

HUD MULTIFAMILY HOUSING SOUTHEAST REGIONAL NEWS

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



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Multifamily for Tomorrow Multifamily Housing Transformation



The Path Forward

Leadership means different things to different people. Both positive and negative comments are frequently made and it's important that we understand how related and impactful the term is to meaningful organizational transformation and long term success. What's clear is that successful transformations tend to be those that invest in leadership. In fact, transformations with strong leadership role modeling of desired changes are four (4) times more likely to succeed. According to a 2012 McKinsey Public Sector Transformation Change survey, if a company invested ***"a great deal"*** in developing leaders through its transformation,

the company had a 63% success rate. Conversely, if the company invested ***"somewhat"*** in developing leaders through the transformation the success rate declined to 44%. If the company invested ***"a little"*** the success rate was a mere 29%. And finally, if ***"not at all"*** the success rate was a dismal 26% as you might expect. Simply put, the Southeast Region's Multifamily Transformation effort will succeed because of our ongoing investment in leadership and commitment to the business practices, habits, behaviors and principles of our new business model.

As Regional Center Director there are four (4) foundational tasks that I must spearhead and perform to help ensure sustainable growth and region-wide success following transformation and re-alignment: 1) lead by example and represent the change and actions desired; 2) get the team working on one accord so our actions and decisions are seamless and uniform – hence enforce consistency, standardization and eliminate territorial silos; 3) achieve our Multifamily business goals - both Production and Asset Management; and most importantly 4) select the right cadre of leaders to drive the

business and strengthen our partner relationships. The leaders mentioned within the pages of this newsletter, were not only selected because they have distinguished themselves and consistently delivered strong business results, but also because of their uncanny ability to inspire those around them to do more and do better. They are not rubber stamp leaders by any stretch of the imagination. Instead, they are playmakers who have proven that through their actions they want the ball with three (3) seconds left in the game and no timeouts remaining. With the roll-out of our new business model in combination with the selection of talented leaders, the stage is set and the southeast region is well positioned to harness new business opportunities, accelerate our performance and take our game to the next level. Some of these leaders you know. Others will be new to you. Either way, I'm proud of them and expect great things from them. Meet the Southeast Region's outstanding new leadership team, beginning on page five.

Ruben J. Brooks,
Regional Center Director,
Multifamily, Southeast
Region



Transformation

The Federal Housing Administration's Office of Multifamily Housing is proactively making changes to better fulfill its mission, while doing more with less. This transformation will help Multifamily better serve its customers and stakeholders, operate more efficiently and consistently, and improve its risk management. These changes are necessary to ensure Multifamily's operating model keeps pace with current market demands, while providing for future flexibility.

Multifamily Housing Introduces the new Southeast Region in

Atlanta and Jacksonville

Recently, the Office of Multifamily Housing Programs and the Office of Field Policy and Management co-hosted an official kick-off event in the Atlanta and Jacksonville offices to celebrate the introduction of the new Multifamily Southeast Region.

Hundreds of stakeholders from around the Southeast Region were able to make it and hear from Senior Housing leaders, including Principal Deputy Assistant Secretary of Housing Ed Golding, Multifamily Housing Deputy Assistant Secretary Ben Metcalf, and new Multifamily Southeast Regional Director Ruben Brooks. The event provided an opportunity for stakeholders to meet with the regional leadership team and to engage them with questions about the new Multifamily structure and business model.

The new model includes improvements that allow Multifamily to provide better customer service, operate more efficiently and consistently, and improve risk management.

The Southeast Region is the third of the five new Multifamily regions, nationwide. In March, Multifamily introduced its new Midwest Region, which has its Regional Center in Chicago and Satellite offices in Detroit, Minneapolis. Multifamily expects to introduce its new Northeast Region in March.

For more information about the Multifamily for Tomorrow transformation, please visit our website at http://portal.hud.gov/hudportal/HUD?src=/transforming_hud/multifamily_transformation. For questions, please contact mft@hud.gov.

Five New Regions

By streamlining the Multifamily field structure into a five-region model with five Regional Centers and seven Regional Satellite Offices, Multifamily is facilitating clear communication, consistency, and the flexibility needed to effectively execute the mission. Multifamily's historic field structure was highly decentralized with over 50 locations organized into 17 regional "Hubs." A new, smaller reporting structure will make it easier for Multifamily to maintain consistent program delivery, which will positively impact our employees and will lead to consistent customer service. It will also assist with risk management and create less complex logistical hurdles to aid in implementing and sustaining large-scale initiatives.

Northeast Region (covering Federal Regions I, II, and III)

Regional Center: New York; Regional Satellite Offices: Boston, Baltimore

Asset Management: Buffalo, Charleston, Hartford, Manchester, Newark, Philadelphia, Pittsburgh, Providence, Richmond, Washington

Southeast Region (covering Region IV)

Regional Center: Atlanta; Regional Satellite Office: Jacksonville

Asset Management: Birmingham, Caribbean, Columbia, Greensboro, Jackson, Knoxville, Louisville, Miami, Nashville

Midwest Region (covering Region V)

Regional Center: Chicago; Regional Satellite Offices: Minneapolis, Detroit

Asset Management: Cleveland, Columbus, Indianapolis, Milwaukee

Southwest Region (covering Regions VI and VII)

Regional Center: Fort Worth; Regional Satellite Office: Kansas City

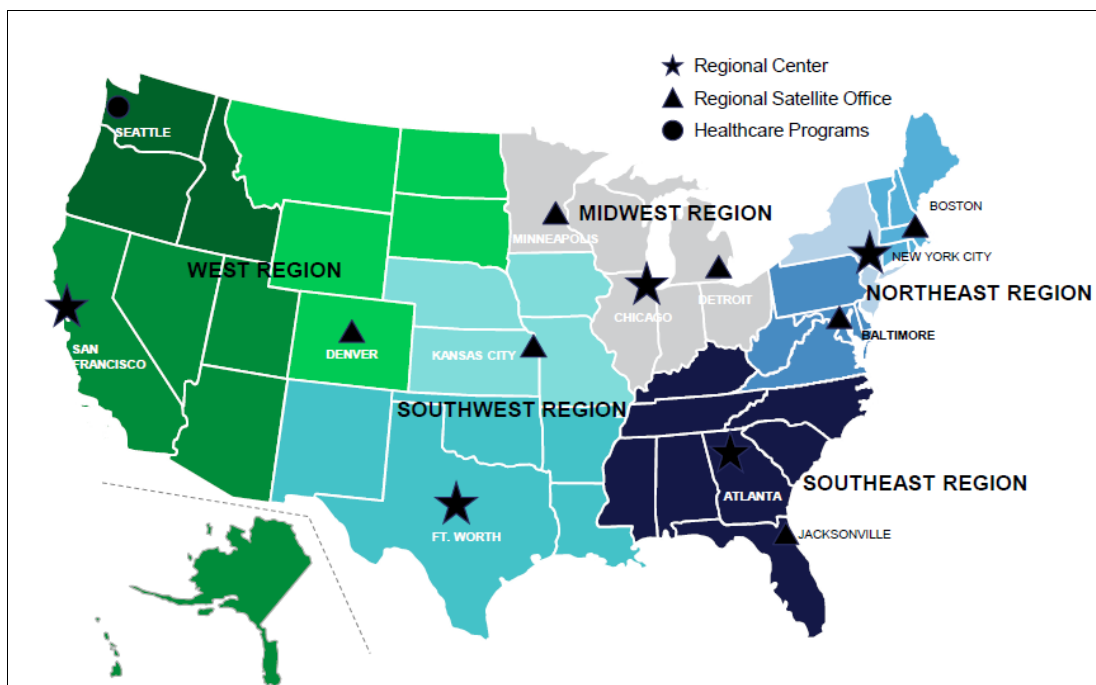
Asset Management: Albuquerque, Des Moines, Houston, Little Rock, New Orleans, Oklahoma City, Omaha, St. Louis, San Antonio, Shreveport, Tulsa

West Region (covering Regions VIII, IX, and X)

Regional Center: San Francisco; Regional Satellite Office: Denver

Asset Management: Honolulu, Las Vegas, Los Angeles, Phoenix

*Offices in the existing Seattle Hub will become part of the Office of Healthcare Programs.



Transformation Components

Workload Sharing

- Workload sharing allows offices, teams, and even managers to distribute workload across the country in both Production and Asset Management. If an office, team, or individual experiences a spike in volume, other offices, teams, or individuals with extra capacity can pick up the work. This will alleviate some of the pressure on staff, and reduce wait time and backlogs for customers. Workload sharing is already being piloted in several offices, and has received positive feedback from both staff and customers.

Underwriter Model and Risk Based Processing in Production

- The Underwriter model will foster greater efficiency and effectiveness through the specialized processing of incoming applications based on risk and complexity.
- Production applications will be segmented according to risk and complexity, and then assigned to the appropriate underwriter. More experienced underwriters will process riskier, more complex applications. The underwriter will manage the end-to-end review of each application, drawing in technical experts such as construction analysts and appraisers as needed. This approach will increase the efficiency of processing applications, provide improved customer service, and better manage risk.

Account Executives and Asset Resolution Specialists in Asset Management

- This Asset Management model will enable Multifamily experts to better manage risk while aligning the Asset Management portfolio according to staff expertise.
- Three different roles will be established under this model to manage assets based on the risk and complexity: Account Executives will be responsible for managing the non-troubled portfolio; Senior Account Executives will handle potentially troubled and more complex, non-troubled assets; and Asset Resolution Specialists will focus on Multifamily's most risky, complex, or troubled assets.

Streamlined Organizational Model in Headquarters and in the Field

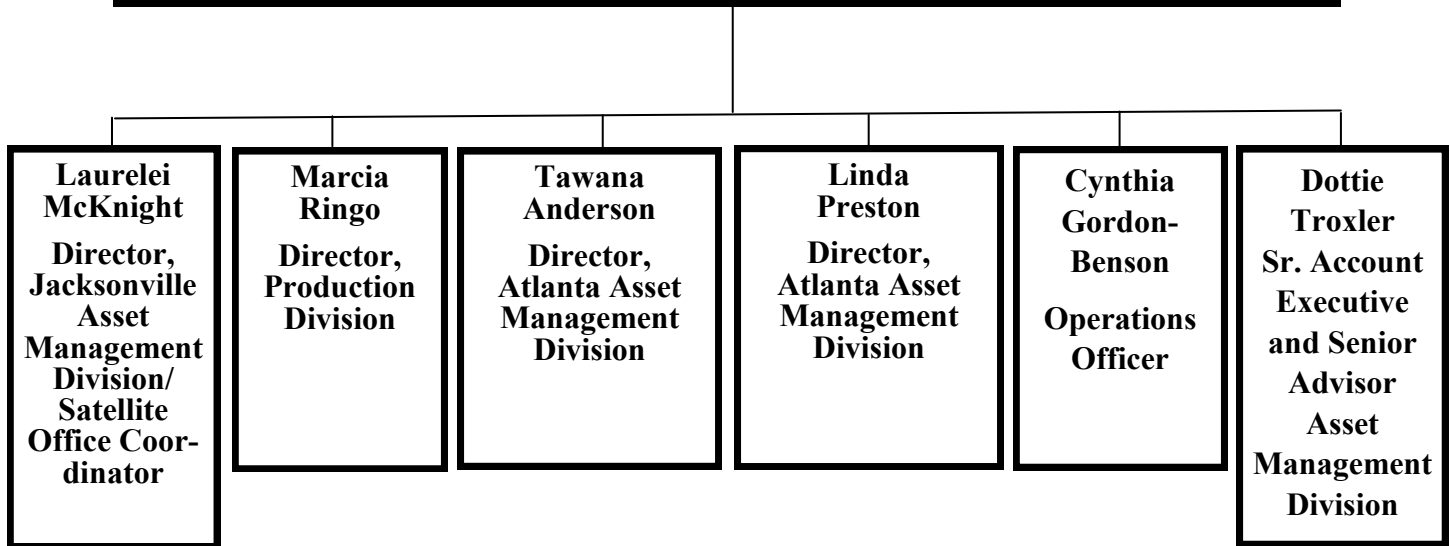
Headquarters - Multifamily has realigned its organizational structure into the following four offices:

- The Office of Multifamily Production, which oversees policy supporting Multifamily's mortgage insurance programs. This office is formerly known as the Office of Asset Development.
- The Office of Asset Management and Portfolio Oversight, which is responsible for the quality oversight and risk management of Multifamily assets. This office incorporates the offices formerly known as Asset Management, Housing Assistance and Grants Administration, Housing Assistance Contract Administration Oversight, and the Lender Quality and Monitoring Division.
- The Office of Recapitalization, which supports the recapitalization and preservation involving the most complex affordable housing programs such as 236, 202 Direct Loan, and the Rental Assistance Demonstration. This office was formerly known as the Office of Affordable Housing Preservation (OAHP).
- The Office of Field Support and Operations, which is a new office that will provide dedicated support to Multifamily's field offices while facilitating improved human capital, performance management, and procurement activities across the organization.

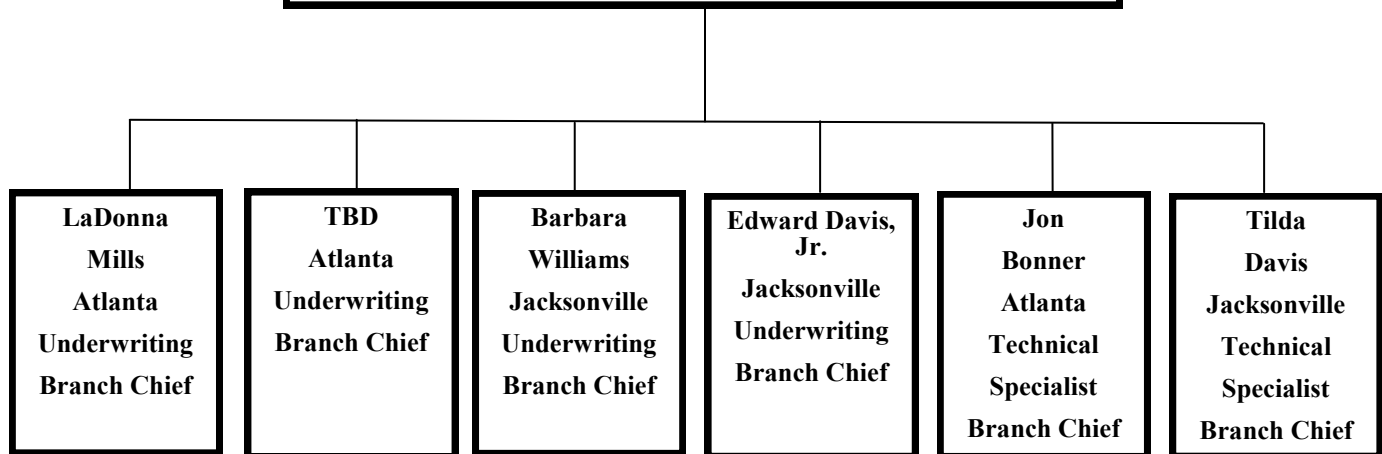
Field:

- In the field, Multifamily will be simplifying its presence in the field to improve consistency and more closely mirror the regional structure used elsewhere in HUD. Specifically, Multifamily will consolidate 17 hubs into five regions. Each region will have a Regional Center and one or two Regional Satellite Offices. Under the existing approval from Congress, Asset Management will have the ability to continue operating in all existing locations nationwide.

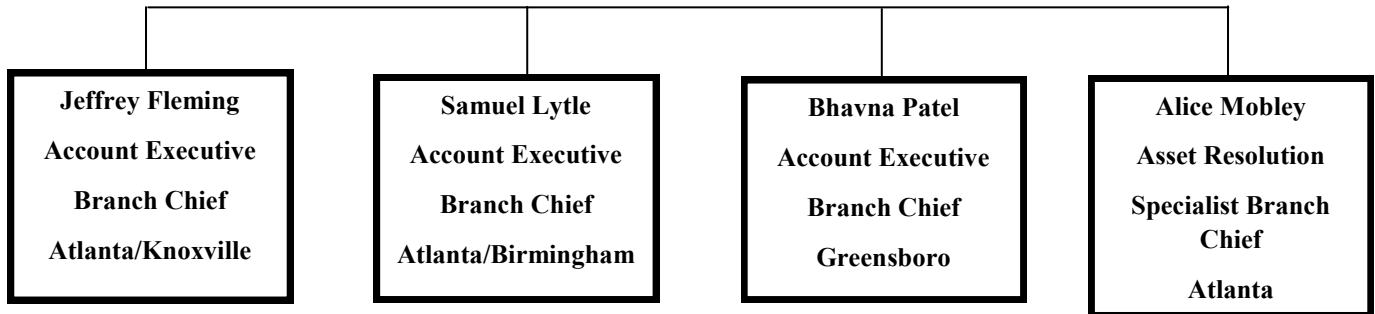
Ruben J. Brooks
Regional Center Director, Multifamily, Southeast Region



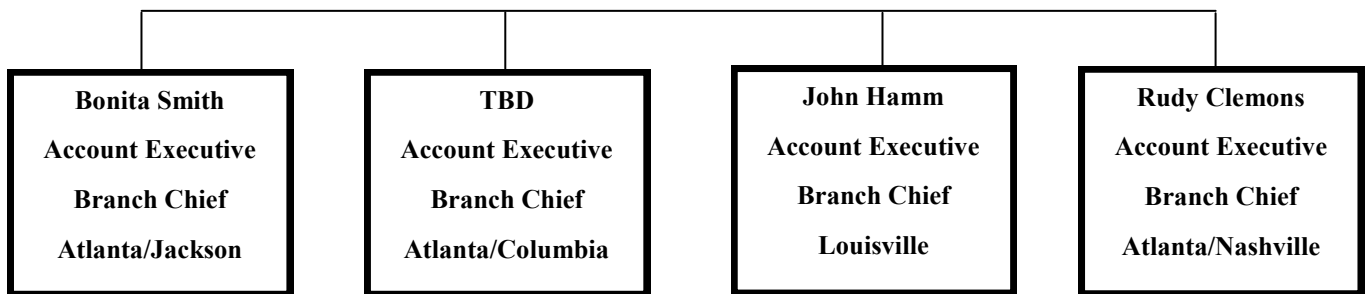
Marcia Ringo
Director, Production Division



Tawana Anderson
Director, Atlanta
Asset Management Division



Linda Preston
Director, Atlanta
Asset Management Division



Laurelei McKnight
Director, Jacksonville
Asset Management Division

Daphne Mallory
Account Executive
Branch Chief
Jacksonville

Daniel Ortiz
Account Executive
Branch Chief
**Jacksonville/Miami/
San Juan**

Belinda Koros
Account Executive
Branch Chief
Jacksonville

Saadia Figueroa-Davis
Asset Resolution
Specialist Branch Chief
Jacksonville

Photos from Recent Transformation Training in the HUD Office



Southeast Regional Leadership



Ruben J. Brooks, Regional Center Director, Multifamily, Southeast Region

Ruben serves as Regional Center Director for HUD's Multifamily Housing Division where he leads the Southeast Region in making large scale commercial multifamily real estate investment and asset management decisions. Prior to HUD, Ruben spent over nineteen (19) years at Fannie Mae in a variety of leadership positions most notably as Director of Multifamily Construction and Interim Finance and Director of Multifamily Affordable. A native of Baltimore, Ruben received a Bachelor of Science degree in Management from Morgan State University, a Masters of Public Administration degree from the University of Baltimore, and a Master of Science degree in Real Estate from Johns Hopkins University's Carey School of Business. Ruben is a golfing and jogging enthusiast, member of Big Brothers Big Sisters and has a keen interest in financial literacy and economic empowerment.

Cynthia Gordon Benson, Operations Officer

As Operations Officer, Cynthia directs the internal operations of the Multifamily Southeast Regional Center. Cynthia has an established progressive career with the Department, with 25 years of public service beginning her career in the Indianapolis and Chicago Offices. Her early career success was in the areas of contract administration and oversight. Cynthia has ten years of leadership experience serving as Chief of the Management Branch for the Atlanta Multifamily Property Disposition Center. She was responsible for the management and oversight of a portfolio of HUD-owned and Mortgage-in-Possession properties and the relocation of residents to safe and affordable rental housing. Cynthia holds a Bachelor of Science degree in Marketing from Jackson State University.



Marcia Ringo, Director, Production Division

Marcia has 38 years of Federal Service. She joined the Department in 1981 as an appraiser in the Single Family Division. Marcia spent nine years in the Multifamily Asset Management Division before receiving her General Certified Appraisal license. She worked as an Appraiser and Branch Chief for the Production Division in Georgia. In February 2012 she accepted the position of Operations Officer for the Atlanta Multifamily Hub. Marcia received her Bachelor of Science degree from Georgia State University.

Laurelei McKnight, Director, Jacksonville Asset Management Division/Satellite Office Coordinator of the Multifamily Southeast Region

Prior to this appointment, Laurelei was the Operations Officer for the Jacksonville Multifamily Hub, where she supervised a support team consisting of technical and administrative responsibilities and functions. She has served as deputy to the Multifamily Hub Director with collateral authority of said position. At various times, she held the position of Jacksonville Hub Director, Jacksonville Director of Project Management, Miami Program Center Director and Supervisory Project Manager over the Asset Management and Production teams. Laurelei began her career at HUD as a Construction Analyst, after graduating with a Bachelor of Science degree in Architectural Engineering Construction Technology from Florida Agricultural and Mechanical University. She has a Master of Science degree in Engineering Management from the University of South Florida.





Dottie Troxler, Senior Account Executive, Multifamily Asset Management and Senior Advisor to the Regional Center Director

Previously, Dottie served as the Hub Director for the Greensboro Multifamily Hub. During her 28 years of HUD service, Dottie has served in various positions including Operations Officer, Chief of Production, Financial Analyst, Mortgage Credit Analyst, and Senior Loan Specialist. She also served on the first HUD National Loan Committee. Dottie has a Bachelor of Science degree in Accounting from the University of North Carolina at Greensboro.

Tawana Anderson, Director, Atlanta Asset Management Division 1

Prior to HUD, Tawana worked as a Bank Examiner for the FDIC where she was responsible for performing assessments of asset quality on commercial loan portfolios and credit underwriting processes. She also worked as an Asset Manager for Bank of America, Federal Home Loan Bank of Atlanta, and Massachusetts Housing Investment Corporation where she was responsible for managing strategic direction and assessing risk in assets valued at up to \$20 million. Tawana received her Master of Business Administration degree at Emory University in Atlanta and her Bachelor degree at Howard University in Washington, DC.



Linda Preston, Director, Atlanta Asset Management Division 2

Linda came to work at HUD in late 1979; hired as a Mortgage Credit Examiner in the Single Family Division. Through a re-organization, Linda was transferred to Multifamily Mortgage Credit the following year. After a few years, Linda became a Senior Project Manager. In 2012, she received a promotion as Director of Project Management; which she served as Director over the Production and Asset Management Divisions. Ms. Preston received her Bachelor of Science degree in Business Administration from Savannah State University. Linda has served at HUD for 35 years.

Southeast Region Production Branches

Atlanta Production Division

LaDonna Mills, Chief, Atlanta Underwriting Branch 2

LaDonna has served in various positions with HUD as Senior Project Manager and as Coordinator for the State of Georgia Capital Advance Program. She has over 28 years of experience in the real estate, financial, and government industry. During her career, she has served as Senior Collateral Risk Analyst for the Federal Home Loan Bank of Atlanta, being responsible for collateral reviews and the evaluation of underwriting of complex multifamily mortgage loans for financial institutions with assets greater than \$10 billion. She has also served in various roles as Asset Manager, Senior Business Analyst, and Senior Credit Specialist at several companies. LaDonna received her Bachelor Degree in Business Management from Jackson State University, Jackson, Mississippi, and a Master of Business Administration degree from Troy State University in Montgomery, Alabama.





Jon Bonner, Chief, Atlanta Technical Specialist Branch

Prior to this appointment, Jon served as the Supervisory Project Manager for Production in the Atlanta HUD Office. Previously, Jon served as the Construction Coordinator for MAP and the Senior Construction Analyst for Operation Support in the Atlanta Multifamily Hub. He has a Bachelor degree in Landscape Architecture from The School of Environmental Science and Forestry at Syracuse University. Upon graduation in 1982, Jon came to Atlanta Georgia where he began his career with Harris Engineering Corporation, a civil engineering firm, specializing in multifamily apartment design. In 1990, Jon left the private sector and took a position with HUD as the Regional Landscape Architect. He has 25 years of experience and tenure with HUD.

Jacksonville Production Division

Edward Davis, Jr., Chief, Jacksonville Underwriting Branch 1

Ed previously worked at HUD as an Appraiser, Construction Analyst, and Senior Underwriter. He is a graduate of HUD's Management Development Program and previously served a detail under HUD Deputy Secretary Ben Metcalf. In the private sector, Ed started and managed several companies in Georgia. He has over 25 years of management experience in the real estate field. Ed graduated from Arkansas State University with a Master's in Music Education.



Barbara Williams, Chief, Jacksonville Underwriting Branch 2

Since 2009, Barbara was the Supervisory Project Manager for Production in the Jacksonville HUD Office. Prior to that, Barbara enjoyed a career in mortgage banking and real estate. She has over 25 years of experience in FHA single/multifamily production and servicing; conventional commercial and residential mortgage lending; and public/private transactions involving environmentally sensitive lands. She graduated from law school at the University of Florida and is a member of the Florida Bar.

Tilda Davis, Chief, Jacksonville Technical Specialist Branch

Tilda aka "T" is a Certified General Appraiser with over 25 years of experience in the Richmond, Virginia State office. She served as a Multifamily for Tomorrow Navigator for Waves 2 and 3 which included the Midwest and Southeast Regions of the Department; teaching the Underwriter Model in Production that applies industry best practices, improving the ability to manage risk and deliver excellent customer service along with increasing accountability and national consistency.



Southeast Region Asset Management Branches

Division 1



Jeffrey A. Fleming, Chief, Atlanta Account Executive Branch 1

Prior to the Multifamily Transformation, Jeff served as a Supervisory Project Manager in the Atlanta Multifamily Hub with responsibility for servicing and oversight of the Georgia portfolio. In his 25 years at HUD he has served in a variety of capacities. Jeff began his public service career in 1981 with the East Point (GA) Housing Authority. He began his federal service in 1985 as a Presidential Management Intern at the U.S. Department of Defense. He holds a Bachelor of Science degree from Georgia State University and a Master of Public Administration degree from Georgia College and State University.



Samuel S. Lytle, Chief, Atlanta Account Executive Branch 2

Sam has worked in affordable housing for 20 years and with HUD, Atlanta for over 11 years serving as Project Manager in both Multifamily divisions and as Senior Project Manager for Troubled Projects. He served as Sustaining our Investments (SOI) Hub Navigator and Regional Sustainability Officer. Prior to HUD, he worked for Housing Resource Center where he provided principal oversight to the multifamily disposition program of Resolution Trust Corporation (RTC). He served as development consultant on numerous affordable housing developments and established the company's property management division. Sam also has a background in advertising and banking prior to his work in housing and is originally from Knoxville.

Bhavna Patel, Chief, Atlanta Account Executive Branch 3

Bhavna was previously the Multifamily Asset Management Director in the Greensboro Office. She began her career at HUD as a Financial Analyst in 1987 as a student intern. She has held various positions in Multifamily Asset Management during her tenure at HUD. Bhavna graduated from the University of North Carolina with a Bachelor's degree in Accounting in 1988.



Alice Faye Mobley, Chief, Atlanta Resolution Specialist Branch

Faye has been worked in HUD Multifamily Asset Management since 2004. In 2007, she was promoted to a Senior Project Manager. She also was selected and graduated from HUD's Emerging Leadership Program, in addition to successfully completing the Federal Executive Board's Leadership program. Faye was one of five Core Navigators chosen to assist with the rollout of Sustaining Our Investments throughout the county, an intricate part of HUD's Multifamily Transformation. She graduated from Johns Hopkins University with a Bachelor of Science degree in Business Management.

Division 2

Bonitta Smith, Chief, Atlanta Account Executive Branch 1

Bonitta has approximately 30 years of experience working with HUD multifamily assets, which started in college while she earned a Bachelor of Science degree in Metallurgical Engineering. She served as Vice-President of a Property Management firm that specialized in HUD subsidized complexes in addition to being a HUD Multifamily Property Disposition contractor. Her oversight included three offices in different cities with over 150 staff members. Bonitta joined HUD in 2004 as a Project Manager in Indianapolis. In 2008 she moved to the Columbus HUD office, where she became a Supervisor the same year. Bonitta is a graduate of HUD's Emerging Leaders Program (2006) and HUD's Leadership Development Program (2008).



John Hamm, Chief, Atlanta Account Executive Branch 3

John began his career with HUD in 2002 as a Multifamily Appraiser in the Louisville Kentucky Multifamily Program Center, where he later became the Supervisory Project Manager for Production. John graduated from Western Kentucky University, with a Bachelor of General Studies degree. He has held a General Real Property Appraiser Certificate for the Commonwealth of Kentucky for over 20 years. Professional experience includes three years with Kentucky Housing Corporation, seven years with PNC Bank, six years as a fee appraiser, and three years with Farm Credit Services. John is a U.S. Navy veteran, serving on submarines.



Reuben "Rudy" B. Clemons, Chief, Atlanta Account Executive Branch 4

Rudy is well seasoned with over 30 years in real estate and finance. Prior to joining HUD he spent 18 years leading National Capital and 1st Professional Realty. Rudy joined HUD in 2008 where he worked in multifamily production. At the age of 17, Rudy left home and wound-up living in subsidized housing. This was the catalyst for him to attend college his first two years, a small start that enabled him to pursue his education. The experience of subsidized housing drives his passion for sustaining affordable housing - as he says "a perfect fit" and his way of giving back.

Jacksonville Asset Management Division

Daphne T. Mallory, Chief, Jacksonville Account Executive Branch 1

Daphne Mallory has nearly 31 years of experience in Multifamily Housing serving in various capacities, including Project Manager, Contract Administrator Oversight Monitor (CAOM) and Supervisory Project Specialist/Program Center Director. Daphne is a graduate of Florida A & M University, obtaining a Bachelor of Science in Journalism. She participated in the University of Maryland Housing Community Development Executive Training Program and the Institute of Real Estate Management (IREM) training program.



Belinda P. Koros, Chief, Jacksonville Account Executive Branch 2

Prior to becoming the Branch Chief, Belinda served for 26 years in HUD's Asset Management Division, beginning her career in the Little Rock, Arkansas office. In 2005, Belinda transferred to the Jacksonville office and in 2007 accepted a promotion to Senior Asset Manager. She has participated in all aspects of asset management to include routine servicing, troubled project servicing, and working with the Production Division. Belinda has assisted HUD Headquarters on several special projects such as iREMS system development, HUD handbook revisions, and most recently, serving as a Navigator for the Multifamily Transformation during Waves 2 and 3. Ms. Koros received her Bachelor Degree in Business Administration from the University of Arkansas, Little Rock.

Daniel Ortiz, Chief, Jacksonville Account Executive Branch 3

Daniel's staff includes the Miami and San Juan Offices. Previously, Dan worked in the Office of Public Housing in Jacksonville as a Presidential Management Fellow, Portfolio Manager, and HUD/VASH Coordinator (HUD and U.S. Department of Veterans Affairs Supportive Housing for Veterans). He is a Navy Veteran where he served as an Aviation Ordnance Chief for 21 years. Dan attained a Bachelor of Science degree in Professional Aeronautics and a Master degree in Management from Embry-Riddle Aeronautical University. He has executive certifications in Business, Negotiations and Leadership from the University of Notre Dame and is currently pursuing a Doctorate in Business Administration at Walden University.



Saadia E. Figueroa-Davis, Jacksonville Resolution Specialist Branch Chief

Saadia has over 16 years in the housing industry. Previously, Saadia worked for the Inspector General, as a Senior Project Manager in Multifamily Asset Management, and as Supervisory Project Manager for the Jacksonville Program Center. Saadia is a Certified Public Accountant, Certified Internal Auditor, and Certified Occupancy Specialist. She received her Bachelor degree in Business Administration from the University of Puerto Rico. Saadia is fully bilingual (English/Spanish), with written and oral fluency.

Atlanta Multifamily Regional Office Staff

Southeast Regional Center Director	RUBEN BROOKS	678-732-2363
Regional Operations Officer	CYNTHIA GORDON-BENSON	678-732-2737
Production Division Director	MARCIA RINGO	687-732-2350
Asset Management Division 1 Director	TAWANA ANDERSON	678-732-2813
Asset Management Division 2 Director	LINDA PRESTON	678-732-2355
Jacksonville Asset Management Director/Satellite Office Coordinator	LAURELEI MCKNIGHT	904-208-6015
Senior Account Executive/Senior Advisor for Asset Management	DOTTIE TROXLER	336-547-4000
Operations		
Southeast Regional Center Director	RUBEN BROOKS	678-732-2363
Program Analyst	TBD	
Regional Operations Officer	CYNTHIA GORDON-BENSON	678-732-2737
Program Analyst	BIANCA CLARK	678-732-2700
Administrative Specialist	INDIA DRAIN	678-732-2127
Administrative Specialist	PATRICIA HILLS (Detail)	904-208-6068
Contract Oversight Specialist	TBD	
Information Specialist	PATRICIA "TRICIA" HODGES	904-208-6045
Information Specialist	TBD	
Production Division		
Production Division Director	MARCIA RINGO	678-732-2350
Program Analyst	CAROL WARD	678-732-2553
Chief, Underwriting Branch 1 (Atlanta)	TBD	
Senior Underwriter	KATHRYN BREWER	678-732-2326
Senior Underwriter	DONNA EDMUNDS	678-732-2524
Senior Underwriter	TBD	
Underwriter	CHERLYN COOK	678-732-2561
Underwriter	LASHAWNDA JONES	678-732-2789
Underwriter	JONATHAN MOSLEY	678-732-2944
Underwriter	SHARON LAW	678-732-2595
Underwriter Analyst	TBD	
Housing Program Assistant	KAREN FORTIN	678-732-2263
Chief, Underwriting Branch 2 (Atlanta)	LADONNA MILLS	678-732-2132
Senior Underwriter	LISA GIBSON	678-732-2909
Senior Underwriter	DONALD WINSTON	678-732-2095
Senior Underwriter	ROBERT DORAN	678-732-2053
Underwriter	ANNETTE FULLER	678-732-2063
Underwriter	CHANTEL JILES	678-732-2878
Underwriter	BONNIE CURLEE	678-732-2941
Underwriter Analyst	JIMEL WRIGHT	678-732-2854
Housing Program Assistant	DANNY GORDON	678-732-2956
Chief, Technical Specialist (Atlanta)	JON BONNER	678-732-2353
Construction Analyst	LARRY FERGUSON	678-732-2460
Construction Analyst	DENNIS DRAKE	678-732-2860
Construction Analyst	RACHEL WILLIAMS	678-732-2883
Construction Analyst	RODNEY RICE	678-732-2860
Construction Analyst	VIDESSA WOODS	678-732-2358
Appraiser	CHUCK MELTON	678-732-2133
Appraiser	VIRGIL TETSWORTH	678-732-2955

Appraiser	ARLIN COLEMAN	678-732-2871
Appraiser	MICHELLE GARRETT	678-732-2869
Appraiser	MICHAEL PRITCHARD	678-732-2868
Closing Coordinator	RHONDA ST. PETERS	678-732-2857
Asset Management Divisions		
Division Director, Asset Management Division 1 (Atlanta)	TAWANA ANDERSON	678-732-2813
Funding Specialist	LINDA ROBERTSON	336-851-8019
Funding Specialist	JANA NEWLAND	678-732-2364
Grants Specialist	DONNA DUDGEON	678-732-2942
Program Analyst	MARK BREWER	678-732-2159
Chief, Account Executive Branch 1 (Atlanta/Knoxville)	JEFFREY FLEMING	678-732-2316
Senior Account Executive	SHAWNA HUNLEY	865-474-8265
Account Executive	VALERIE JACKSON	678-732-2061
Account Executive	MARK WILLIAMS	678-732-2769
Account Executive	LINDSAY CAIN	865-474-8262
Account Executive	LISA LOWERY	865-474-8260
Account Executive	JOHN CARROLL	865-474-8267
Housing Program Assistant	TERESA PATTY	865-474-8263
Chief, Account Executive Branch 2 (Atlanta/Birmingham)	SAMUEL LYTLE	678-732-2522
Senior Account Executive	MICKI "JALON" J. CARTER	205-745-4391
Senior Account Executive	ANDREA HENDRICKS	205-745-4386
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Senior Account Executive	EILEEN WOOTEN	336-851-8031
Senior Account Executive	DANETTE MCALISTER	336-851-8001
Senior Account Executive	TENLEY MCABEE	336-851-8016
Senior Account Executive	PHILIX "PHIL" ANDERSON, JR.	336-851-8017
Account Executive	MARTHA JOHNSON	336-851-8028
Account Executive	GREGORY HARRIS	336-851-8020
Account Executive	ANTOINETTA MAYES	336-851-8010
Account Executive	DARLENE FETE	336-851-8135
Account Executive	LAURA BIGELOW	TBD
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Chief, Resolution Specialist Branch (Atlanta)	ALICE "FAYE" F. MOBLEY	678-732-2019
Resolution Specialist (Atlanta)	WILLIAM "BILL" J. DUCKWORTH	678-732-2853
Resolution Specialist (Atlanta)	DEBRA A. NEWMAN	678-732-2618
Resolution Specialist (Nashville)	SUSAN "KATHY" K. DAVIS	615-515-8550
Resolution Specialist (Knoxville)	LISA G. LAUGHERTY	865-474-8261
Resolution Specialist (Louisville)	KARI L. LALONDE	502-618-8136
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Program Analyst	SONJ'E JACKSON	678-732-2958
Chief, Account Executive Branch 1 (Atlanta/Jackson)	BONITTA SMITH	678-732-2760

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Senior Account Executive	MARY BOLMGREN	678-732-2341
Account Executive	EDWIN JONES	678-732-2232
Account Executive	MORGAN CLARK	601-608-1748
Account Executive	DERRICK HAMPTON	601-608-1749
Account Executive	JENNIE CHAMBERS-JONES	601-608-1759
Account Executive	CHARLES BURGESS	601-608-1757
Account Executive	SHARON WEBBER	601-608-1767
Housing Program Assistant	BRANDON SMITH	678-732-2495
Chief, Account Executive Branch 2 (Atlanta/Columbia)	TBD	
Senior Account Executive	GLENDIA FESPERMAN	803-765-5924
Senior Account Executive	ELAINE BENNETT	803-253-3925
Senior Account Executive	TBD	
Account Executive	RHONDA EASON	678-732-2318
Account Executive	TONIA PARKER-YOUNG	678-732-2604
Account Executive	CHINH DAO	678-732-2368
Account Executive	PAARIS SNELL	678-732-2693
Housing Program Assistant	HARRIET GOLSTON	803-253-3186
Chief, Account Executive Branch 3 (Louisville)	JOHN HAMM	502-618-8124
Account Executive	SARAH N. ANDINO	502-618-8102
Account Executive	RANDY L. BOND, II	502-618-8119
Account Executive	JESSICA CARLSON	502-618-8110
Account Executive	ELIZABETH "LIZ" E. DOAN	502-618-8116
Account Executive	TAMMY M. DUNN	502-618-8165
Account Executive	MILTON SUGGS	502-618-8153
Account Executive	DEBORAH WHITE	502-618-8156
Housing Program Assistant	LINDA S. MAGEE	601-608-1766
Chief, Account Executive Branch (Atlanta/Nashville)	REUBEN "RUDY" CLEMONS	678-732-2845
Senior Account Executive	JOY WALL	615-515-8561
Account Executive	ANN AKBARI	615-515-8558
Account Executive	JOHN "JACK" BEASLEY	615-515-8544
Account Executive	LAVON "BETH" BREWER-LAY	615-515-8558
Account Executive	SARAH CULLIGAN	678-794-1322
Account Executive	DIONNE TAYLOR-PLACIDE	615-515-8564
Account Executive	CARNETHIA WRIGHT	615-515-8565
Housing Program Assistant	REBECCA "BECKY" KENNER	615-515-8541



Jacksonville Multifamily Satellite Office Staff

Jacksonville Satellite Office Coordinator	LAURELEI MCKNIGHT	904-208-6015
Production Division Director	MARCIA RINGO	678-732-2350
Chief, Jacksonville Technical Specialist Branch (Jacksonville)	TILDA "T" DAVIS	904-208-6054
Construction Analyst	ARLAN D. SCHULZE	904-208-6027
Construction Analyst	JOHN G. SOUTHERLAND	904-208-6014
Construction Analyst	ABBAS, RICHARD S.	904-208-6048
Construction Analyst	ELIZABETH "BETH" A. WOODWARD	904-208-6036
Construction Analyst	JASON L. HARE	904-208-6053
Construction Analyst	CLYDE "HOWARD" ROBERTS III	904-208-6055
Construction Analyst	BRIAN K. VAN DORSTEN	904-208-6057
Construction Analyst	DOUGLAS J. GLICHOWSKI	904-208-6051
Construction Analyst	VINCENT A. CADOTTE	904-208-6030
Appraiser	MARK W. REESER	904-208-6046
Appraiser	ANGELA VASSEY	904-208-6049
Appraiser	JEFF CATHIS	904-208-6123
Appraiser	MARK J. MARINO	904-208-6042
Appraiser	MICHAEL A. CALWELL	904-208-6038
Appraiser	STEPHEN T. BELDING	904-208-6018
Closing Coordinator	TBD	
Chief, Underwriting Branch 1 (Jacksonville)	EDWARD DAVIS, JR.	904-208-6069
Senior Underwriter	LEE A. ALLEN	904-208-6035
Senior Underwriter	TBD	
Underwriter	VONCEIL M. WILLIAMS	904-208-6104
Underwriter	TERESA BARBEE	904-208-6125
Underwriter	TBD	
Underwriter Analyst	TBD	
Housing Program Assistant	JOLENE K. MILLER	904-208-6145
Chief, Underwriting Branch 2 (Jacksonville)	BARBARA S. WILLIAMS	904-208-6133
Senior Underwriter	FAITH E. BOOCK	904-208-6158
Underwriter	MARLA V. RANDALL	904-208-6052
Underwriter	TBD	
Underwriter	TBD	
Underwriter Analyst	KENDALL ALLEN	904-208-6047
Housing Program Assistant	THELMA A. ROBINSON	904-208-6144
Asset Management Division Director (Jacksonville)	LAURELEI MCKNIGHT	904-208-6015
Funding Specialist	ELEANOR Y. HAMMONDS	904-208-6064
Grant Specialist	DEBRA GADDY	904-208-6156
Information Specialist	PATRICIA A. HODGES	904-208-6045
Program Analyst	KIMBERLY M. BAKER	904-208-6063
Chief, Account Executive Branch 1 (Jacksonville)	DAPHNE T. MALLORY	904-208-6050
Senior Account Executive	NANCYE W. FRANK	904-208-6043
Senior Account Executive	PATRICIA A. HILLS	904-208-6068
Senior Account Executive	ANDREW MADISON JR	904-208-6110
Account Executive	ELBA PELLOT	904-208-6100
Account Executive	MICHELLE WHITFIELD	904-208-6106

Account Executive	LATONYA "TONYA" A. WADE	904-208-6004
Account Executive	SUSAN D. STEWART	904-208-6029
Account Executive	MILO C. MCGRUFF, JR	904-208-6005
Housing Program Assistant	LORI E. VATTES	904-208-6058
Chief, Account Executive Branch 2 (Jacksonville)	BELINDA P. KOROS	904-208-6028
Senior Account Executive	RACHEL A. PARSHALL	904-208-6041
Senior Account Executive	JANICE S. GORDON	904-208-6003
Senior Account Executive	AMY M. PETERSON	904-208-6020
Account Executive	ROCHELLE WILKERSON	904-208-6012
Account Executive	CRYSTAL H. CERVONE	904-208-6149
Account Executive	APRIL DEAN	904-208-6013
Account Executive	CASEY L. LAFEVER-COOK	904-208-6016
Account Executive	KERRY A. SALVAS	904-208-6017
Account Executive	WILHELMENA "MENA" TURNER	904-208-6019
Housing Program Assistant	GRIFFIN, CASANTRY L.	904-208-6150
Chief, Account Executive Branch 3 (Miami/San Juan)	DANIEL M. ORTIZ	904-208-6137
Senior Account Executive	DENISE J. BENJAMIN	305-520-5049
Senior Account Executive	YOLANDA I. PEREZ-LOPEZ	787-766-5400
Senior Account Executive	SARA WARREN	305-520-5052
Account Executive	NORMAN LACHMAN	305-520-5048
Account Executive	CANDICE L. DOWLATI	305-520-5047
Account Executive	PEGGY A. JOHANNSEN	305-520-5036
Account Executive	CATHY F. CONEY-SANDERS	305-520-5046
Account Executive	STEFANNY PINA-RIVERA	787-274-5862
Account Executive	JOSE L. CASTRILLO	787-274-5856
Account Executive	MARIA R. TORRES-OTERO	787-274-5854
Housing Program Assistant	JANNETTE SANCHEZ-RUIZ	787-274-5859
Chief, Resolution Specialist Branch (Jacksonville)	SAADIA E. FIGUEROA DAVIS	904-208-6026
Resolution Specialist	SHARON WARREN	904-208-6010
Resolution Specialist	DEBRA W. VARLEY	904-208-6056
Resolution Specialist	TBD	
Resolution Specialist	MARK V. SCIULLO	904-208-6044
Resolution Specialist	YVONNE COFFMAN	904-208-6073
Resolution Specialist	MONETTE L. JOHNSON	904-208-6037
Housing Program Assistant	MICHAEL G. HOFFON	904-208-6107

Staff Located Outside Regional and Satellite Offices

Alabama

Senior Account Executive	MICKI "JALON" J. CARTER	205-745-4391
Senior Account Executive	ANDREA C. HENDRICKS	205-745-4386
Account Executive	JOHN P. YOUNG	205-745-4370
Account Executive	JEREMY S. LOCKLEAR	205-745-4394
Account Executive	LAURA W. OWEN	205-745-4395

Florida—Miami

Senior Account Executive	DENISE J. BENJAMIN	305-520-5072
Senior Account Executive	SARA WARREN	305-520-5052
Account Executive	NORMAN LACHMAN	305-520-5048
Account Executive	CANDICE L. DOWLATI	305-520-5047
Account Executive	PEGGY A. JOHANNSEN	305-520-5036
Account Executive	CATHY F. CONEY SANDERS	305-520-5046

Kentucky

Chief, Account Executive Branch 3	JOHN HAMM	502-618-8124
Resolution Specialist	KARI L. LALONDE	502-618-8136
Account Executive	SARAH N. ANDINO	502-618-8102
Account Executive	RANDY L. BOND	502-618-8119
Account Executive	JESSICA CARLSON	502-618-8110
Account Executive	ELIZABETH E. DOAN	502-618-8116
Account Executive	TAMMY M. DUNN	502-618-8165
Account Executive	MILTON SUGGS	502-618-8153
Account Executive	DEBORAH WHITE	502-618-8156

Mississippi

Account Executive	MORGAN CLARK	601-608-1748
Account Executive	SHARON WEBBER	601-608-1767
Account Executive	DERRICK HAMPTON	601-608-1749
Account Executive	CHARLES “DOUG” BURGESS	601-608-1757
Account Executive	JENNIE CHAMBER-JONES	601-608-1759

North Carolina

Senior Account Executive/Senior Advisor Asset Management	DOTTIE TROXLER	336-547-4000
Chief, Account Executive Branch	BHAVNA R. PATEL	336-851-8005
Funding Specialist	LINDA ROBERTSON	336-851-8019
Senior Account Executive	PHILIX “PHIL” ANDERSON, JR.	336-851-8017
Senior Account Executive	EVELYN J. KINGSBERRY	336-851-8029
Senior Account Executive	EILEEN A. WOOTEN	336-851-8031
Senior Account Executive	DANETTE S. MCALISTER	336-851-8001
Senior Account Executive	TENLEY F. MCABEE	336-851-8016
Account Executive	MARTHA N. JOHNSON	336-851-8028
Account Executive	GREGORY “GREG” L. HARRIS	336-851-8020
Account Executive	ANTOINETTA “ANNIE” MAYES	336-851-8010
Account Executive	DARLENE B. FETE	336-851-8135
Account Executive	JEFFRIE CAINE	336-851-8008

Puerto Rico

Senior Account Executive	YOLANDA I. PEREZ LOPEZ	787-274-5861
Account Executive	STEFANNY PINA-RIVERA	787-274-5862
Account Executive	JOSE L. CASTRILLO	787-274-5856
Account Executive	MARIA R. TORRES OTERO	787-274-5854
Housing Program Assistant	JANNETTE SANCHEZ RUIZ	787-274-5859

South Carolina

Senior Account Executive	GLENDAL. FESPERMAN	803-765-5924
Senior Account Executive	ELAINE BENNETT	803-253-3925
Housing Program Assistant	HARRIET D. GOLSTON	803-253-3186

Tennessee—Knoxville

Resolution Specialist	LISA G. LAUGHERTY	865-474-8261
Senior Account Executive	SHAWNA HUNLEY	865-474-8265
Account Executive	JOHN “BOBBY” CARROLL	865-474-8267
Account Executive	LISA LOWERY	865-474-8260
Account Executive	JOHN WOODCOCK	865-474-8269
Account Executive	LINDSAY CAIN	865-474-8262
Housing Program Assistant	TERESA PATTY	865-474-8263

Tennessee—Nashville

Resolution Specialist	SUSAN “KATHY” K. DAVIS	615-515-8550
Senior Account Executive	JOY WALL	615-515-8561
Account Executive	ANN AKBARI	615-515-8558
Account Executive	JACK BEASLEY	615-515-8544
Account Executive	BETH BREWER-LAY	615-515-8558
Account Executive	DIONNE TAYLOR-PLACIDE	615-515-8564
Account Executive	CARNETHIA WRIGHT	615-515-8565
Housing Program Assistant	BECKY KENNER	615-515-8541



Southeast Region Multifamily Housing Loans Endorsed

Endorsed FY 2014			
Criteria	#Loans	#Units/ Beds	Amount (Millions)
Basic FHA Loans	186	33,010	\$1,903.9
Risk Sharing	1	144	\$6.3
Total	187	33,154	\$1,910.2
241 Improvement/ Additions	0	0	\$0.0
Apts/Coops			
NC/SR	27	4,566	\$325.8
Refinance 223f and A7 Purchase	159	28,444	\$1,578.1
Risk Sharing	1	144	\$6.3
Total	187	33,154	\$1,910.2

Endorsed FY 2015			
Criteria	#Loans	#Units/ Beds	Amount (Millions)
Basic FHA Loans	152	27,106	\$1,651.1
Risk Sharing	1	48	\$2.0
Total	153	27,154	\$1,717.1
241 Improvement/ Additions	3	292	\$10.0
Apts/Coops			
NC/SR	37	6,132	\$517.3
Refinance 223f and A7 Purchase	112	20,682	\$1,187.9
Risk Sharing	1	48	\$2.0
Total	153	27,154	\$1,717.1

Asset Management Accomplishments in FY 2015

- 100% completion of digitalization of the asset management portfolio in the Southeast Region
- Completed the redistribution of Section 8 contracted assets between the funding specialist located in the Southeast Region, in order to provide ease of funding activities for our owner's, property management agents, and PBCA associates.
- Finalized the realignment of the Southeast Region's Multifamily Assets between the Atlanta Hub Office and the Jacksonville Satellite Office.
- The Southeastern Region scanned 5,558 assets for the Multifamily Transformation.



2015 Housing Notices

Document #	Title
15-09	Implementation of Electronic Submission of Davis-Bacon Wage Rate Certifications
15-08	Underwriter Approval Delegation
15-07	Funding Availability for Tenant-Protection Vouchers for Certain At-Risk Households in Low-Vacancy Areas - Fiscal Year 2015
15-06	Program Eligibility in Multifamily Assisted and Insured Housing Programs in Accordance with HUD's Equal Access Rule
15-05	Guidance for Home Equity Conversion Mortgage (HECM) Program Counselors providing counseling to prospective HECM mortgagors, and their Non-Borrowing Spouses
15-04	Methodology for Completing a Multifamily Housing Utility Analysis (Revised 9/9/2015 to Clarify the Notice)
15-03	Transferring Budget Authority of a Project-Based Section 8 Housing Assistance Payments Contract under Section 8(bb)(1) of the United States Housing Act of 1937
15-02	Required Actions for Multifamily Housing Projects Receiving Failing Scores from HUD's Real Estate Assessment Center (REAC)
15-01	Notice of Program Eligibility for HUD Assisted and Insured Housing Programs for All People Regardless of Sexual Orientation, Gender Identity or Marital Status as Required by HUD's Equal Access Rule

Unauthorized Distributions of Project Assets

Attention All Project Owners!

All project owners should be aware of HUD's restrictions on the distribution of project assets. The Office of the Inspector General recently conducted an audit of Multifamily Housing projects and asked that this reminder be made. Owners who take distributions from project funds without following the restrictions applicable to their business agreements with HUD, may be in violation of those business agreements and may be subject to both civil and criminal penalties, as well as administrative sanctions, such as debarment from participating in federal programs.

HUD defines a distribution as any withdrawal or taking of cash or any assets of a project other than for the payment of reasonable expenses necessary to the operation and maintenance of the

project. Examples of distributions include, but are not limited to, the disbursement of project assets as payments to the project's owning entity or its members, partners, or shareholders; the disbursement of project cash in payment of non-project purposes; the disbursement of project assets as loans to other entities; and the disbursement of project assets as repayments on outstanding owner advances.

The specific restrictions regarding distributions from your project are identified in your business agreements with HUD. Additional requirements may also be found in [HUD's Multifamily Housing Handbooks and Notices](#). Please familiarize yourself with those restrictions, if any, and ensure that they are fully incorporated into your system of internal controls.

Equal Access Housing Rule

WASHINGTON – As part of the White House Conference on Aging, HUD has issued guidance to better serve and help avoid discrimination to LGBT Americans seeking HUD-assisted or HUD-insured housing. The guidance clarifies the Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity Rule (Equal Access Rule), which was originally published in 2012. The Equal Access Rule ensures that housing across HUD programs is open to all eligible individuals regardless of actual or perceived sexual orientation, gender identity or marital status, including Section 202 Supportive Housing for the Elderly.

HUD's guidance on Multifamily and insured housing programs clarifies that a determination of eligibility for housing that is assisted by HUD or subject to a mortgage insured by the Federal Housing Administration (FHA) shall be made in accordance with the eligibility requirements provided for such a program by HUD, and be made available without regard to actual or perceived sexual orientation, gender identity, or marital status. The guidance also clarifies that no owner or administrator of HUD-assisted or HUD-insured housing, approved lender in an FHA mortgage insurance program, or any recipient or sub-recipient

of HUD funds may inquire about the sexual orientation or gender identity of an applicant for, or occupant of, HUD-assisted housing, or housing whose financing is insured by HUD, whether renter or owner occupied.

Violations of the rule and guidance could result in HUD's determination that the owner has failed to comply with program requirements. HUD may pursue any available remedy, including sanctions, that it determines appropriate to remedy the violation.

The creation and implementation of the Equal Access Rule builds on HUD's and President Obama's commitment to expanding opportunity, advancing equality, and leveling the playing field for the LGBT. Since 2010, HUD has taken steps to strengthen LGBT protections, such as formally adopting the principle that gender identity discrimination is sex discrimination under the Fair Housing Act, releasing a groundbreaking study on LGBT housing discrimination, and pursuing complaints under the Equal Access Rule. The multifamily assisted and insured housing guidance follows additional guidance issued by HUD in February on home lending and transgender access to homeless shelters.

Multifamily Transformation Seek and Find

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

ACCOUNT
 BRANCH
 CENTER
 COMPLEX
 COMPONENTS
 CONSISTENCY
 EFFECTIVE
 EFFICIENCY
 EXECUTIVE
 FIELD
 FOCUS

MODEL
 MULTIFAMILY
 NEWSLETTER
 POLICY
 POTENTIAL
 PROCESSING
 QUALITY
 REGION
 RESOLUTION
 RISK BASED
 SATELLITE

SHARING
 SOUTHEAST
 SPACE
 SPECIALIST
 SPECIALIZED
 STREAMLINED
 SUPPORT
 TRANSFORMATION
 TROUBLED
 UNDERWRITER
 WORKLOAD

A Note from the Editor



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

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

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

HOW TO JOIN A MULTIFAMILY LISTSERV

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

- www.hud.gov
- Click on RESOURCES
- go to Mailing Lists
- Select a state from the list on the right side of the page
- Click on the appropriate multifamily link *
- Enter your complete email address

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

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

- Alabama—Birmingham Multifamily Program Center
- Florida—Jax/Orl MF HSG
- Florida—Florida MF Production Insured
- Florida—Florida MF Production TAP Informational Site
- Georgia, Puerto Rico/U.S. Virgin Islands, and Tennessee—Atlanta Multifamily Housing Hub Partners
- Kentucky—KY Multifamily Partners

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