



HUD Multifamily Southeast Region

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

STAYING INFORMED

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HQ NEWS

HUD Announces New Region IV Regional Administrator



On January 20, 2022, the U.S. Department of Housing and Urban Development (HUD) Office of Field Policy and Management announced Jose Alvarez was appointed to serve as Region IV Administrator. Regional Administrator Alvarez joins HUD with a proven record of service advocating for affordable housing and homelessness initiatives, sustainable environmental policies, diversified economic growth, and fair labor practices. His true passion is the people he represents, and he looks forward to meeting and collaborating with everyone to advance HUD's mission across the region.

Alvarez brings a tremendous wealth of experience, enthusiasm as a community leader and is honored to have the opportunity to work with HUD and the Biden/Harris Administration. His background involves advising lawmakers, contributing to strategic plans, approving budgets, evaluating management, and representing his charge to stakeholders.

He was born in Havana, Cuba and moved to the U.S. as a child. He is a Licensed Real Estate Broker and a small business owner who has had the privilege of taking part in home ownership and business growth initiatives. Among numerous appointments to industry committees and boards, he's served on the Florida Association of Realtors® Board of Directors, the Osceola County Association of Realtors Board of Directors, and in 2009, he was elected to serve as President of the Osceola County Association of Realtors®.

In 2012, he was elected to the Kissimmee City Commission where he championed diversified economic growth, affordable housing and homelessness initiatives, sustainable environmental policies, and fair labor practices. In 2016, he was elected to serve as City of Kissimmee Mayor, becoming the city's first Hispanic Mayor. He and his wife Darlene have been married for 32 years and have five beautiful daughters and five grandchildren.

HUD Announces New Region IV Deputy Regional Administrator

On January 26, 2022, the U.S. Department of Housing and Urban Development (HUD) Office of Field Policy and Management announced Tiffany Cobb was selected to serve as Region IV Deputy Regional Administrator. She joins FPM with an extensive admirable record of service including experience in operations, program management, and process improvement. She has an advanced skill set specializing in crisis management, strategic communications, and stakeholder engagement. She looks forward to meeting and collaborating with everyone to advance HUD's mission across the region.



In her most recent role, she served as a Senior Advisor in the Assistant Secretary's Office of Administration where she was responsible for developing and managing policy for the Department's COVID-19 response; including the creation of HUD's COVID-19 Safe Federal Workplace Plan. Prior to her role in the Office of Administration, she led several forward-facing projects in the Office of Housing, and gained experience in Operations, Single Family Housing, and Multifamily Housing. Most notably, many colleagues in the regional and field offices may remember her from a former role as the Lead Coordinator for Training during Multifamily's Transformation.

HUD Publishes Notice to Extend Length of Housing Support to Foster Youth



On January 24, 2022, the U.S. Department of Housing and Urban Development (HUD) published a [Notice](#) in the Federal Register implementing and providing guidance on the provisions of the Fostering Stable Housing Opportunities (FSHO) amendments. FSHO goal is to help reduce the incidence of homelessness among former foster youth by providing them with housing assistance and the opportunity to focus on advancing their education, improve their career and employment prospects and build financial security.

The FSHO amends the Family Unification Program (FUP) under Section 8 of the U.S. Housing Act to increase the amount of time that youth may receive a FUP voucher. Under FSHO, former foster youth will be able to receive up to an additional 24 months of voucher assistance, for a maximum of 60 months of voucher assistance. This service extension is also available to youth receiving a Foster Youth to Independence (FYI) voucher.

This Notice is part of HUD's continued commitment to Foster Youth. In December, HUD announced ([press release](#)) \$1 million in grants to public housing agencies (PHAs) across the country to provide housing assistance to youth who are aging out of foster care and are homeless or at risk of homelessness. The Department is

dedicated to assisting communities in ensuring that every person in the nation has access to safe, affordable, and stable housing so that they can equitably thrive.

PRESS RELEASES

HUD Opens Access to More than \$2 Billion in Federal Funds for Disaster Recovery and Mitigation



- [Read the announcement](#)



HUD AWARDS NEARLY \$105 MILLION TO PROTECT FAMILIES FROM HOME HEALTH AND SAFETY HAZARDS

- [Read the announcement](#)

HUD Announces \$83 Million to Deliver Equitable COVID-19 Relief to Tribal Communities



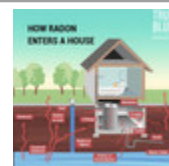
- [Read the announcement](#)



HUD AWARDS MORE THAN \$51 MILLION TO SUPPORT HOUSING COUNSELING PROGRAMS, PARTNERSHIPS WITH MINORITY SERVING INSTITUTIONS, AND TRAINING

- [Read the announcement](#)

HUD Announces \$4 Million Radon Testing Notice of Funding Opportunity



- [Read the announcement](#)

REGION IV NEWS

HUD Secretary Visit to Atlanta Highlighted Revitalizing Communities



HUD Secretary Marcia L. Fudge and Atlanta Mayor Keisha Lance Bottoms speak with a resident at the senior living community Herndon Square in Atlanta, Georgia.

HUD Secretary Marcia L. Fudge visited the City of Atlanta on September 27, 2021 to amplify housing investment of construction, rehabilitation, economic development, and community revitalization.

Secretary Fudge was joined during her visit to Herndon Square by U.S. Senator Jon Ossoff, U.S. Senator Raphael Warnock, U.S. Representative Nikema Williams, City of Atlanta Mayor Keisha Lance Bottoms (at the time of story's original release), and HUD's Atlanta Field Policy and Management leadership team.

The Herndon Square community is built on the previous Herndon Homes public housing site consisting of twelve acres on the west side of Atlanta. The City of Atlanta, Atlanta Housing, and Hunt Companies partnered to redevelop the new Herndon Square rental community for seniors 62 and older. The property has 97

rental units and 32 townhomes for sale. The mixed-use and mixed-income redevelopment is being constructed in 5 phases and is scheduled to be completed in 2027. Funding partners for this project include the Georgia Department of Community Affairs, Atlanta Housing, and Invest Atlanta.

Additionally, Secretary Fudge, Senator Ossoff, and Congresswoman Williams participated in a tour, led by President and CEO of Habitat for Humanity Lisa Gordon, of Browns Mill Village in Southeast Downtown Atlanta. A fraction of the Browns Mill Village homes is dedicated to offering affordable homeownership opportunities to households that are below 80% of the Area Median Income, along with qualified first-time home buyers who will have access to down-payment assistance programs to safeguard their purchases.

Interested in learning more? Watch this [conversation](#) between Secretary Fudge and the CEO of Habitat for Humanity International Jonathan Reckford discussing the importance of rebuilding neighborhoods and revitalizing communities.



HUD Secretary Marcia L. Fudge and President and CEO of Atlanta Habitat for Humanity Lisa Y. Gordon lead the tour of Browns Mill Village in Southeast downtown Atlanta, Georgia.

HUD Section 8 Property in Jacksonville, Florida Celebrates Grand Opening After Major Rehabilitation



From left to right: Kim Scott, Director, Campus Towers Board of Directors; Charee Russell, Vice President, SPM, LLC; Darren Smith, Principal, Smith & Henzy Advisory Group; Pamela Prier, Secretary, Campus Towers Board of Directors; Bishop Frank Reid, III, President, Campus Towers Board of Directors; Mark K. Bennett, President, Bank of America Jacksonville; Timothy Henzy, Principal, Smith & Henzy Advisory Group; and Garrett L. Dennis, Former City Council Member, City of Jacksonville - District 9; cut the ribbon at the Grand Opening.

Jacksonville, FL - The newly renovated Campus Tower Apartments, located in Jacksonville, FL, celebrated its official Grand Opening on December 10, 2021, with a ribbon-cutting ceremony.

Developed by Smith & Henzy Affordable Group, Inc. in partnership with Campus Towers Senior Living, Inc., the property is managed by SPM, LLC, and recently completed a \$16 million rehabilitation project. Campus Tower consists of 192 apartments (96 studios and 96 one-bedrooms), reserved for income-qualifying senior residents who earn at or below 60% or below 33% of Area Median Income (AMI). 175 apartments receive HUD subsidy through a 20-year project-based Section 8 contract.

The 50-year-old property underwent significant rehabilitation to its mechanical, electrical, and plumbing systems. In addition, the rehab included new cabinets, countertops, flooring, tubs, toilets, and ENERGY STAR appliances. The building was upgraded to become [ADA](#) compliant.

Multifamily Employees Share Their Community Service Stories



HUD employees are dedicated to public service not only at HUD, but also in their local communities. See the Region IV features below, and check out the full list of submissions [here](#).

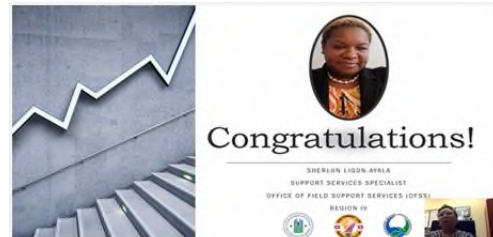
Laurelei McKnight, Asset Management Division Director in the Jacksonville Satellite Office, along with her local church, partners with Farm Share to distribute food to Northeast Florida residents in need of accommodations. Farm Share is Florida's homegrown food bank. Founded for and by Floridians, Farm Share has been serving those under food insecurity since 1991 with the simple but innovative idea to recover crops from Florida farmers in order to distribute fresh and nutritious food to Floridians in need. Thirty years after inception they have fed millions and are now Florida's largest independent food bank.

Thomas Barker, Account Executive in the Atlanta office has been president of the Front Runners Atlanta/Atlanta Pride Run since 2019. The LGBT running group in Atlanta seeks to be a positive force in the running community. They organized the annual Pride Run that raised \$44,000 last year for local HIV/AIDS charities.

Charles E Jones, Account Executive in the Jacksonville Satellite Office, is the director and board member of the non-profit organization Rhoda Martin Cultural Heritage Center. They hosted the first MLK celebration in 53 years for 3 combined city municipalities (Jacksonville Beach, Neptune Beach and Atlantic Beach). They recognized the herculean efforts of minorities and other volunteers who have contributed to the dream of Martin Luther King, Jr. that promoted equality, education and community partnership for all people.

The iLab is Ready to Help Make HUD a Premier Place to Work

Sherlon Ligon-Ayala, Support Specialist in the Jacksonville Satellite Office, recently graduated from the first ever HUD Synergy Innovation (iLab) pilot program.



Making HUD a premier place to work has been top of mind for HUD's Synergy iLab. Since May 2021, the iLab's inaugural class of HUD Innovation Fellows have been hard at work exploring the employee experience at HUD. Working with IDEO U, iLab Fellows were trained in Human-Centered Design—an innovation strategy that focuses on the human experience and uses empathy to understand individual needs to address complex design challenges.

The iLab took a deep dive into the employee experience by examining every aspect of the employee journey from onboarding to departure. The iLab's goal was to

gather data about pain points that might present opportunities for ideation to improve the employee experience. The process resulted in six prototypes.

The first cohort of iLab Fellows was comprised of employees from diverse backgrounds, program areas, grade levels, and locations. To learn more about this opportunity, [click here](#).

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

Criteria	# of Loans	# of Units	Amount (Millions)
241 Improvement/Additions	1	172	21,110,000
New Construction and Substantial Rehabilitation	15	3,059	469,655,300
Refinance 223f and A7 Streamline Refinance	43	7,659	905,071,500
Total	59	10,890	1,395,836,800

RESOURCES AND UPDATES

Unique Entity Identifier Replacing DUNS for LOCCS Users

Multifamily Notices and Memorandums

Elimination of Hard Copies of Closing Documents Post-Endorsement

The Office of Multifamily Housing published a [memo](#) for FHA MAP lenders with guidance on a recent process improvement that saves both time and paper.

FY 2022 Annual Adjustment Factors

On February 16, 2022, a [Notice](#) of the Revised Contract Rent Annual Adjustment Factors (AAFs) for FY 2022 was published in the Federal Register. The AAFs are used to adjust the contract rents on the anniversary date of the Housing Assistance Payments (HAP) contracts for some multifamily projects. The FY 2022 AAFs went into effect February 16, 2022.

Termination of Underwriting Mitigants for Multifamily Housing Projects Due to Economic Impact of COVID-19 Emergency

Due to COVID-19 economic disruption, HUD has reevaluated its underwriting requirements in [ML 2022-03](#). Effective immediately, for all insured transactions that have yet to reach endorsement, HUD terminates all underwriting mitigants required under [ML 2020-11](#), including the nine month debt service reserve fund, the 250% repair escrow, and all guidance relating to treatment of cash out transactions. All refinance transactions resulting in cash out loan proceeds will follow [MAP Guide instructions](#).

Unique Entity Identifier Replacing DUNS for LOCCS Users

For HUD Line of Credit Control System (LOCCS) users, please note that by April 4, 2022, the federal government will transition away from using the Dun & Bradstreet data universal numbering system (DUNS) to the new Unique Entity Identifier (UEI) for identification for federal awards. Entities must be registered in SAM.gov to qualify for federal awards that are reported to the public through USASpending.gov. If you have not already registered or if your registration has expired, please register immediately. The General Services Administration (GSA) has provided tools that will assist you in registering your entity and obtaining a DUNS/UEI. Visit the [GSA SAM web site](#) that contains a number of resources related to the UEI implementation. [Watch a webinar](#) from November 3, 2021, concerning the changes. You can also go to [fsd.gov](#) and select the green "Help on UEI Transition" button to learn more.

Carbon Monoxide Alarms or Detectors in U.S. Housing and Urban Development (HUD)-Assisted Housing

Public housing agencies and authorities (PHAs), and owners of properties that receive federal rental assistance have an important role in preventing carbon monoxide (CO) risk and exposure. This Notice reminds PHAs and owners of CO poisoning risks in housing, identifies resources for preventing and detecting CO exposure, and provides notice of [Section 101](#) of the Consolidated Appropriations Act that requires CO alarms or detectors be installed in certain HUD-assisted housing within two years of enactment.

This Notice clarifies that HUD will enforce the requirements instituted by Congress requiring that all federally assisted housing comply with the International Fire Code (IFC) 2018 standards on the installation of CO alarms or detectors by December 27, 2022.

To view the 2018 IFC Code click [here](#) and follow the associated links for [Chapter 9](#) and [Chapter 11](#) regarding CO alarms or detectors. Read the full notice [here](#).

STAFF ANNOUNCEMENTS

Bonitta Smith has been promoted to Asset Management Division Director of the Southeast Region. Her experience in HUD Multifamily programs and operations spans more than 30 years. Before joining HUD, she amassed experience while serving as a Site Manager with a management agent firm specializing in the management of projects participating in HUD programs. Through various roles, she rose in rank to Vice President. Under her leadership, the firm went on to become a Property Disposition contractor in the 1990s, resolving foreclosed Multifamily projects for several HUD offices. She joined HUD in 2004 and has worked various roles, including Project Manager in the Indianapolis Field Office, Supervisory Project Manager in the Columbus Field Office, and became an Account Executive Branch Chief for the Southeast region, overseeing staff and portfolios in both Mississippi and South Carolina. In 2020, she assumed the position of Branch Chief of the Atlanta Resolution Branch. She is a graduate of The Ohio State University in Metallurgical Engineering and is also a graduate of HUD's Emerging Leaders and Leadership Development Programs.



Josh Osborne has been promoted to Operations Officer for the Southeast Region. He joined HUD in 2010 through the Presidential Management Fellows program. He started his career in Field Policy and Management in the Cincinnati Field Office and moved to Detroit after the small office closures. His Asset Management experience started with the Multifamily Transformation when he was selected as an Account Executive Branch Chief in the Detroit Satellite Office. He worked there until he joined the Jacksonville Satellite Office in September 2020 in the same role. He was the co-lead of the Midwest Tech Team and has been instrumental in the implementation of the Southeast Tech Tools. He has also been the lead of the National AMPS 365 Team since its inception in 2020.

Mark Sciuлло has been promoted to Branch Chief of the Atlanta Resolution Branch. He joined HUD in October 2009 as an Asset Manager for the Jackson, Mississippi office. He transferred to the Jacksonville office in 2011 where he has since worked. From 2014 through 2015 he worked on the Hub staff as a Construction Analyst and returned to Asset Management as a part of the Resolution team in 2015. Prior to HUD, his experience included Project Management and Construction Manager in the residential building business, building single family and multifamily properties. In his spare time, he enjoys woodworking, beekeeping and spending time in the apiary. He is a deacon for his church, loves to travel and has been happily married to his wife, Jody, for 38 years.



Marzine Hudson is the new Account Executive Branch Chief in the Atlanta office. He joins us from the West Region where he's filled the same role in the San Francisco Office. He grew up in Richmond, California, and studied Mass Communications at Alabama State University. He worked with the Federal Emergency Management Agency (FEMA) during Hurricane Katrina and gained over 13 years of housing operations experience, nine of those years as a senior employee and manager of others while with Housing Choice in Atlanta,

Georgia. His experience includes managing day to day operations, human resources, troubled asset management and customer service. He also has experience leading large and complex projects, providing oversight for various talent functions, including talent searches, training and staff development. Outside of his passion of affordable housing, he enjoys traveling, spending time with family and friends, networking, reading and experiencing new culinary cuisines.



Milo McGriff has been promoted to Troubled Asset Specialist in the Jacksonville office. Originally from Columbus, Ohio, he has been with HUD in the Multifamily Division since July 2010, where he began as a Student Intern in the Columbus office. After graduating with a BS in Accounting from Ohio State University in 2012, he accepted a position as a Program Analyst. In 2014, he was promoted to Project Manager. In 2015 he transferred to the Jacksonville office during the Multifamily transformation. He was promoted to a Senior Account Executive in September 2020. In his spare time, he enjoys hanging out with his fiancée and their pets, which consists of

two dogs and a cat. He is also a huge sports fan and likes to consider himself somewhat of a whiskey and craft beer aficionado.

Asia Veal has been promoted to Funding Specialist in the Jacksonville office. She joined HUD in 2020 as an Account Executive in Jacksonville and has been instrumental in ensuring funding actions were completed during this time of position vacancy. She is a native of Mississippi and graduated from the University of Southern Mississippi with a Bachelor's in Public Relations. After interning with the United Way of South Mississippi and the Gulf Coast Community Foundation, she obtained a position at the Mississippi Regional Housing Authority as an Assisted Housing Specialist. She has also worked for the Social Security Administration as a Customer Service Representative and a Benefits Authorizer. She is a "pawrent" to a 1-year-old American Bully and enjoys traveling, brunch dates with friends, and learning new craft ideas.



Ayana Harrison has been promoted to Account Executive in the Jacksonville office. She has been with the federal government for 15 years; 10 of those years in the U.S. Army as a Human Resources Sergeant. She joined HUD in August of 2020 as a Program Analyst. Prior to HUD, Ayana was a Legal Assistant with the Internal Revenue Service, Office of Chief Counsel. In her spare time, she enjoys reading, traveling, and spending time with her children and very active dog.

Danny Gordon is the new Troubled Asset Resolution Specialist in the Atlanta office. He was born in Waukegan, Illinois and grew up in Statesboro, Georgia. After college, he joined the U.S. Army. He has been with HUD since 2015 as a Program Analyst in Atlanta's Multifamily Housing (MFH) Production Division. He was later promoted to Underwriter Analyst. His experience also includes conducting reviews of housing authorities, housing finance agencies and CPD grant recipients as a Financial Analyst for Atlanta's Departmental Enforcement Center (DEC). He earned a BA in Political Science and Creative Writing from Georgia Southern University, an MBA from American Military University, Certified Fraud Examiner credentials, and is currently working on an MS in Accounting. In his free time, Danny likes to go to the range, auto races, spend time with his family and felines.





Ingrid Suarez Osborn, Chief Counsel in the Jacksonville Satellite Office, is the recipient of the HUD Office of General Counsel's 22nd Annual Leigh Curry Award. This is the highest national award in OGC, chosen for exemplary work as a civil servant in the Department, and excellence in the provision of legal services, and integrity.

A Note from the Editor



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

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