal career with DOD at Ft. Benjamin Harrison, Indianapolis, Indiana in June 1989. By September 1989, she had transferred to HUD's Indianapolis Field Office as a clerk typist in what is now known as Public Housing. She went from Public Housing to the Single Family Real Estate Owned Branch, then the Single Family Asset Management Branch. In 1998 when the HOCs were established and all Single Family activities transferred to them, she was moved to MFH and remained with the Indianapolis office until the Multifamily Transformation in 2015 relocated her to Jacksonville where she remained until her retirement December 2020.

Eleanor Hammonds, known as Ms. Ellie retired on January 2, 2021. Her government career began with the Department of Labor 42 years ago in Jacksonville, Florida. She began a career with HUD in the CPD, Admin Division, Title One Division, and joined Multifamily Housing Division over 35 years ago. She's held several titles with the Department through various positions such as a Title One Clerk, Occupancy Specialist, Project Manager and finally as a Funding Specialist. In her retirement, she plans to spend time with her family, walking, volunteering at her Church, doing home improvement jobs, catching up on sewing, arts and crafts projects and traveling with her family, when it is safe to travel again.



***JOIN US IN CONGRATULATING OUR RECENT RETIREES.
THEY WILL BE MISSED.***



Regional Staff Announcements -



Daphne Mallory retired on December 31, 2020. She held various positions in Multifamily Housing, such as Occupancy Specialist, Loan Specialist, Project Manager, S Team, Team Leader for Tampa staff, Contract Administrator Oversight Monitor, Supervisory Project Manager, Program Center Director, and her final position as a Branch Chief. After 37 years serving in the Department, she looks forward to spending time with her grandkids and family, volunteering at her church, decorating projects in her home, and traveling with her husband, once COVID-19 is over.

Janice Gordon started with the Veteran's Administration on August 31, 1986, in Louisville, Kentucky. She then accepted a position with the Louisville HUD Office on September 28, 1989. On December 5, 2010, she transferred to the Jacksonville, Florida, office where she finished out her career, retiring October 31, 2020. While at HUD she held many positions: Single Family Realty Specialist, Contract Specialist, MF Realty Specialist, Senior Account Executive, and Supervisory Project Manager. She was also editor of the Regional Newsletter from 2011 until 2020. She credits many great experiences and opportunities to HUD. She is enjoying retirement with her husband who also recently retired. They plan to travel and spend time with their grandchildren.



Debra Varley retired on December 31, 2020. Her career with HUD began as a temporary clerk 34+ years ago in the Jacksonville Office. She has enjoyed much success with HUD while working in the Office of Housing, Community Planning and Development, Public Housing, and the Single Family and Multifamily Property Disposition Branch, before landing in Multifamily Asset Management 25 years ago. While titles have changed over the years from Loan Specialist, to Troubled Asset Manager and lastly Resolution Specialist, she consistently worked with troubled assets. She plans to do more of what she already does in her free time. This includes spending time on the beach with her pups

Rosie and Lacy, yoga, running/walking, serving at her Church, some DIY projects, and traveling with her husband Tim, also retired from HUD, when it is safe to travel again.

JOIN US IN CONGRATULATING OUR RECENT RETIREES.

THEY WILL BE MISSED.



Multifamily Housing Seek and Find

C K I P S E C I T O N X R N G X C V T H A
 C L M Z T U Z P E X N N V F R Q K W R L Y
 X R I X V M Y H M Z T Y Z D L G R L E O R
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Administration
 Asset
 Discrimination
 Education
 EnVision
 Evictions

Federal
 Fiscal Year
 Forbearance
 Grant
 Homelessness
 Housing Authority

Leadership
 Low Income
 Nomination
 Notices
 Opportunity
 Region IV

Rents
 Residential
 Task Force
 Utilities
 Virtual

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!