

# HUD MULTIFAMILY HOUSING SOUTHEAST REGIONAL NEWS

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



SEPTEMBER 2020

VOLUME 7, ISSUE 5

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## Disasters Don't Wait. Make Your Plan Today

National Preparedness Month 2020

**Week 1: Sept 1-5**  
**Make A Plan**

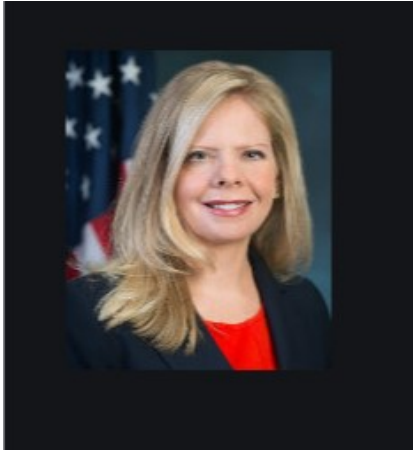
**Week 2: Sept 6-12**  
**Build A Kit**

**Week 3: Sept 13-19**  
**Prepare for Disasters**

**Week 4: Sept 20-26**  
**Teach Youth About Preparedness**



# Senate Confirms Dana Wade as FHA Commissioner



WASHINGTON - U.S. Department of Housing and Urban Development Secretary Ben Carson applauded the confirmation of Dana Wade to serve as the Federal Housing Administration's (FHA) Commissioner. FHA currently insures more than 8 million sin-

gle family mortgages, almost 12,000 mortgages for multifamily properties, over 3,700 mortgages for residential care facilities, and nearly 100 mortgages for hospitals.

"I want to congratulate Dana Wade on her confirmation by the United States Senate to serve as the Commissioner of the Federal Housing Administration," said Secretary Carson. "Dana has been a tremendous asset to the Department and the Administration throughout her years of service, and I have full confidence in her ability to successfully lead FHA."

"I join Secretary Carson in congratulating Dana on her confirmation and welcoming her back to FHA, where I know she will do an outstanding job serving the American people. We are grateful to have her

considerable talents and knowledge to help guide the agency as our nation pulls through this pandemic," said Deputy Secretary Brian Montgomery, who served as FHA Commissioner from 2005-2009; 2018-2020.

"I'm extremely grateful for this opportunity to hit the ground running during this critical time for our nation's housing markets," Commissioner Wade said.

Mrs. Wade previously served as Acting Federal Housing Commissioner and Assistant Secretary for Housing from July 2017 to June 2018, where she oversaw over 2,400 employees and implemented enhanced risk management and monitoring of FHA's \$1.3 trillion portfolio. Wade also served as a Program Associate Director for General Government at the Office of Management and Budget from December 2018 to December 2019, where she led budget oversight for six Executive Branch agencies with a keen focus on financial services, including HUD, and multiple independent agencies.

In Congress, she served in senior roles including Deputy Staff Director for the Senate Committee on Banking, Housing, and Urban Affairs and Deputy Staff Director for the Senate Committee on Appropriations under Senator Richard Shelby (R-AL). Wade holds an MBA from the Wharton School at the University of Pennsylvania and a BA in Economics from Georgetown University.

## Secretary Carson Terminates 2015 AFFH Rule

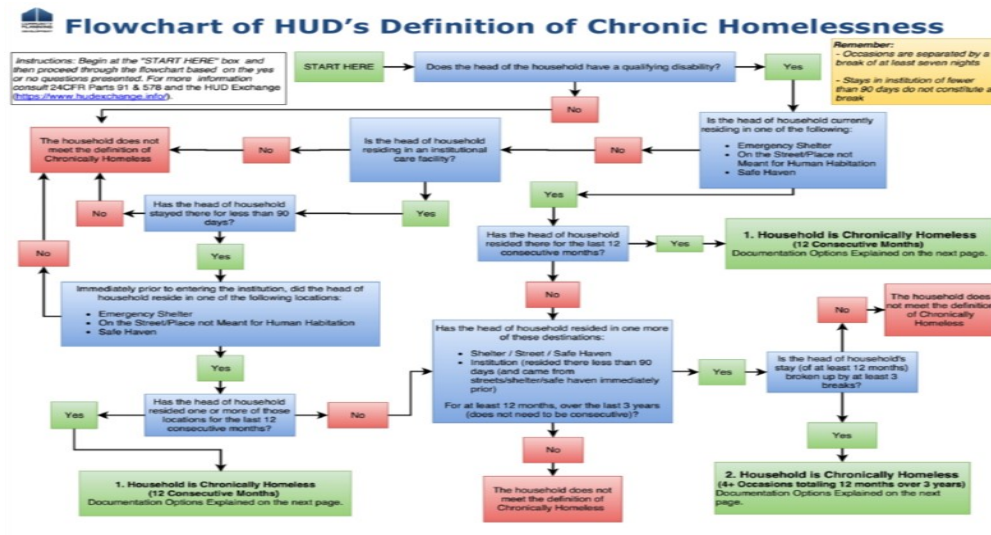
U.S. Department of Housing and Urban Development (HUD) Secretary Ben Carson announced the Department will ultimately terminate the Obama Administration's Affirmatively Furthering Fair Housing (AFFH) regulation issued in 2015, which proved to be complicated, costly, and ineffective.

This brand-new rule, called [Preserving Community and Neighborhood Choice](#), defines fair housing broadly to mean housing that, among other attributes, is affordable, safe, decent, free of unlawful discrimination, and accessible under civil rights laws. It then defines "affirmatively furthering fair housing" to mean any action rationally related to promoting any of the above attributes of fair housing.

HUD remains able to terminate funding if it discovers, after investigation made pursuant to complaint or by its own volition, that a jurisdiction has not adhered to its commitment to AFFH.

Persons who believe they have experienced housing discrimination may file a complaint of discrimination by contacting HUD's Office of Fair Housing and Equal Opportunity at (800) 669-9777 or visiting [How to File a Complaint](#) on HUD's website. Materials and assistance are available for persons with limited English proficiency. Individuals who are deaf or hard of hearing may contact the Department using the Federal Relay Service at (800) 877-8339.

# Additional CARES ACT Funding For Homeless Populations & Coronavirus Recovery



WASHINGTON – U.S. Department of Housing and Urban Development (HUD) Secretary Ben Carson announced the allocation of \$2.96 billion in Emergency Solutions Grants (ESG) funding to support homeless Americans and individuals at risk of becoming homeless because of hardships such as job loss, wage reduction, or illness due to COVID-19. This funding is in addition to \$1 billion of ESG grants announced within a week of President Trump signing the CARES Act. View state and territory funding allocations by [clicking here](#).

“Homelessness was a major issue in some cities across our Nation long before a pandemic occurred, and unfortunately the dire living conditions of our most vulnerable Americans left many without a home to isolate in or proper medical and healthcare resources to defend themselves against this invisible enemy,” said Secretary Carson. “As we continued to monitor the effects of COVID-19 in at risk communities, the Department and our partners worked quickly to respond to outbreaks and minimize the spread from hotspots to other locations. This increased funding to help provide for our homeless will make a difference now as we combat the coronavirus and inform long-term, innovative solutions for addressing homelessness in the future.”

Congress has provided \$4 billion for HUD’s ESG program for local governments to prevent, prepare

for, and respond to coronavirus among individuals and families who are homeless, receiving homeless assistance, or are at risk of becoming homeless. In total, HUD has allocated \$3.96 billion in ESG funding to impacted communities in every U.S. State and territory, and the remainder \$40 million is being utilized to provide technical assistance to build capacity of grantees in those communities receiving ESG funding.

The \$2.96 billion in funding allocated today can be used to:

- ◆ Make more emergency shelters available for homeless individuals and families.
- ◆ Operate emergency shelters by providing food, rent, security, maintenance, repair, fuel, equipment, insurance, utilities, furnishings, and supplies necessary for their operation.
- ◆ Provide Hotel/Motel Vouchers for homeless families and individuals.
- ◆ Provide essential services to people experiencing homelessness including childcare, education services, employment assistance, outpatient health services, legal services, mental health services, substance abuse treatment services, and transportation.

Prevent individuals from becoming homeless and rapidly rehouse homeless individuals.

# HUD Awards \$472 Million to Public Housing

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) Secretary Ben Carson announced \$472 million in CARES Act funding to help low income families during the coronavirus pandemic. This funding can be used by Public Housing Authorities to help families assisted by Housing Choice Vouchers (HCV) and Mainstream vouchers prevent, prepare for and respond to the coronavirus. The funding, made available by the CARES Act legislation President Trump signed into law on March 27, 2020, will be awarded to Public Housing Authorities across the Nation.

"This funding will provide additional resources to public housing authorities to make sure people have a decent, safe, and affordable place to call home," said HUD Secretary Ben Carson. "HUD continues to work with our public housing authorities to protect American families from this invisible enemy, including vulnerable residents in the Housing Choice Voucher Program."

"These new funds are important and will go a long way to help low-income residents secure and retain affordable housing during this unprecedented time," said Hunter Kurtz, Assistant Secretary for Public and Indian Housing.

The Housing Choice Voucher Program (HCV) includes the Mainstream Program which provides tenant-based vouchers that serve low-income households. The eligible coronavirus-related activities include, but are not limited to, the following:

- Procuring cleaning supplies and/or services to maintain safe and sanitary HCV units, including common areas of PHA-owned Project Based

Voucher (PBV) projects.

- Relocation of participating families to health units or other designated units for testing, hospitalization, or quarantine, or transportation to these locations to limit the exposure that could be caused by using mass transportation.
- Additional costs to supportive services vendors incurred due to coronavirus.
- Costs to retain or increase owner participation in the HCV Program, such as incentive or retention costs (e.g. the PHA offers owner an incentive payment to participate in recognition of added difficulties of making units available for HCV families to rent while stay-at-home orders or social distancing practices are in effect).
- Costs for providing childcare for the children of PHA staff that would not have otherwise been incurred (e.g. children are at home due to school closings, PHA staff are working outside of regular work schedules, etc).

For more information on HUD's response to the novel coronavirus pandemic and the actions the Department has taken, please visit [HUD.gov/coronavirus](https://www.hud.gov/coronavirus). Public Housing Authorities across the Nation have jumped into action to help assist their tenants and their communities during this unprecedented time. Read more about their stories featured in HUD's Neighbors Helping Neighbors campaign, [click here](#).



## CARES Act Funding for PBRA

The Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (P.L. 116-136) is providing \$1 billion of additional appropriations to Project-Based Rental Assistance (PBRA) to prevent, prepare for, and respond to coronavirus, including to maintain normal operations and take other necessary actions during the period that the program is impacted by coronavirus. HUD completed funding actions to provide \$800 million of CARES Act supplemental appropriations to approximately 16,500 properties with Section 8 PBRA contracts to maintain normal operations. These resources, in addition to amounts appropriated under the fiscal year 2020 appropriations Act, will help offset decreased tenant rent payments resulting from reduced tenant income. Consistent with current practice, the funds will also accommodate increases in vacancy payment claims that may occur due to COVID-19 related delays in moving-in new tenants. Please see this [linked memo](#) from Toby Halliday, Director, Multifamily Office of Asset Management and Portfolio Oversight, for additional information.

# Secretary Carson Visits Jacksonville EnVision Center



*Secretary Carson tours the career closet at the Sulzbacher Village EnVision Center. The career closet is a part of the support given to former homeless women and their families on their road to self-sufficiency.*

The Jacksonville Field Office recently welcomed Secretary Carson to the Sunshine State as he participated in several activities with local elected officials and community leaders at the EnVision Center Sulzbacher Village for Homeless Women and Families.

Joined by Southeast Regional Administrator Denise Cleveland-Leggett, Deputy Regional Administrator Michael Browder, and Jacksonville Field Office Director Alesia Scott-Ford, the day started with a roundtable on HUD programs and initiatives, the homeless

crisis in the area, affordable housing and COVID-19 related issues. Sulzbacher President and CEO Cindy Funkhouser hosted the activity. Participants included Congressman John Rutherford (4th Congressional District of Florida), State Attorney Melissa Nelson, City of Jacksonville Director of Strategic Partnerships Dawn Lockhart, and Sulzbacher Board Chair Amy Hardman.

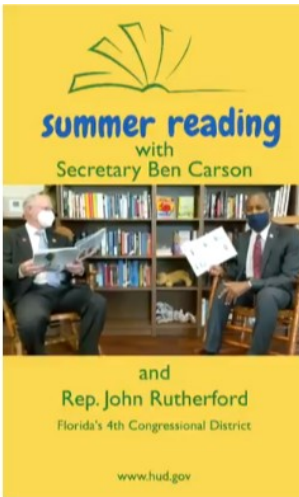
Secretary Carson toured the Village to learn about the services offered at the facility. Among them were job training from

Goodwill Industries, the mobile food unit and pantry donor through Feeding North East Florida, the career closet from Jacksonville Transit Authority, Child Guidance/Early Learning Center Therapeutic Services, and the Sulzbacher Mobile Medical Health Unit staff. Sulzbacher became Florida's 1st EnVision Center in November 2019.

Learn more about their services for Jacksonville's most vulnerable population on the [HUD website](#).

# Virtual Summer Reading Session with Secretary Carson & Congressman Rutherford

**WASHINGTON** - U.S. Department of Housing and Urban Development (HUD) Secretary Ben Carson and Congressman John Rutherford (FL-4) released a new video as part of the virtual summer reading series, [Summer Reading with Secretary Carson](#). While in Jacksonville, Florida the two visited the local EnVision Center at the Sulzbacher Village and held a virtual reading session.



“Reading is a fundamental part of learning; it certainly had an important impact on my life,” said Secretary Ben Carson. “Through this summer reading series, we’re helping kids to cultivate a love for reading, which is a skill that will serve them greatly for the rest of their lives.”

“It was an honor to take part in Secretary Carson’s summer reading series,” said Congressman John Rutherford. “As the saying goes, first you learn to read, then you read to learn. A strong foundation in reading is critical for early childhood development and I thank Secretary Carson for putting America’s children first.”

HUD’s [Book Rich Environments \(BRE\) Initiative](#) is a collaboration aimed to transform Public Housing Authorities (PHAs) into book rich environments by providing diverse, high quality books and other literacy tools to children and families living in

HUD-assisted housing to improve literacy outcomes and ensure all young people, regardless of background, have the tools they need to reach their full potential.

The effort is made possible by a partnership among the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Education (DoE), PHAs, public libraries and other local and national education partners. Last year, HUD celebrated the distribution of 1,000,000 books to children living in HUD-assisted households or participating in HUD programs.

Secretary Carson launched the EnVision Centers Initiative to form centralized resource hubs in communities across the country that provide people with the educational tools and support needed to excel. The Centers focus on four pillars of growth and success: economic empowerment, educational advancement, health and wellness, as well as character and leadership.

## Kentucky EnVision Center Enters Innovative Saving Partnership

The Henderson Housing Authority (HHA) EnVision Center entered a partnership with Henderson Municipal Power & Light (HMPL) to reduce electric power consumption by the residents at their property plus all office buildings. HHA and HMPL are working to convert all existing incandescent and compact fluorescent light to LED, which is estimated to save approximately 688,628-kilowatt-hours in electricity usage per year, or \$48,410 per year at current rates. HMPL is also estimated to save \$28,846 in annual power costs.

*“The HUD Kentucky Office commends the initiative shown by Executive Director Bobbie Jarrett of the HHA EnVision Center in utilizing all available local partnerships to improve the quality of life of the residents in Henderson,” said HUD Kentucky Office Director Peter Jackson. “These energy costs savings are remarkable and I’m proud of this part-*

*nership.”*

*“HMPL has reimbursed the HHA for LED bulbs and fixtures, at a cost of \$115,994, and the HHA is providing labor to perform the lighting changeout,” said Brad Bickett, Reliability Compliance Manager for HMPL.*

“Recent studies show that converting to LED lighting is one of the most cost-effective electric conservation measures. Good quality light-emitting diode (LED) lighting is highly efficient, using much less energy and lasting much longer than incandescent and compact fluorescent lighting. LED technology also offers improved quality of lighting, while the prices continue to decrease due to improved manufacturing. Furthermore, LED lighting produces less heat, reducing the air conditioning load,” added Bickett.

HHA was designated a HUD EnVision center in October 2019.

# Region IV News

## #Inthistogether

### *Neighbors Helping Neighbors*



Photo: Courtesy of Selma Times-Journal

**Selma, Alabama** –Amid the Coronavirus outbreak, three local organizations teamed up to host a 4<sup>th</sup> of July BBQ for veterans facing homelessness in the community. Restoring Veterans' Hope Organization, CyberSignal Technologies and A Clean Selma worked together to host the event at the Good Samaritan Hospital. *"The reason I'm doing this is because I'm a veteran myself,"* Weaver said. *"We have over 300 homeless veterans in Dallas County. This is my way of giving back to both the homeless veterans and homeless people in Dallas County."* Volunteers from the three organizations spent the holiday giving out hamburgers, hot dogs, baked beans, drinks, assorted chips and deserts. They also gave out gift bags that contained items such as hand sanitizer and masks. [Read the full story Selma Times-Journal](#)



*Courtesy of Selma Times-Journal*

**Opelika, Alabama**—Because so many activities like school and worship services have been moved online due to the coronavirus outbreak, the Opelika Housing Authority wanted to find a way to help its residents without WiFi access. *"I see some of these folks come around here and try asking for WiFi, and they need it,"* said resident Cadarius Whatley. *"I feel like it will help on bills, instead of paying that bill and then having a lot more bills ahead of that."* The free internet service will be provided to all 10 housing authority properties. [Read the full story from WTVM-TV ABC 9](#)



**Tampa, Florida** --To maintain health guidelines during the Coronavirus outbreak, many activities have been moved to a virtual platform online. However, for families without internet access, this became a major challenge. PBX-Change, a Tampa Bay area tech firm, saw a way they could help. PBX-Change is now embarking on a \$30,000-plus project installing ultra-high-speed internet for hundreds of residents there — all free of charge. *"We really feel like we found the right place,"* says PBX-Change's Rebekah Nault about the donation. Now residents of the Tempo at ENCORE, a mix-income development run by the Tampa Housing

Authority, can continue to do their work or school virtually via the new internet service. Resident Karen "Chef Coco" Linton is a budding entrepreneur who is teaching cooking classes online via her website "A Dash of Coco." [Read the full story from ABC News](#)

# Region IV News

## #Inthistogether

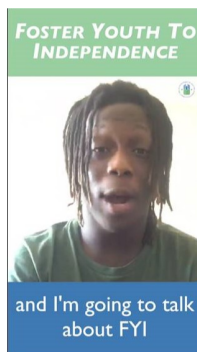
### *Neighbors Helping Neighbors*



**Rome, Georgia** - During the pandemic, the Department of Public Health and the Northwest Georgia Housing Authority's EnVision Center teamed up to provide a popup COVID-19 testing site for the community. The testing site was set up at the John Graham Homes facility which is a housing authority property. This is the third time in recent months that public health officials have partnered with the EnVision Center to set up a testing site. [Read the full story from Rome News-Tribune](#)



**Covington, Georgia** – In Georgia, the Newton County Boys & Girls Club teamed up with the local Sheriff's office to distribute essential supplies to families in need throughout the community. Clothing, cleaning supplies and children's toys were among the items provided to local families. *"I considered it a blessing to be able to assist the families of Newton County,"* said Nakita Williams, Newton County Boys & Girls Club Director. *"Basic necessities will go a long way in meeting household needs during these challenging times."* [Read the full story from The Covington News](#)



**Lexington, Kentucky** – Even amid the Coronavirus, the Lexington Housing Authority is working to help vulnerable youth in the community. *"The Lexington Housing Authority, Commonwealth of Kentucky and City of Lexington and their partners are to be congratulated as their exemplary work during these extraordinarily challenging times is helping young people aging out of foster care have a place to call home and an opportunity to become self-sufficient,"* said HUD Southeast Regional Administrator Denise Cleveland-Leggett. The agencies recently received \$170,000 in total HUD Foster Youth Initiative grants that is being used to help 12 local foster youth aging out of foster care with housing options with the ultimate goal of helping a total of 23 foster youth obtain housing. [Read the full story from WTVQ ABC36](#)

**Barbourville, Kentucky** – Jessi Montgomery, a graduate of the University of the Cumberlands, has been able to coordinate a meaningful donation from her alma mater to a local non-profit that she works at serving homeless youth. When the homeless youth at the facility were asked what they wanted most, board games seemed to be a surprising answer. *"These young adults have nothing, yet their only request was something to share with each other,"* Montgomery said. *"I was floored. I was expecting a long list of building repairs, vehicles, and other expensive items, but all they wanted was something to share. That evening, when I was logging into my Cumberlands MBA classes, I saw a Pats Serve article. I realized Cumberlands' commitment to the community and reached out."* The University sponsored a drive and provided 20 games for the youth to enjoy. [Read the full story from KYForward](#)



# Region IV News

## #Inthistogether

### Neighbors Helping Neighbors



**Louisville, Kentucky** – Like so many other organizations, the Family Scholar House is having to adjust the way they support those they serve amid the coronavirus outbreak. *"This year, of course, we cannot do anything at the facility,"* said Antje Riemer, one of the graduates, *"but they still find their ways."* The Family Scholar House supports single moms and young people coming out of foster care with material resources and supportive services like counseling, tutoring services, and technology assistance. *"We do not want the absence of being able to join together to take away from this huge occasion that they worked so hard for,"* said Kate Brackett of

Family Scholar House. Each year, the Family Scholar House helps 4,000 families throughout Jefferson County. [Read the full story from WAVE 3 News](#)



**Meridian, Mississippi**—The Coronavirus outbreak has had an economic impact upon families throughout the country. In Mississippi, Meridian Community College is now offering free classes this fall to any workers across the state who were furloughed or laid off due to COVID-19. This offer is empowering families who are looking for new opportunities. *"As long as you meet the prerequisites for the course, general education and career and technical programs offered in the Fall 2020 semester are available,"* said Joseph Knight, vice president of workforce solutions.



[Read the full story from the Meridian Star](#)



**Ponce, Puerto Rico** - On May 20<sup>th</sup>, employees and volunteers from the Puerto Rico EnVision Center, *Centros Sor Isolina Ferré*, began the delivery of 7,500 boxes full of vegetables, cheese, fruit, eggs, milk, chicken and pork to families affected by the COVID-19 pandemic. The effort, via drive-through or by foot to homes in remote locations, benefited a total of 22,000 people living in public housing. The EnVision Center also partnered with Caribbean Produce Exchange, Inc., a local entity that received a grant from USDA's Farmers to Families Food Box Program. *"Our staff identified a significant number of families, older adults living alone, single mothers and homeless individuals facing hunger. It is disheartening to see this situation occurring on our island,"* said Luis Ortiz, CEO of Centros Sor Isolina Ferré. *"We mobilized much of our staff, as well as volunteers and community leaders to bring these provisions to the table of our brothers and sisters in need."*

[Read the full story from Primera Hora](#)



**Spartanburg, South Carolina**—Various agencies have pulled together in Spartanburg, South Carolina to provide members of the community help with bills, rent, nutrition and more. For citizens in the area at risk of homelessness, Compass of Carolina Consumer Credit Counseling, a HUD approved housing counseling service, offers free foreclosure counseling to explore alternatives to a foreclosure filing. Additionally, The Homeless Prevention and Rapid Re-housing Assistance Program is working to provide up to 18 months of short or long-term rental assistance to keep people in their homes. The grants can also be used help pay security and utility deposits, electric bills, and even for temporary hotel costs. [Read the full story from Go Up-state](#)

# Region IV News

## #Inthistogether

*Neighbors Helping Neighbors*

### Puerto Rico EnVision Center Feeds Residents Impacted by COVID-19

Recently, employees and volunteers from the Puerto Rico EnVision Center *Centros Sor Isolina Ferré* began the delivery of 7,500 boxes filled with vegetables, cheese, fruit, eggs, milk, chicken, and pork to families affected by the COVID-19 pandemic. The effort, via drive-through or by foot to homes in remote locations, assisted 22,000 people living in public housing.

The EnVision Center partnered with Caribbean Produce Exchange, Inc., a local entity that received a grant from [U.S. Department of Agriculture's \(USDA\) Farmers to Families Food Box Program](#). *"Our staff identified significant numbers of families, older adults living alone, single mothers and homeless individuals facing hunger. It is disheartening to see this situation occurring on our island,"* said Luis Ortiz, chief executive officer of Centros Sor Isolina Ferré. *"We mobilized much of our staff, as well as volunteers and community leaders to bring these provisions to the table of our brothers and sisters in need."*

USDA partners with local suppliers whose workforce has been significantly impacted by the clo-

sure of restaurants, hotels, and other food service businesses. They purchase fresh produce, dairy, and meat products then connect with local organizations to distribute food boxes to families in need.

Marie Estela Cestero, spokesperson for Sor Isolina Ferré Centers expressed deep appreciation for the trust given to their organization to identify and distribute these food boxes to families in great need: *"With this feat we continue to honor the legacy of our founder, Sister Isolina Ferré, who said that the only life worth living is the one you live for others."*



*Photo: EnVision Center, Centros Sor Isolina Ferré employees and volunteers distribute food boxes to public housing residents.*

### 30th Anniversary of Americans With Disabilities Act

The Office of Fair Housing and Equal Opportunity (FHEO) hosted a forum commemorating the 30th anniversary of the Americans with Disabilities Act (ADA). The forum, which began with opening remarks by FHEO Assistant Secretary Anna María Farías, consisted of a panel discussion that included representatives from the National Council on Independent Living and Access Living, a former head of the Department of Justice's Civil Rights Division, and a disability rights specialist with FHEO's Compliance and Disability Rights Division.

The panelists discussed the significance of the ground-breaking law, how the advocacy of the disability rights community helped to raise the public's awareness of the need for the law, and how the law continues to be used today to protect the rights of persons with disabilities.

The Act, which was signed into law by Former President George H.W. Bush on July 26, 1990, states that buildings and public places may not discriminate by having inaccessible facilities. The law also protects people with hearing impairments, people who have sensory impairments, the blind, and people with cognitive or intellectual disabilities. In addition, ADA holds that people with disabilities cannot be discriminated against in employment settings, either as applicants for a job or as workers, and covers a broad array of other issues pertaining to employment.

The forum can be viewed on [HUD's YouTube channel](#). For more information about the ADA, go to [www.ada.gov](http://www.ada.gov).

# Region IV News

## #Inthistogether

*Hud Office News*

### Kentucky Neighbors Helping Homeless Neighbors



*Photo: Kentucky Field Office staff collects 300 pounds of clothing donations for the homeless in Louisville.*

Kentucky Field Office volunteers turned the standard “clothing drive” concept into a can-do will-do opportunity to help the homeless with much needed clothing. The idea originated from a weekly call that Kentucky Field Policy and Management Staff attend to discuss how Continuum of Care (CoC) partners, homeless service providers, and homeless populations are being impacted by the COVID-19 situation. It was on this call where homeless service partners expressed a need for clothes to replace those that were being destroyed for sheltered populations possibly exposed to the virus.

*“During these unprecedented times of dealing with COVID-19, it is heartwarming to know that our Field Office Director Peter Jackson and our entire Kentucky team are still carrying out HUD’s mission to serve our homeless community,” said Denise Cleveland-Leggett, Southeast Regional Administrator. “It is critical during this time of severe need that we push forward so that the people that we serve hold onto*

*hope and know that they can still dwell in possibilities.”*

*“Whether it is providing program assistance, working through federal partnerships, or discussing new ideas with Agency partners, we are always looking to implement the Secretary’s mission in an impactful way for HUD’s local stakeholders,” said Peter Jackson, Field Office Director for HUD Kentucky. “When a need was identified that we were able to assist with, it became our duty to use the tools we had available to find a way to make it happen.”*

Kentucky Field Office staff from the Offices of Community Planning and Development, Public and Indian Housing, Field Policy and Management, and the Office of Housing Counseling pitched in over 300 hundred pounds of clothes and shoes for men, women, and children to be donated to Homeless Service providers around Louisville, Kentucky.

# Region IV News

## #Inthistogether

*Hud Office News*

### Celebrating Foster Youth to Independence Recipients One Year Later



*Photo: Screenshot of Southeast Regional Administrator's congratulatory video call with Kentucky FYI recipient and housing authority staff*

The U.S. Department of Housing and Urban Development's (HUD) Foster Youth to Independence Initiative (FYI) reaches its one year milestone. The program provides housing vouchers to local public housing authorities to prevent or end homelessness among young adults under the age of 25 who are, or have recently left, the foster care system without a home to go to. Southeast Regional Administrator Denise Cleveland-Leggett held a congratulatory call with Christopher Hagens, a new FYI voucher recipient who now resides at the Lexington Housing Authority (LHA). After hearing his story, she personally reached out to congratulate him and provide words of encouragement as he begins his journey of self-sufficiency.

*"We are on a mission to further help the young people in this*

*country. I want to personally congratulate you as you exemplify why these efforts are a worthy pursuit," said Denise Cleveland-Leggett to Mr. Hagens.*

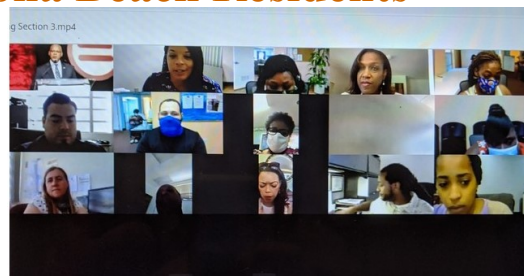
Mr. Hagens is an exemplary FYI participant who intends to reach his goals under the program. At 22 years old, he is enrolled in college studying towards both a degree in social work and a technical certification. He has successfully maintained part-time employment while enrolled in school and serves as a member of Voices of Commonwealth, a group of current and former foster youth who advocate for

positive change for youth who are in the state's care. Ultimately, he would like to become a business owner of a foster youth supportive services program or an independent living agency.

Regional Administrator Cleveland-Leggett is committed, along with Pacific Regional Administrator Chris Patterson who is leading the initiative nationwide, in working to ensure youth aging out of foster care have the tools and resources to avoid homelessness. Cleveland-Leggett is doing her part to make sure that her region in the Southeastern states continues to be focused on the issue.

### Virtual Section 3 Training For Daytona Beach Residents

Recently, the Jacksonville Field Office and the Daytona Beach Housing Authority (DBHA) held a virtual Section 3 training for housing authority residents. Under Section 3 of the HUD Act of 1968, wherever HUD financial assistance is expended for housing or community development, to the greatest extent feasible, economic opportunities will be given to Section 3 residents and businesses in that area. Regional Administrator Denise Cleveland-Leggett, Deputy Regional Administrator Michael Browder and Jacksonville Field Office Director Alesia Scott-Ford welcomed residents to watch a prerecorded PowerPoint training focused on the importance and helpfulness of accessing Section 3 opportunities. It was followed by a live Q&A session, moderated by the Chief Executive Officer of DBHA, Terril Bates. The session was well received by the residents attending the engaging conversation. The PowerPoint training, narrated by Director Scott-Ford, is now available to all residents at DBHA's digital platforms.



# Southeast Region Multifamily Housing Loans Endorsed in FY 2020 YTD

Criteria	#Loans	#Units/ Beds	Amount (Millions)
241 Improvement/Additions	2	303	\$15,600,000
New Construction and Substantial Rehabilitation	46	9,149	\$1,238,200
Refinance 223f and A7 Purchase	102	17,545	\$1,546,700
Total	150	26,997	\$2,800,500

## *Asset Management Policy & Program Summary*

- ♦ An OAMPO Memorandum, “Status of Management and Occupancy Reviews Performed by PBCAs,” was issued on June 23, 2020 ([click here](#)). The memo explains the lifting of the suspension of MORs performed by PBCAs in locations where there are no restrictions by state or local law or ordinances to prevent them from doing so.
- ♦ [Mortgagee Letter 2020-09](#) “Implementation of the Coronavirus Aid, Relief, and Economic Security (CARES) Act Forbearance” was issued on April 10, 2020, and posted on [HUDClips](#). The letter describes a standard forbearance protocol to reduce paperwork and streamline processing for multifamily borrowers, servicers, and lenders. These guidelines are in effect during the covered period of the CARES Act, which begins March 27, 2020 and continues until the earlier of the termination date of the national emergency declared by the President on March 13, 2020 or December 31, 2020.
- ♦ A DAS Memorandum, “Update on Budget Based Rent Adjustments for Properties Assisted under Project Rental Assistance Contracts (PRACs)” was issued on March 12, 2020, notifying owners that HUD is resuming routine processing of budget based rent adjustments to increase reserve for replacement deposits ([click here](#)). POC: Lorri Farrell for funding-related questions ([lorri.a.farrell@hud.gov](mailto:lorri.a.farrell@hud.gov)).

## *Processing of Special Claims for Vacancy During Covid-19*

- ♦ OAMPO has issued a memorandum, “Processing of Special Claims for Vacancy During the COVID-19 Pandemic,” which provides instructions for the processing of special claims for vacancy for properties affected by COVID-19 during the period of March 27, 2020 through September 30, 2020. During this time, MFH will accept vacancy claims for 60 days starting from the prior Tenant’s Move-out Date as opposed to the Ready-for-Occupancy Date, in instances where preparation of the unit for occupancy was prevented due to the impact of COVID-19. Please see the memo for the processing requirements. The memo can be found in the Asset Management Policy library at this link: [Click here](#).

# Resources and Updates

## *HUD Will Safely Resume Physical Inspections*

- ♦ **WASHINGTON** - U.S. Department of Housing and Urban Development (HUD) Secretary Ben Carson announced the Department will resume Real Estate Assessment Center (REAC) inspections of HUD multifamily and public housing properties and units under strict safety protocols during the national recovery from the COVID-19 pandemic.

REAC inspections are the assessment tool that ensures HUD assisted properties meet federal standards of health, safety, and accessibility. REAC inspections were paused due to the Coronavirus outbreak in March of 2020.

To keep the residents and staff of HUD properties safe during the inspection process, REAC will prioritize inspections in states and localities based on the latest COVID-19 data from Johns Hopkins University and health risk scoring methodology from the Harvard Global Health Institute. To read the full press release, [click here](#).



## *Exclusion from Annual Income of Temporary Employment from U.S. Census Bureau*

- ♦ The Office of Multifamily Housing published Housing [Notice H20-06](#) on [HUDCLIPS](#), “Exclusion from Annual Income of Temporary Employment from the U.S. Census Bureau.” It provides for the exclusion of temporary income received from Census work.



## *Electronic Signature, Transmission and Storage Guidance Published*

- ♦ The Office of Multifamily Housing published [Housing Notice](#) (H 2020-4), “Electronic Signature, Transmission, and Storage – Guidance for Multifamily Assisted Housing Industry Partners.” In particular, this Notice may support owners and agents of assisted multifamily housing who are impacted by COVID-19.

The Notice provides guidance on acceptable procedures for use of electronic signatures, transmission, and storage of documents and files. With the issuance of this Notice, HUD’s multifamily industry partners are permitted to use electronic signatures and electronic file transmission and retention, but must do so in compliance with federal, state, and local laws.

HUD has received numerous COVID-19 inquiries from owners and agents asking about signatures, in-person meetings, and income verifications. Since this Notice helps to address many of those questions, please share it with your colleagues and networks.



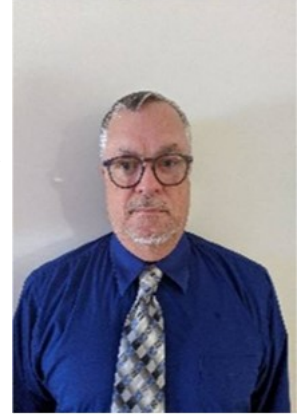
## *Work Aids: 3rd Party RCS Waivers*

- ♦ A newly revised policy memo for waivers of the requirement for HUD 3<sup>rd</sup>-party RCS can be found in the Asset Management Policy library at [this link](#). This new policy reduces some confusion and is also likely to reduce the number of cases where a waiver of the 3<sup>rd</sup>-party RCS requirement will be provided. The memo also provides some temporary new ability to address difficulties with RCS during the coronavirus pandemic.
- ♦ The [waiver request form](#) and current relevant [rent tables](#) referenced in the memo can also be found in the policy library using the links provided.



## Regional Staff Announcements -

Robert Abbott, Paralegal Specialist, joins the Jacksonville Field Office, from the Department of the Air Force where he worked as a claims paralegal. He was assigned to the Air Force Legal Operations Agency at Langley Air Force Base until 2017 when he was transferred to Eglin AFB. Prior to his federal civil service, he worked for a private law firm in Norfolk, VA as the Office Manager and Lead Litigation Paralegal. He was born and raised in rural Western Kentucky. He was a member of the Army National Guard and the U.S. Coast Guard. After he transferred into the Coast Guard Reserves, he joined the Norfolk Police Department where he worked as a Police Officer until September 2011. After 9/11 he was recalled to active duty until his retirement in June 2009. He has deployed to Kuwait, Iraq, Africa, Spain and Turkey. He earned a BA from the University of Illinois in Public Administration. He also obtained a Professional Certification as a Paralegal Specialist from the University of Virginia. He is married to Antonio Van Morris and has fostered 8 children through the Norfolk Department of Social Services. He likes to fish, kayak, camp, hike and do woodworking in his garage.



George Brown, Asset Management Division Director, joins the team in Atlanta with approximately 22 years of federal experience. He served on active duty for a total of ten years and 12 years as a federal civil service employee. During his ten year active duty Army career, he served three years as an enlisted service member in the Army, 82nd Airborne Division elevating to (E-5) Sergeant. While in the 82nd, he was awarded an Army scholarship to attend a university of his choice (Florida A&M University) in which he earned a degree in Business Economics and a commission as an Army Military Intelligence 2nd Lieutenant. He spent the next seven years on active duty as an Army Officer. He also served two years in Iraq providing management education and training for Iraqi soldiers. For the past three years, he held the position of National Security Director for the Executive Office for Immigration Review (EOIR), DOJ managing over 65 Immigration courts and facilities nationwide. Seven years prior to joining DOJ, he managed the Federal Protective Service (FPS) National Countermeasure Division and its programs for more than 9600 federal facilities nationwide. He entered federal civil service in 2008 and worked as the Senior curriculum developer and Instructor for the Center for Development of Security Excellence (CDSE) for nearly three years.

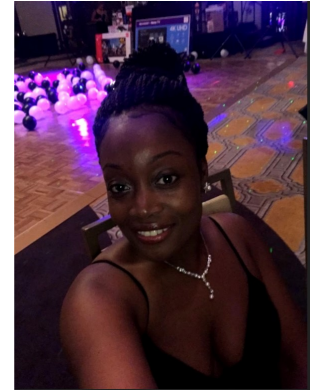
Josh Osborn, Branch Chief, Account Executive, Team 2, joins the Jacksonville Satellite Office. He joined HUD in 2010 through the Presidential Management Fellows program. He began in Field Policy and Management in the Cincinnati Office and moved to Detroit after the small office closures. His Multifamily experience started with Multifamily Transformation when he was selected as an Account Executive Branch Chief in the Detroit Office and where he has served since. He is the co-lead of the Midwest Tech Team and has shared this knowledge with our Region with the introduction of the Tech Tools process of reviewing Annual Financial Statements. He is also the lead of the National AMPS Design Council. His wife, two daughters and “four paws” family members will be joining him in the move to Jacksonville from Detroit.



## Regional Staff Announcements -

Michaela Bostwick, Student Intern at Jacksonville Satellite Office, has traveled to 23 different countries and experienced many beautiful cultures thanks in part to her 9 years on active duty in the Navy. She transitioned to the Navy Reserves in March of this year. She is currently pursuing a Bachelor's degree at UNF. Being accepted as an intern at HUD is one her most rewarding experiences since leaving the military.

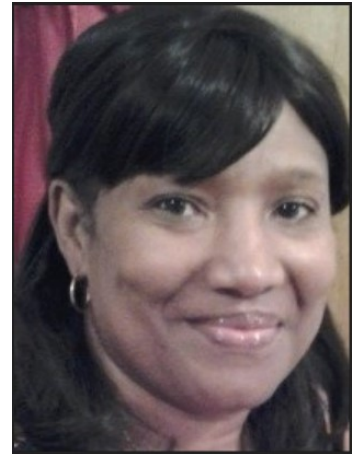
Brunch is her favorite meal, because she can eat breakfast anytime of the day. She is a die hard New York Giants fan. GO BIG BLUE! Every chance she gets, she volunteers. She is currently volunteering with PACE, Florida Shine and VITAS Healthcare. Tennis is the only sport she can actually play.



Anita DeSilva, Account Executive, joins Account Executive Team 2, in the Jacksonville Satellite Office. She previously held the role of State Housing Initiative Program Director for Gadsden County. There she developed and implemented guidelines for affordable housing. She also owned a mortgage business. She has worked in many different facets of affordable housing from mortgages to building homes. She believes that everyone should have access to safe and affordable housing. She is married with 4 boys. She is originally from Tallahassee, Florida and loves college football (The U) and MLB. She enjoys cooking, fishing and reading motivational quotes.

Robin Anderson, Program Assistant, joins Account Executive Team 1, in the Jacksonville Satellite Office. She has lived in the Jacksonville area since 1990. Originally from Orangeburg, SC, she has two adult children; Destini and Kahlil. She previously worked for the State of Florida in the Department of Revenue General Tax Administration. Prior to that, she worked for JP Morgan Chase for 16 years.

In her spare time, she loves to collect Ashton Drake's Dolls, is a diehard fan of the Days of Our Lives soap opera and records it to watch it every night. She enjoys the color by numbers app which she has on her iPad. She also likes watching the Weather Channel late on Saturday nights for documentaries like Weather Gone Viral, Weird Earth and Highway Thru Hell. She is excited about her new position and looks forward to meeting everyone soon.



Rhonda Scott, joins the Resolution Specialist Team as a Troubled Asset Specialist, in the Jacksonville Satellite Office. Rhonda is a dual service veteran, having served in the Navy and the Marines. She has worked in various areas of responsibility including counselor, program manager and project management for veterans. In the past five years, she has worked closely with the HUDVASH program, as well as with State and Federal legislators. Rhonda has five children and four grandchildren, is a continual learner and is excited to join our Jacksonville family.

## Regional Staff Announcements -

Asia Veal, Account Executive, joins Account Executive Team 3, in the Jacksonville Satellite Office. Originally from Gulfport, MS and the third born of five siblings, she graduated from the University of Southern Miss with a Bachelor's in Public Relations. After college, she completed an internship with both United Way of South Mississippi and The Gulf Coast Community Foundation. After the internships, she transitioned into a full time position as an Assisted Housing Specialist at the Mississippi Regional Housing Authority No. VIII. After a little over 3 years, she relocated to Kansas City, Missouri to work for Social Security as a Customer Service Representative and then a Benefits Authorizer. After getting settled in Jacksonville, she plans to get a puppy baby. Her granny is her best friend. One interesting tidbit about her is that although she only has four letters in her first name, she has many nicknames. She considers herself an extroverted introvert and loves to travel, cook and eat.



Thurman James Lindsey (TJ) joins the Southeast Atlanta team as an Account Executive. Previously, he served 7 years in the United States Navy, with 3 tours of Iraq during and post 9/11 as Administrative Executive. While in the Navy, he Earned a Superior Honor Award working with the Coalition Provisional Authority and Armed Forces in the Red Zone at Sadaam's Palace in Baghdad, Iraq with General Casey and Ambassador Bremer. He holds an Associate's Degree from Central Texas College, a Bachelor's of Science in Business Administration Degree from the University of Nevada, Las Vegas, and a Master's Degree in Business Administration from Florida International University. He also served in the Peace Corps Morocco, as International Youth Development Ambassador where he gained experience in financial aid and project management, communication skills, being able to use emergency alert sys-

Leslie Finch joins the Asset Management Team in Atlanta as a Program Analyst. She is a native of Atlanta, Georgia and received an Associate's degree from Atlanta Metropolitan College as well as a Bachelor of Science degree in Business Administration from Fayetteville State University, Fayetteville, NC. Prior to HUD, she worked at the Federal Aviation Administration, (FAA) for 14 years. After getting married and becoming a mother, she continued her education at Clayton State University, earning a Paralegal Studies Certificate. She worked as a paralegal in private industry and with local government agents. In her free time, she enjoys doing 500-piece and larger puzzles, bowling, bike riding, and spending quality time with family and friends.



April Mabry joins the Asset Management Team in Atlanta as an Account Executive. Prior to joining HUD, she worked with Veterans Affairs in Jackson, Mississippi for more than 16 years. In her spare time, she enjoys working out, shopping, and spending time with her family.

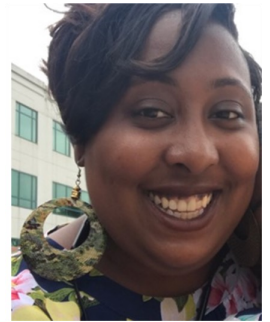
## Regional Staff Announcements -

Charles Hockensmith, Construction Analyst, joins the Underwriting Team in the Jacksonville Satellite Office. He comes from the NYC office. Originally from Kentucky, his background is rooted in the construction industry. He is a Union trained tradesman and has been a contractor, later earning two degrees in architecture. He's worked in scientific material research in the technical university of Dresden (Germany) and been included in a few books (mostly Historic Restoration). His travels have led him to work as a PM/architectural consultant/designer/draftsman for structural engineers and architectural firms. I'm a father of 2 a grandfather of 9 and great-grandfather of 2. I play guitar, love to sail, garden, attempt to cook, and love my family dearly.



Brad Nelson, Appraiser, joins the Underwriting Team in the Jacksonville Satellite Office. With over 30 years of appraisal experience, He was formerly the president and owner of Certus Appraisal Group. With hands-on experience from coast to coast, his diverse appraisal portfolio includes multifamily residential and affordable housing assignments, mixed-use subdivisions, retail centers, office and industrial buildings, and special use properties. His work experience includes appraisal, appraisal review, market and feasibility studies, rent studies, tax assessment appeal, and expert testimony in State and Federal courts. He is a Certified General Appraiser in Florida and Georgia and has been licensed as a Real Estate Broker for nearly 40 years. He has lived in the Jacksonville area, with his wife Melissa, for 20 years. He is a rabid fan of the Florida Gators.

Ayana Harrison, Program Analyst, joins the Multifamily Team in the Jacksonville Satellite Office. She has been with the federal government for a little over three years. She left the U.S. Army in 2016, where she proudly served for 13 years as a Human Resources Sergeant. She was then hired by the IRS, Office of Chief Counsel in 2017 as a Secretary and then laterally promoted to a Legal Assistant. In her spare time, she enjoys cycling, reading, traveling, and spending time with her three kids and dog (cockapoo named Pickles).



***DURING THIS UNPRECEDENTED TIME, IT CAN BE QUITE AN ADJUSTMENT,  
SO BE SURE TO REACH OUT & WELCOME ALL THE NEW EMPLOYEES ABOARD***

*welcome*

# Multifamily Housing Seek and Find

V L H S T Z S E I L P P U S V S R E S R R P  
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Award

Budget

Collaboration

Emergency

Energy

Essential

Fair Housing

Government

Homeless

Low Income

Multifamily

Neighbors

Partnership

Preparation

Programs

Public Housing

Recovery

Remote

Resource

Shelters

Resource

Shelters

Resource

Shelters

Vouchers

Youth

## *A Note from the Editor*



We hope this issue of the Multifamily Housing Southeast Regional News was beneficial to you and your staff. It is our intention to provide you, our customers, with a newsletter several times throughout the year about events, changes, and issues that affect you. Please feel free to forward the newsletter on to anyone who would benefit from it. Suggestions for topics are always welcome. Please direct your suggestions to my attention, Erica L. Shaw, Grant Specialist, (aka Editor in Chief) via email at: **[Erica.L.Shaw@hud.gov](mailto:Erica.L.Shaw@hud.gov)**. You may also contact me by telephone at 904-208-6018.

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

**Jacksonville Satellite Office  
FHA Office of Multifamily Housing  
400 West Bay Street, Suite 1015  
Jacksonville, FL 32202**

## HOW TO JOIN A MULTIFAMILY LISTSERV

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

- **[www.hud.gov](http://www.hud.gov)**
- Click on RESOURCES
- Search Mailing List
- Arrow down and select a state from the list
- Click on the appropriate multifamily link \*
- Enter your complete email address

You will receive a confirmation email which needs to be responded to within the required time frame and then you will be added to the list. This will enable you to receive a copy of all messages that are transmitted from this list. To unsubscribe, please do so from the same webpage site that you joined.

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

- Alabama - Birmingham Multifamily Program Center
- Florida - Jax/Orl MF HSG
- Atlanta Multifamily Housing Hub Partners
- Georgia Multifamily Business Partners
- Louisville Multifamily Program Center
- KY Multifamily Partners
- Mississippi Multifamily Housing Partners
- North Carolina Multifamily Housing Partners
- San Juan Field Office Multifamily Program Center
- South Carolina Multifamily Housing Partners

**News from headquarters –click on the link to the Multifamily home page here: [https://www.hud.gov/program\\_offices/housing/mfh](https://www.hud.gov/program_offices/housing/mfh) for the latest notices & grant awards.**

*Connect with us on [Twitter](#) and [LinkedIn](#) for job postings and headquarters news!*