



HUD Multifamily Southeast Region

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

STAYING FOCUSED AND PREPARED



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HQ NEWS

SECRETARY FUDGE'S RECENT VISIT TO CENTRAL FLORIDA BROUGHT RESOURCES, ADVANCED CONVERSATIONS TO IMPROVE HOUSING AND DISASTER RECOVERY



Secretary Fudge presented a \$8.3 million grant to Homeless Network of Central Florida to help coordinate partner agencies' services fighting to reduce youth homelessness in the area

In late October 2022, the U.S. Department of Housing and Urban Development (HUD) Secretary, Marcia L. Fudge traveled to Orlando, Florida where local organizations fighting to keep young adults from becoming homeless, received more than good news. Secretary Fudge presented an \$8.3 million grant to Homeless Network of Central Florida (HSN) to help coordinate partner agencies who provide continuum of care services in an area where at least 250 people ages 18 to 24 are estimated to be homeless on any given night. HSN is the lead agency for the Central Florida Commission on Homelessness which includes Osceola, Seminole and Orange Counties, and the Cities of Orlando, Kissimmee, and Sanford.

While in the area, Secretary Fudge and HUD's Southeast leadership team, including Regional Administrator Jose Alvarez, Deputy Regional Administrator Tiffany Cobb, and Jacksonville Field Office Director Alesia Scott Ford, hosted a roundtable on homeless prevention. Orange County Mayor Jerry Demings, HSN CEO Martha Are, and community leaders shared their needs, concerns, and strides towards ending homelessness. Also in attendance were HUD's Community Planning and Development (CPD) Director Larry Hayes and CPD Specialist Lori Serino.

Central Florida is also in the early stages of recovery in the aftermath of catastrophic Hurricane Ian, which made landfall in late September 2022. At a Disaster Recovery roundtable, Secretary Fudge announced the first round of funding allocations through the new Rapid Unsheltered Survivor Housing ([RUSH](#)) program which is an effort to help local communities hit hard by a disaster. The first round of funding consists of \$6.8 million to the State of Florida and seven of the state's localities impacted by Hurricane Ian.

During the final roundtable of the trip, the HUD team addressed affordable housing issues with State Rep. Val Demings (FL-10), community leaders, city, and county officials. Florida's accelerating housing challenges include ongoing property insurance cost increases aggravated by natural disasters, working families struggling to make rent and mortgage payments, challenges to find temporary shelter and assistance with home repairs. Secretary Fudge highlighted the importance of developing resilient communities, the critical need to strengthen affordable housing partnerships and offered the steadfast support of HUD programs, resources, and teams.

**DR. KIMBERLY A. MCCLAIN SWORN IN AS
ASSISTANT SECRETARY FOR CONGRESSIONAL
AND INTERGOVERNMENTAL RELATIONS**



On January 4, Dr. Kimberly A. McClain was sworn in as the U.S. Department of Housing and Urban Development's (HUD) Assistant Secretary for Congressional and Intergovernmental Relations. Assistant Secretary McClain was confirmed by the U.S. Senate on December 19, 2022.

Secretary Marcia L. Fudge administered the oath of office to Assistant Secretary McClain during a ceremony at HUD headquarters.

"I'm delighted to welcome Dr. Kimberly McClain as HUD's Assistant Secretary for the Office of Congressional and Intergovernmental Relations," said Secretary Fudge. "An Air Force veteran and skillful public servant, Dr. McClain's experience in government affairs, international relations, and policy development will prove invaluable to our team at HUD. From building relationships in Congress to forging bonds across intergovernmental partners, her leadership will be critical to HUD's goal to create affordable, inclusive, and resilient communities across America."

"It's my true honor to serve in the Biden-Harris Administration as HUD's Assistant Secretary for Congressional and Intergovernmental Relations," said Assistant Secretary McClain. "I have seen firsthand the positive impact of access to affordable housing and economic mobility, and I'm ecstatic to help equip, grow, and develop the Office of Congressional and Intergovernmental Relations as to build this team's relationships among key stakeholders on the Hill and across government. I thank Secretary Fudge for this opportunity and look forward to leading as I have in public service and as an Air Force officer: 'Integrity First, Service Before Self, and Excellence in All I Do.'"

Assistant Secretary McClain most recently served in the Biden-Harris Administration as Deputy Assistant Secretary for Congressional and Legislative Affairs at the U.S. Department of Veterans Affairs (VA). She is a retired U.S. Air Force officer with over 25 years of experience, including leading congressional strategy for the Air Force, specializing in political affairs for the Joint Staff, and working in policy development

at the U.S. Department of Defense. She earned her Ph.D. in international business from Northcentral University, a M.S. in human relations and international business from Amberton University, and her B.A. in psychology from the University of Texas at Arlington.

To watch the full ceremony, click [here](#).

HUD REGION IV AND FPM ASSISTANT DEPUTY SECRETARY MICHELE PEREZ PARTICIPATE IN ATLANTA'S PIT DAY COUNT AND ATLANTA HOUSING TOUR



Regional Administrator José Alvarez, Deputy Regional Administrator Tiffany Cobb, FPM Assistant Deputy Secretary Michele Perez, Georgia Field Office Director Shea Johnson, Atlanta Housing President & CEO Eugene Jones, and Public & Indian Housing Director Robert Kenner on Atlanta Housing tour.

During the last week of January, the Atlanta Regional team welcomed Field Policy and Management Assistant Deputy Secretary (ADS) Michele Perez. The visit started with a tour hosted by Atlanta Housing President, Chief Executive Officer Eugene Jones, and Deputy Chief Real Estate Officer Trish O'Connell. During the tour, ADS Perez, Regional Administrator José Alvarez, Deputy Regional Administrator Tiffany Cobb, and Field Office Director Shea Johnson, along with

Public and Indian Housing Director Robert Kenner, were able to visit several properties and neighborhoods that are in various stages of redevelopment or will soon begin redevelopment with the overall goal of creating additional affordable housing units in communities.

Two notable stops were the historic Civic Center and Roosevelt Hall. Once completed, the Civic Center will be an invigorated 21st-century performing arts and cultural programming site for all Atlantans to enjoy. In addition, Roosevelt Hall, the location of the historic University Homes, the first federally-funded public housing project in the United States for African American families, will soon serve as the new home for Choice Neighborhoods and Atlanta University Center Consortium offices.

Day two kicked off with the annual *2023 Point-in-Time (PIT) Day Count*, sponsored by Partners for HOME, where ADS Perez, RA Jose Alvarez, DRA Tiffany Cobb, FOD Shea Johnson, and Community Planning Director Adrian Fields spent the morning interviewing sheltered and unsheltered individuals experiencing homelessness. The PIT Day Count was held at Safe House Outreach, Inc., a local Atlanta nonprofit whose mission is to help restore lives experiencing extreme poverty by providing various supportive services.

The PIT count provides a space to engage the human side of HUD's mission and hear the stories of those who are often unheard and unseen. The HUD leadership team shared their sentiments on participating in this year's PIT count, and two words described their experience: Grateful and Humble. They noted, "Participating in the PIT count will enable Continuums of Care to conduct a larger count by covering more territory and ensure adequate resources are allocated. Additionally, the day count provided an opportunity to count several individuals missed during the night count and served as a chance to give back while contributing to the ongoing work of combatting homelessness."

ADS Perez also shared her thoughts on the experience stating, "At the end of the day, we at the US Department of Housing and Urban Development are accountable to the people, the residents, and this community. How we demonstrate that care, that compassion is not only in compliance and monitoring but its engagement, connection, and really demonstrating that we believe in the mission of HUD--that no one should have the dishonor of sleeping any night on the streets; we can do better and our leadership is challenging us to make sure that happens, and there's no other place we'd rather be than right here with this team doing this work."

HUD SECRETARY ANNOUNCES MAJOR MILESTONE OF ASSISTING NEARLY 2 MILLION HOMEOWNERS STAY IN THEIR HOMES



On February 8, the U.S. Department of Housing and Urban Development (HUD) Secretary, Marcia L. Fudge, announced that thanks to Federal Housing Administration (FHA) programs, approximately 2 million homeowners with FHA mortgages were able to stay in their homes from the beginning of the COVID-19

pandemic in March 2020 through December 2022 – when doing so was often a matter of life and death.

In the last two years, FHA has helped 1,845,000 mortgage holders enter into an agreement with their mortgage servicer to have their mortgage payments paused or reduced (forbearance) due to Covid-19. Additionally, 1.2 million (most of whom obtained this help after a forbearance) were able to resume payments and put any arrearages at the end of their mortgage, or obtain a loan modification that reduced their payment to avoid foreclosure. Currently, there are another 58,000 borrowers working with their servicer to finalize an option to avoid foreclosure. For borrowers of color specifically, FHA helped 800,000 individuals and families of color through forbearance, and almost 550,000 through a loss mitigation option.

Based on the effectiveness of these options, FHA [announced](#) that their COVID-19 toolkit has been extended to help all eligible borrowers who are struggling to avoid foreclosure, regardless of the reason for their hardship. These tools will be available for at least the next 18 months.

“Although the pandemic has ended, the economic effects will remain a challenge for the foreseeable future,” said HUD Secretary Marcia L. Fudge. “These impactful and effective foreclosure prevention tools will help struggling borrowers find the right option to help them get back on their feet and keep them in their homes. These tools have been so successful already, which is why FHA worked to enhance them further and include more borrowers.”

To see a breakdown of forbearance and loss mitigation by state, visit our fact [sheet](#).

PRESS RELEASES



HUD AWARDS \$24.7 MILLION TO PROVIDE AFFORDABLE HOUSING TO SUPPORT COMMUNITY LIVING FOR NON-ELDERLY PEOPLE WITH DISABILITIES

- [Read the announcement](#)

HUD ANNOUNCES \$568 MILLION AVAILABLE TO ADDRESS LEAD-BASED PAINT AND ADDITIONAL HOUSING-RELATED HAZARDS



- [Read the announcement](#)



HUD SECRETARY ANNOUNCES STEP TOWARDS ADDRESSING BIAS IN THE HOME APPRAISAL PROCESS FOR PEOPLE SEEKING FHA FINANCING

HUD ANNOUNCES NEW PROPOSED "AFFIRMATIVELY FURTHERING FAIR HOUSING" RULE



- [Read the announcement](#)



HUD ANNOUNCES \$5.5 MILLION IN FUNDING OPPORTUNITY FOR HISPANIC SERVING INSTITUTIONS

- [Read the announcement](#)

HUD ANNOUNCES OVER \$116 MILLION TO PUBLIC HOUSING AGENCIES FOR THE FAMILY SELF SUFFICIENCY PROGRAM



- [Read the announcement](#)



HUD AWARDS \$315 MILLION IN HISTORIC GRANTS TO ADDRESS UNSHELTERED AND RURAL HOMELESSNESS

- [Read the announcement](#)

HUD ISSUES UPDATED GUIDANCE TO ENHANCE USE OF SUPPORTIVE SERVICES PROGRAMS AT PROPERTIES FOR LOW-INCOME SENIORS



- [Read the announcement](#)

REGION IV NEWS

JANICE RODRIQUEZ SELECTED AS NEW DIRECTOR OF PUBLIC AND INDIAN HOUSING IN THE JACKSONVILLE OFFICE



Janice Rodriguez has been selected as the new Director of Public and Indian Housing (PIH) in the Jacksonville Office. She first came to HUD in 2002 as a Federal Career Intern in the Boston Office of Public Housing (OPH) and later transferred to Denver in 2005 where she worked for the Region VIII Office of Counsel as a senior program attorney for several years before returning to her OPH roots in 2009 as Division Director. She served as the Denver OPH Director from 2015 to 2021 and then most recently has held the role of Regional Public Housing Director for the Mountains and Plains Network (Regions VII and VIII) since May 2021.

She has actively participated in many key national initiatives for the Department, and most recently as a member of the Secretary's Rural Prosperity Coordinating Council. She played a key role in Secretary Donovan's transformation initiative task force, Delivering Together, where she represented the field in leading efforts to reduce PHA reporting burden and two key deliverables included creating the framework for HOTMA legislation and developing the POST website. Janice also has broad experience working with severely troubled agencies.

She worked full-time on the HUD Receivership Team at the Virgin Islands Housing Authority early in her HUD career and more recently, served as the Oversight Administrator for the East St. Louis Housing Authority immediately following the transition of the agency to local control after 32 years under HUD receivership.

Janice received a Bachelor of Arts degree with honors from Eastern Oregon University, with a major in Anthropology/Sociology (Social Work emphasis), and a minor in Political Science. She holds a Juris Doctorate degree from the University of Oregon School of Law.

REGION IV FIELD OFFICE DIRECTORS DISCUSS AFFORDABILITY WITH HOMELESSNESS AND HOUSING EXPERTS



Attendees of the three-day training, from front left, Alesia Scott-Ford, HUD Jacksonville Field Office Director; Shea Johnson, HUD Georgia Field Office Director; Christy Hahn, Collaborative Solutions Program Manager; Rusty Bennett, Collaborative Solutions CEO; Nicole Brazelton, Collaborative Solutions Director of Operations; Michelle McCarroll, HUD Acting Director for Tennessee; Kenneth Free, HUD Alabama Field Office Director; Luis Rolle, HUD Miami Field Office Director

On October 26-28, 2022, several U.S. Department of Housing and Urban Development (HUD) field office directors from the Southeast Region had the opportunity to attend the Southern Conference on Homelessness and Housing, held in San Destin, Florida.

The Conference included a three-day training focused on relevant topics ranging from the disconnect between affordable housing and income, and the importance of leadership skills necessary to have a greater impact on addressing the needs of the homeless population. Innovators and participants from a variety of backgrounds including Ann Oliva, National Alliance to End Homelessness CEO; Jeff Olivet, U.S. Interagency Council on Homelessness Executive Director; Kayon Henderson, City of Tampa Housing and Community Development Manager; and Jamie Puckett,

USDA Mortgage Loan Manager, discussed emerging practices to end homelessness and increase affordable housing.

Additionally, the team had an opportunity to meet with the conference leadership team, Collaborative Solutions, and experts from Low Income Housing Coalition of Alabama to discuss the power of collaboration and partnering in the future.

Field Office Director attendees included Alesia Scott-Ford from Jacksonville, Shea Johnson from Georgia, Kenneth Free from Alabama, Michelle McCarroll from Tennessee, and Luis Rolle from Miami.

ASBURY ARMS IN WEST COLUMBIA, SOUTH CAROLINA RESTARTS HUD NEIGHBORHOOD NETWORK RESOURCE CENTER



Asbury Arms management team delivers meals to residents during COVID-19.

The HUD Neighborhood Network Resource Center in the Community Center at Asbury Arms recently restarted events after being shuttered during the COVID-19 pandemic. Asbury Arms is a HUD 202 property located in West Columbia, South Carolina and has been a home for seniors and disabled since 1985. The District

Elderly Housing Development Corporation owns the community while it is managed by the Southern Development Management Company.

With REAC scores in the high 90s and "Superior" ratings on its Management and Occupancy Reviews (MORs), the board of directors have future plans of expansion in order to provide more needed housing for the elderly. Asbury Arm's board of directors have always been very active and involved. This includes training and recognition of the property's employees through support organizations such as the Southeastern Affordable Housing Management Association (SAHMA). In 2005, Jimmy Brazell, Maintenance Technician, was named "Maintenance Person of the Year" by SAHMA, and in 2007 Asbury Arms was awarded as a "Community of Quality" property.

The Resource Center was created as a place for the residents to enjoy a weekly movie night, bingo, chair exercises, holiday parties, crafts and much more. However, during the pandemic, residents were homebound and many had no family and friends to check on their wellbeing. Management made use of the Resource Center by facilitating a meal delivery service. This activity not only lifted the spirits of the residents, but supported local businesses and was so popular that they have continued the service after restrictions were lifted.

Dorothy Brazell was the first Resource Center Director and she set the example of service that has continued for the last thirty-nine years. These gestures of kindness are indicative of the purpose of community which Asbury Arms has always strived for and HUD's 202 program for the elderly is an important part of making this a reality.

ATLANTA REGIONAL OFFICE HOSTS SECOND INSTALLMENT OF EMERGENCY HOUSING VOUCHERS LISTENING SESSION



On December 7, 2022, the Atlanta Regional Office, the Office of Community Planning and Development, and the Office of Public and Indian Housing hosted their second Emergency Housing Voucher listening session. Over 130 stakeholders ranging from landlords, realtors, and nonprofit agencies to Continuums of Care and Public Housing Authorities, participated during this listening session, offering

concerns, best practices, and challenges faced by the Emergency Housing Voucher Program.

Shea Johnson, Georgia Field Office Director, started the listening session with opening remarks discussing the various barriers to the voucher program and the importance of bringing stakeholders together. Next, Regional Administrator Jose Alvarez, expressed the vital role listening sessions play in helping people understand how important Emergency Housing Vouchers are in Georgia. Regional Administrator Alvarez also shared some background information on the program, highlighting the 428 Emergency Housing Vouchers Georgia has issued to date out of 1,389 the state received, noting, “it’s a great start, but there’s still work to be done in Georgia.”

Atlanta Community Planning and Development Director Adrian Fields highlighted the first listening session in June and reiterated the importance for HUD to continue working with Continuums of Cares to assist the homeless and domestic violence survivors. While Susan Brooke, Senior Portfolio Manager for the Office of Public and Indian Housing, provided additional state data and set the meeting tone. Brooke stressed to attendees the importance of giving feedback during the breakout sessions.

Over 130 attendees received an opportunity to not only share personal concerns about the Emergency Housing Voucher Program, but they obtained resources and feedback on how HUD can assist them in Emergency Housing Voucher Program leasing process. The listening session ended with great responses from stakeholders and HUD staff for the next steps, recognizing that partnerships and collaborative efforts impact how HUD can administer the Emergency Housing Voucher program in Georgia.

HUD HELPS DELIVER AFFORDABLE HOUSING TO BROWNSVILLE



Pictured left to right - Kenneth M. Kilpatrick President, Brownsville Civic Neighborhood Association, Inc.; Michael Liu, Director, Miami-Dade County Public Housing and Community Development; Indira Cala Rodriguez, Resident Lincoln Gardens; Mr. Marcus Barfield, District Coordinator, Office of the Honorable Keon Hardemon, Board of County Commissioners, District Three; Jon Paul Perez, President The Related Group; Mr. Albert Milo, President, Related Urban Development Group; Luis M. Rolle, HUD Miami Field Office Director

HUD Miami Field Office Director, Luis Rolle, recently participated in a ribbon-cutting ceremony for the first phase of development at Lincoln Gardens; a three-phase affordable housing community in Miami's Brownsville neighborhood. Brownsville is one of Miami-Dade County's most underserved communities, and Lincoln Gardens will give Brownsville residents the support and stability they need to better their lives. This initial phase includes 134 apartments, and once fully complete, Lincoln Gardens will span nearly nine acres and include 221 residences featuring elderly housing and homeownership units.

All three phases are planned to be completed in 2023. Phase II will bring 77 more units for elderly households at or below 60% AMI, and Phase III will add ten townhouse units for ownership. Additional amenities include a 2,500-square-foot community center with a leasing office, computer lab, multi-purpose room, and catering kitchen for resident use.

The Department committed \$4,063,472 in HOPE VI funds to the first development phase. Additional funding includes tax-exempt bonds issued by the Miami-Dade County Housing Finance Authority, equity from the sale of 4% Low Income Housing Tax Credits ("LIHTC") allocated by Florida Housing Finance Corporation, Miami-Dade County general obligation funds, and deferred developer fees.

THE FY23 HUD SYNERGY INNOVATION LAB FELLOWS WELCOME OGC TO THE ILAB



Damon Smith
General Counsel

Gayle Bohling
Deputy General Counsel for
Operations

The FY23 HUD Synergy Innovation Lab (iLab) Fellows kicked off the new year with a visit from Damon Smith, General Counsel, Gayle Bohling, Deputy General Counsel for Operations, and Antonette Sewell, Regional Counsel for Region IV of the Office of General Counsel (OGC). Tony Nguyen, Chief Performance Officer of GDAS/CHCO, also stopped by to join the Fellows in

welcoming the OGC to the iLab.

The OGC has been a proactive advocate and supporter of the iLab. General Counsel Smith, Deputy General Counsel Bohling, and Regional Counsel Sewell expressed their mutual support of the Fellows and spoke of OGC's continued commitment to serving as a resource to the iLab in furtherance of the work and mission of the current and future cohorts. Regional Counsel Sewell's team in Region 4 has yielded an alumna of the iLab and a member of the FY23 cohort. Attorney-Advisor Tina Strong is a proud graduate of the inaugural cohort in 2021. Ms. Strong is currently serving as the iLab Innovation CX Strategist Lead for this year's program.

The focus of the innovation challenge for the HUD Synergy Innovation Lab's FY23 cohort is "How Might We Reimagine the HBCU Student Pathway to Homeownership?" By interviewing and surveying HBCU students, stakeholders, and subject matters experts, the FY23 iLab cohort will collect critical data. This data will help achieve HUD's goal of meeting people where they are as they navigate the path to homeownership, establishing generational wealth, and thereby, achieving racial equity in housing by closing the homeownership gap through homeownership.

SOUTHEAST REGION MULTIFAMILY HOUSING LOANS ENDORSED IN FY 2023 YEAR-TO-DATE

Criteria	#Loans	#Units/Beds	Amount (Millions)
241 Improvement/Additions/Other	0	0	0
New Construction and Substantial Rehabilitation	9	1306	199,690,300
Refinance 223f and A7 Streamline Refinance	20	2,917	315,657,300
Total	29	4,223	515,347,600

RESOURCES AND UPDATES

Multifamily Notices and Memorandums

NEW HUD SECTION 202 SERVICE PORTAL LAUNCHED FOR ORDERING FREE COVID-19 ANTIGEN TESTS

WASHINGTON - The U.S. Department of Housing and Urban Development's (HUD) Office of Multifamily Housing Programs announced new [guidance](#) to reinforce the importance of required supportive service programs and the many allowable uses of supportive services funds to support independent living for seniors.

The guidance applies to owners of properties participating in project-based rental assistance contracts (PRACs) under HUD's Multifamily Section 202 Supportive Housing for Low-Income Elderly program and includes details for the provision of individual services such as meal programs, and services such as transportation and health and wellness programs that can benefit the entire community at a property.

To further support the health and safety of aging adults living independently, HUD is proud to announce the launch of a COVID-19 antigen test [ordering portal](#). Tests are free of charge to owners and site-based staff who can register online and order test kits to be delivered directly to their properties on a weekly basis using the Health Partner Ordering Portal (HPOP).

Click [here](#) for more information.

STAFF ANNOUNCEMENTS

Barbara Williams has been selected for a detail to the position of Acting Deputy Director of Multifamily Production in Headquarters for 120 days as of February 13th. She has been with HUD since 2009 in various Production leadership roles. Prior to HUD, she worked for an FHA-approved lender for 15 years before attending law school at the University of Florida. Barbara boasts a wealth of knowledge and experience in the FHA platform.



Patricia Hodges has been promoted to Administrative Specialist on the Operations Team. She will be helping to lead the Southeast's Training Platform and will be the point of contact for FOIA servicing and all controlled correspondence for properties managed by the Jacksonville office. She joined HUD in 1991 as a clerk typist and was promoted through the Upward Mobility Program as a Financial Analyst in Asset Management. In 2010, she transitioned to an Information Specialist in the Operations Division and returned to Asset Management in 2017 as a Senior Account Executive. In her free time, she enjoys hiking in the Ocala National Forest with her husband, spending time with her daughters and grandsons.

Andrea Armstrong is a new Housing Program Assistant in the Atlanta office. She is originally from Buffalo, New York and grew up in California. She is a veteran of the United States Navy and holds a bachelor's degree in Nursing from Emory University. Prior to joining HUD, she worked at the IRS and the VA Medical Center. She is married with two daughters and in her free time, enjoys lifting weights, running and helping others by volunteering.



Shawntavia Robinson is a new Closing Coordinator assigned to Atlanta, but working in the Jacksonville office. She was born and raised in Jacksonville, Florida. Prior to joining HUD, she gained over 20 years of experience in financial and mortgage services from private industry banks such as Citibank, Metris, Washington Mutual, Everbank and more. In her free time, she enjoys spending time with her two sons, friends and traveling.

Jasmine Jackson is a new Underwriter in the Atlanta office. Originally from Shreveport, Louisiana, she is a veteran of the United States Army. She graduated from Troy University. In her free time, she enjoys reading, traveling, fine dining, church and is a Dallas Cowboys fan.



Randy Bond has been promoted to Senior Account Executive assigned to Atlanta, but working in the Louisville office. He is a veteran of the United States Army Reserves and holds an MBA and two bachelor's degrees in Accounting and Business Management from Sullivan University. In his free time, he enjoys spending time with family.

Lindsay Cain has been promoted to Senior Account Executive assigned to Atlanta, but working in the Knoxville office. She began her career at HUD in 2010 as a Student Intern for Multifamily Housing in the Knoxville, Tennessee office. Upon graduating, she accepted a Project Manager position in Asset Management. She assisted in the Multifamily Transformation as both a Navigator and Asset Management Training Coordinator. Most recently, she completed a detail as Senior Account Executive for FAM in Headquarters. In her free time, she enjoys hiking the Smoky Mountains with her husband, spoiling her bulldog, Grace, and is a Tennessee Vols fan.



Jose L. Castrillo has been promoted to Senior Account Executive assigned to Jacksonville, but working in the San Juan office. He joined HUD in 1987 as a Financial Assistant and transitioned to the Multifamily Housing Division in 1991, performing in multiple roles from Occupancy Clerk to Account Executive. He holds a bachelor's degree in Accounting from the American University. In his free time, he enjoys spending time with his family, and participating in annual baseball tournaments for the Old Timers League.

Darlene Fete has been promoted to Senior Account Executive assigned to Atlanta, but working in the Greensboro office. She joined HUD's Multifamily Asset Management division in Greensboro in 1984 and also worked in the Legal Division and Property Disposition. In 2000, she joined a private management firm as their Executive Vice President and returned to the HUD Greensboro Office in 2011 as a Mortgage Credit Underwriter. She just completed her 35th year of government service in September 2022. In her free time, she enjoys traveling, antiquing, and cooking for friends and family.





Elizabeth Jackson has been promoted to Senior Account Executive assigned to Atlanta, but working in the Louisville office. She is a veteran of the United States Navy and holds a bachelor's degree in Information Technology. She joined the HUD Multifamily Division in 2006. In her free time, she enjoys traveling, spending time with family, and reading.

Edwin Jones has been promoted to Senior Account Executive assigned to Jacksonville, but working in the Atlanta office. He joined HUD in 2006 as a student intern, later performing the roles of both Management Analyst and Program Assistant. He holds a bachelor's degree in Business Administration from North Carolina A&T State University and a master's degree in Business Administration from the University of Phoenix. In his free time, he enjoys music festivals, sports, restoring old classic, and new sport cars.



Beth Brewer-Lay has been promoted to Senior Account Executive assigned to Atlanta, but working in the Nashville office. She is a veteran of the United States Air Force. She joined HUD in 2004 as a Project Manager. Prior to joining HUD, she worked as a nurse and gained almost twenty years of housing and management experience in the private industry. In her free time, she enjoys gardening, sewing, and spending time with her grandson.

Greg Harris has been promoted to Senior Account Executive assigned to Atlanta, but working in the Greensboro office. He is a veteran of the United States Navy and joined HUD in 1989. He has worked for the federal government for over 41 years. In his free time, he enjoys the beach and spending time with his grandkids.



Carnethia Wright has been promoted to Senior Account Executive assigned to Atlanta, but working in the Nashville office. She holds both bachelor's and master's degrees in Agricultural Economics from Alcorn State University and joined HUD in 2009. Prior to joining HUD, she also worked for the U.S. Department of Agriculture. In her free time, she enjoys spending time with her husband and three children, baking cakes, and leading life groups for married couples and women in her church.

Luis Herrera, Jr. is a new Program Analyst in the Jacksonville office. He is a veteran of the United States Marine Corps and holds a bachelor's degree in Homeland Security and Emergency Management. Originally from California, he is bilingual in English and Spanish. In his free time, he enjoys spending time with his family and friends and fitness.



Rhonda Feliciano is a new Grants Specialist assigned to Atlanta, but working in the Jacksonville office. She is originally from California, and moved to Florida a little over 20 years ago. Prior to joining HUD, she gained over 14 years of experience in housing, constructing RFPs and policies, grant reviews and administration. In her free time, she enjoys photography, hiking and exploring towns and lighthouses, playing golf, and watching or attending football and baseball games.



Ron Kelley, is a new Construction Analyst in the Atlanta office. He is a retired combat veteran of the United States Army, National Guard, and Air Force Reserves. He holds a degree in Construction Supervision and Labor History from Washtenaw Community College. In his free time, he enjoys riding his Harley Davidson, attending Rugby ATL games, and spending time with his family.



Michaela Bostwick, is a new Account Executive in the Jacksonville office. She is a veteran of the United States Navy. She joined HUD in 2020. She is originally from Guyana and her family migrated to New York when she was 15 years old. In her free time, she enjoys trying new restaurants, volunteering, tennis, reading and traveling.



Debbie Hayes is a new Account Executive assigned to Atlanta, but working out of the Jacksonville office. She is a retired veteran of the United States Navy Reserve. Prior to joining HUD, she retired from the City of Fort Worth. She holds a master's degree from the University of Phoenix. In her previous position with HUD, she worked as a Housing Program Assistant in Production. In her free time, she enjoys spending time with her grandchildren and husband.



Brittany Peoples is a new Housing Program Assistant in the Jacksonville office. Prior to joining HUD, she gained over seven years of experience in healthcare. She holds two healthcare administration degrees from Auburn University. She is married with two children and strives to reach her professional goals.





Thomas Mizell is a new Construction Analyst in the Atlanta office. He is a retired veteran of the United States Army. Prior to joining HUD, he gained over ten years of experience in construction with the U.S. Army Corps of Engineers and the VA Office of Construction and Facilities Management. In his free time, he enjoys spending time with his family.

Dan Murphy is a new Appraiser in the Jacksonville office. He is originally from Wisconsin. Prior to joining HUD, worked for the City of Racine Assessor's Office for the past ten years. In his free time, he is enjoying Florida's beautiful weather.



Tiffany Jordan is a new Account Executive in the Atlanta office. She is a retired veteran of the United States Air Force and holds a degree in Early Childhood Education from Georgia Military College. She is currently pursuing a degree in Project Management. She is a foster parent and the owner of a small business selling artesian jewelry and in her free time, she enjoys going to the movies, traveling, and creative hobbies.

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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