

PREPARING FOR A NEW FISCAL YEAR

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HQ NEWS

FEDERAL HOUSING ADMINISTRATION EXTENDS SINGLE FAMILY EVICTION MORATORIUM



WASHINGTON -- On July 30, 2021, the Federal Housing Administration (FHA) announced (<u>link to press release</u>) an extension of its moratorium on evictions for foreclosed borrowers and their occupants through September 30, 2021, and noted the expiration of the foreclosure moratorium on July 31, 2021. This extension is part of President Biden's announcement on July 29 that federal agencies will use their authority to extend their respective eviction moratoria through the end of September, which will provide continued protection for households living in federally-insured, single-family properties. FHA's eviction moratorium extension will avoid displacement of foreclosed borrowers and other occupants who need more time to access suitable housing options after foreclosure.

"We must continue to do everything within our authority to make sure that foreclosed borrowers who are impacted by the pandemic have the time and resources to secure safe and stable housing, whether it's in their current homes, or by obtaining alternative housing options," said Principal Deputy Assistant Secretary for Housing Lopa P. Kolluri. "We don't want to see any individuals or families displaced unnecessarily while trying to recover from the pandemic."

With the announcement, mortgage servicers must continue to halt evictions for FHA Single Family Title II forward and Home Equity Conversion Mortgage (HECM) foreclosed properties, except for those properties that are legally vacant or abandoned.

Mortgage servicers may initiate or continue foreclosures in accordance with FHA requirements once the Single Family foreclosure moratorium expires as planned on July 31, 2021, but may not evict a foreclosed borrower or other occupant.

Important Information for Borrowers Facing Foreclosure

FHA urges those who are behind on their mortgage payments or are having difficulty complying with the terms of their reverse mortgage or Home Equity Conversion Mortgage (HECM), and have not yet contacted their mortgage servicer, to do so immediately. By contacting their servicer, borrowers can obtain a mortgage payment forbearance or a HECM extension. For FHA forward mortgages, FHA also urges borrowers to engage with their mortgage servicer when their mortgage servicer contacts them about the new COVID-19 Advance Loan Modification or how to bring their mortgage current. Borrowers who are seeking more information on the

options available to them should also consider contacting a HUD-approved housing counseling agency.



Secretary Fudge Outlines HUD Actions to Address Reentry Housing Needs and Increase Public Safety

WASHINGTON – On June 23, 2021, U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge outlined actions (<u>link to press release</u>) that the Department is taking to improve public safety by addressing the housing needs of returning citizens, including through the recently awarded 70,000 emergency housing vouchers funded by the American Rescue Plan.

In a letter sent to public housing authorities, Continuums of Care, multifamily owners, and HUD grantees, Secretary Fudge clarified that returning citizens who are at-risk of homelessness are among the eligible populations for these emergency housing vouchers and encouraged public housing authorities and their Continuum of Care partners to ensure that eligible returning citizens are given consideration for these vouchers. Secretary Fudge also discussed additional steps that HUD is taking to improve access to housing for returning citizens and people with criminal records.

Secretary Fudge's letter is tied to the Biden-Harris Administration's new comprehensive strategy to increase public safety.

"The President and I believe that everyone deserves a second chance and a stable home from which to rebuild their lives. No person should exit a prison or jail only to wind up on the streets," wrote Secretary Fudge. "To that end, HUD is committed to taking a comprehensive approach to addressing the housing needs of returning citizens and people with criminal records, and by doing so, increasing public safety within our communities. Addressing reentry housing needs also furthers the Biden Administration's commitment to advancing equity and reversing systemic racism, given the racial disparities evident in the criminal justice system."

To read the pdf copy, click here.

HUD Takes Additional Steps to Free Up Long-Awaited Disaster Recovery Funds for Puerto Rico and USVI



WASHINGTON – On June 21, 2021, the U.S. Department of Housing and Urban Development (HUD) published (<u>link to press release</u>) a Federal Register notice governing the use of \$2 billion in Community Development Block Grant Disaster Recovery (CDBG-DR) funds for electric power system enhancements and improvements for Puerto Rico and the U.S. Virgin Islands. The publication of this notice is the latest in a series of HUD actions under the Biden-Harris Administration to support recovery and renewal in Puerto Rico and the USVI.

"Today's announcement is an important step in addressing the recovery and resilience needs of Puerto Rico and the U.S. Virgin Islands," said HUD Secretary Marcia L. Fudge. "By opening the door to this \$2 billion in funding, HUD is enabling Puerto Rico and the USVI to improve the reliability and resilience of their electrical systems to promote environmental equity and to both withstand the impacts of climate change and contribute less to its causes."

In 2017, Hurricanes Irma and Maria damaged significant elements of the electricity systems in Puerto Rico and the USVI. Following the hurricanes, five months of repairs were required to restore power to the USVI, and approximately eleven months of repairs were needed to restore power to Puerto Rico.

CDBG-DR funds for electrical power system improvements provide a unique and significant opportunity for Puerto Rico and the USVI to carry out strategic and high-impact activities to address necessary expenses and mitigate disaster risks to their electrical power systems; improve system reliability, resiliency, efficiency, and sustainability; and address each system's long-term financial viability.

The Department seeks to maximize the impact of these CDBG-DR funds by encouraging the formation of public-private partnerships, partnerships with local, community, and neighborhood organizations, and through enhanced coordination with other Federal programs.

In the action plan governing the use of these funds, grantees are also required to describe how the funds will be used to address the needs of vulnerable populations, protected classes, and underserved communities; how the funded activities primarily benefit low- and moderate-income persons; and how the planned improvements will be designed and implemented to address the impacts of climate change.

Since its first days, the Biden-Harris Administration has prioritized action to enable stronger recovery for Puerto Rico and the USVI. This includes obligating long-awaited disaster recovery funds and removing onerous restrictions placed on the grants, such as incremental grant obligations, Federal Financial Monitor review, and more. With today's Federal Register notice, ninety percent of promised funds have been obligated to Puerto Rico.



HUD AND COUNCIL ON FOUNDATIONS ANNOUNCE WINNERS OF SECRETARY'S AWARD FOR PUBLIC-PHILANTHROPIC PARTNERSHIPS

WASHINGTON -- On June 17, 2021, the U.S. Department of Housing and Urban Development (HUD) and the Council on Foundations announced (<u>link to press release</u>) the 2021 winners of the Secretary's Award for Public-Philanthropic Partnerships. The awards recognize the partnership process and its impact as a community strategy to increase the quality of life for low- and moderate-income residents across all American geographies — urban, suburban, and rural.

"Bridging the gap between government and philanthropy is a great accomplishment, so we are honored to offer our congratulations to this year's award winners," said HUD Secretary Marcia L. Fudge. "These awards are a good example of what working together can do to help Americans achieve their goals."

"I'm inspired to see the community impact that the awardees have made during a year when very little was easy," said Kathleen P. Enright, President & CEO of the Council on Foundations. "This year's award winners are proving once again that strategic partnerships between philanthropy and the government are indispensable. Congratulations to these six organizations whose determination and collaboration has clearly advanced the greater good."

HUD's International and Philanthropic Affairs Division (IPAD) has co-hosted these awards with the Council since 2012. These awards serve as the premier collaboration in a fruitful partnership between HUD and the Council. Additionally, the awards are catalytic boosts of support for the winning foundations and are often leveraged to further promote their initiatives and attract new investment.

The awards were presented at the Council's Leading Together virtual conference. More information about the conference and winners can be found by <u>clicking here</u>.

This year's winners are leading innovative public-philanthropic partnerships in America's cities, suburbs, and rural areas. See the winners below:

- AdventHealth Foundation
- Buhl Foundation
- CareSource Foundation
- Citi Foundation
- National Church Residences Foundation
- San Diego Foundation

HUD Awards \$1.1 Billion in American Rescue Plan Funds for Emergency Housing Vouchers



WASHINGTON — On June 10, 2021, U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge announced (link to press release) the awarding of the first tranche of American Rescue Plan funds for Emergency Housing Vouchers (EHVs) for individuals and families who are experiencing homelessness or at risk of homelessness. Specifically, HUD is awarding \$1.1 billion — 70,000 vouchers — for 626 public housing authorities (PHAs) administering the Housing Choice Voucher Program. Click here for a full list of awards.

"Addressing our nation's homelessness crisis is a top priority for HUD," said Secretary Fudge. "With COVID-19 still a threat the \$1.1 billion we are announcing today comes at a critical time in our efforts to get people experiencing homelessness off the streets and into safe, stable homes. Thanks to the American Rescue Plan, communities now have the robust resources they need to make significant progress toward ending homelessness."

The awarding of \$1.1 billion in EHVs is part of \$5 billion that the American Rescue Plan Act enabled HUD to allocate in additional vouchers to PHAs. HUD allocated these vouchers to communities with the greatest need for EHVs and where local housing authorities demonstrated capacity to administer this vital assistance. The EHV program serves geographically diverse housing needs, from high-cost urban areas to a large number of rural communities. HUD notified PHAs on May 10, 2021 of their EHV eligibilities and projected funding as authorized by the American Rescue Plan. The awards announced are based on the PHAs' acceptance of the EHVs.

EHV funding gives communities significant resources to assist individuals and families who are homeless; at risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or recently homeless. EHVs help individuals and families find housing and remain stably housed long-term.

The \$1.1 billion in EHVs will cover the cost of vouchers and related administrative costs, including up-front costs needed to stand up the program, for an initial 18-month period. Thereafter, HUD will provide annual funding to cover the cost of renewals in 12-month increments through September 30, 2030 or until the \$5 billion ARP allocation runs out, whichever comes first.

HUD has allocated \$10 billion in American Rescue Plan homelessness assistance. In addition to the \$5 billion for EHVs, HUD allocated \$5 billion through the HOME Investment Partnerships Program to increase affordable housing to address homelessness.



HUD Restores Affirmatively Furthering Fair Housing Requirement

WASHINGTON — On June 10, 2021, U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge announced (<u>link to press release</u>) that HUD published an interim final rule to restore the implementation of the Fair Housing Act's Affirmatively Furthering Fair Housing (AFFH) requirement. The publication provides a robust definition of the duty to affirmatively further fair housing, to which many HUD grantees must certify compliance. Additionally, HUD is committed to providing communities that receive HUD funding with the technical support they need to meet their long-standing fair housing obligations.

In addition to barring housing discrimination, the Fair Housing Act requires HUD and its funding recipients, such as local communities, to also take affirmative steps to remedy fair housing issues such as racially segregated neighborhoods, lack of housing choice, and unequal access to housing-related opportunities. To fulfill this requirement, in 2015, HUD promulgated a rule that compelled each covered funding recipient to undertake a defined fair housing planning process. Funding recipients were required to complete an assessment of fair housing issues, identify fair housing priorities and goals, and then commit to meaningful actions to meet those goals and remedy identified issues, with HUD reviewing each assessment. The last administration suspended implementation of this rule and eliminated the 2015 rule's

procedural requirements, redefining the regulatory AFFH requirement so it was no longer consistent with the actual requirements of the Fair Housing Act.

Under the restored AFFH regulatory definition announced in June, municipalities and other HUD funding recipients that must regularly certify compliance with the Fair Housing Act's AFFH requirement will, in doing so, commit to taking steps to remedy their unique fair housing issues. To support compliance with AFFH, HUD will provide a voluntary process that funding recipients can choose to use to identify the fair housing concerns that exist locally and commit to specific steps to remedy them. HUD will provide technical assistance and support to funding recipients that carry out this voluntary fair housing planning process.

"More than 50 years since the Fair Housing Act's passage, inequities in our communities remain that block families from moving into neighborhoods with greater opportunities," said Secretary Fudge. "As a former mayor and Member of Congress, I know firsthand the importance of giving localities the tools they need to ensure their communities have access to safe, affordable housing near quality schools, transportation, and jobs. Today, HUD is taking a critical step to affirm that a child's future should never be limited by the ZIP code where they are born."

This rule is one of the ways in which HUD fulfills its legal mandate under the Fair Housing Act to "affirmatively further" the purposes of the Act. Additionally, it is consistent with President Biden's January 26 Memorandum, *Redressing Our Nation's and the Federal Government's History of Discriminatory Housing Practices and Policies*, which directed HUD to examine the prior Administration's fair housing rules and take all steps necessary to implement the Fair Housing Act's requirement that HUD administer its programs in a manner that affirmatively furthers fair housing. With today's action, HUD rescinds the previous Administration's rule (entitled "Preserving Neighborhood and Community Choice," or PCNC) and restores certain definitions and other selected parts from the 2015 AFFH rule.

The interim final rule went into effect on July 31, 2021. HUD took comments for 30 days after publication and may act on them prior to the effective date of the rule.

HUD intends to undertake a separate rulemaking to build upon and further improve the 2015 AFFH rule by instituting a new fair housing planning process and framework that increases efficiency and improves outcomes for communities across the country.

REGION IV NEWS

HUD Partners with University of Alabama and State of Alabama to Address Potential Lead Concerns in Public Housing



Helping protect children and their families from health and safety hazards associated with lead exposure was center stage on May 27 as the HUD Office of Lead Hazard Control and Healthy Homes and Office of Public and Indian Housing joined with state and local partners to host an educational webinar for Alabama Public Housing Authorities (PHA) addressing lead paint safety and myths. During this interactive webinar, they premiered informational videos that focused on creating awareness of lead, lead safety, and dispelling myths associated with lead exposure and compliance.

HUD in partnership with the University of Alabama Safestate produced the videos for public housing authorities in their ongoing effort to ensure the safety and health of residents and their families. The webinar was very well received with approximately 120 representatives from public housing authorities throughout Alabama and HUD staff attending the event.

Velma Byron, Director, Office of Public Housing, HUD Birmingham Field Office, stated that "providing safe and decent housing to the families that we serve is critical and this webinar provided an opportunity for PHAs to focus on the importance of lead and lead compliance." Numerous PHAs in Alabama provided positive feedback on the webinar as well.

Panel members consisted of Velma Byron; Bruce Haber, Director, Program and Regulatory Support Division, HUD Office of Lead Hazard Control and Healthy Homes; Steven McDaniel, Director of the Lead Program, Alabama Department of Public Health; and Donna Gabel, Executive Director, Alexander City and Goodwater Housing Authority.

The informational videos are found by clicking on the following links:

<u>Lead Based Paint 101 – Alabama Public Housing Authorities</u>

<u>Common Misconceptions Regarding Lead Regulations – Alabama Public Housing</u>

Authorities

Louisville Celebrates HUD Choice Neighborhoods Transformation at Beecher Terrace



Left side: (left to right) Beecher resident Gina Anderson, Louisville Metro Housing Public Housing Executive Director Lisa Osanka, Chairman of the Board of the Louisville Housing Authority Manfred Reid, Mayor Greg Fischer, State Senator Gerald Neal, Managing Director, Multifamily Programs-Kentucky Housing Corporation Tracy Thurston, President & CEO, Ohio Capital Corporation Catherine Cawthon. Right side: HUD FPM Assistant Deputy Secretary Michele Perez virtually congratulates Louisville partners and residents on the grand opening of the first two phases of Beecher Terrace on June

It's a new day at Beecher Terrace as residents and stakeholders gathered on June 9, 2021, to celebrate the opening of the first two phases of the newly revitalized public housing site. All units in the phase I senior building have been filled by former Beecher Terrace residents as have most of the family units in phase II.

"The residents and most everybody's got smiles on their faces," said Lamika Jordan, a long-time resident who raised her six children at the old Beecher site and who moved into her new apartment a month ago. "The feeling of community is back, but it's a feeling of community with hope now." That joy and optimism was echoed by all those in attendance at the ribbon cutting ceremony.

To make this day possible, HUD awarded four HUD Choice Neighborhoods grants totaling more than \$30 million to transform Beecher Terrace into 640 beautiful new mixed-income units with commercial space. The Choice Neighborhoods Planning Grant was awarded in 2014 and a Choice Neighborhoods Implementation Grant

was awarded in 2016. The grants by HUD have been leveraged with more than \$200 million in private investments.

"Housing is foundational and so pivotal to providing those we mutually serve with the hope and opportunity of a brighter and better future," said HUD Office of Field Policy and Management Assistant Deputy Secretary Michele Perez via video address. "At HUD, we understand that imperative and recognize the ongoing need to provide avenues of hope and opportunity for affordable housing while addressing and working to resolve racial inequity."

Louisville Metro Housing Authority has promised former residents of Beecher Terrace first rights to return to the newly renovated site.

COJ/HUD Public-Philanthropic Initiative Award - 2021 Awardees



Mayor Lenny Curry on behalf of the City of Jacksonville (COJ) and in partnership with the Department of Housing and Urban Development (HUD) Jacksonville Field Office announced the 2021 recipients of the COJ/HUD Public-Philanthropic Initiative Award at the St. James Building - Jacksonville City Hall. Awardees were selected by an independent jury panel and presented to three Jacksonville partnerships for completed or ongoing initiatives that are executed in collaboration with community partners including philanthropy and local, state, or federal government.

The COJ/HUD Public-Philanthropic Initiative Award recognizes excellence in public-philanthropic partnerships that have both transformed the relationship between sectors and led to measurable benefits for low-and moderate-income individuals and families. This award is modeled after the HUD Secretary's Award for Public-Philanthropic Partnerships, which is sponsored by the U.S. Department of Housing and Urban Development in partnership with The Council on Foundations. Jacksonville is the first city chosen to locally replicate this national award. Click here to learn more about the COJ/HUD Public-Philanthropic Initiative Award.

The 2021 COJ/HUD Initiative Awardees:

• MaliVai Washington Youth Foundation - Club 904 Teen Center

- Operation New Hope Ready4Work
- Sulzbacher Homeless COVID-19 Response

Southeast Region Multifamily Housing Loans Endorsed in FY 2021 YTD

Criteria	#Loans	#Units/Beds	Amount (Millions)
241 Improvement/Additions	3	455	26,709,500
New Construction and Substantial Rehabilitation	55	9,378	1,280,339,400
Refinance 223f and A7 Streamline Refinance	170	31,394	3,191,754,600
Total	228	41,227	4,498,803,500

Resources & Updates

Asset Management Notices and Memorandums

CDC Issues New Order Temporarily Halting Evictions Through Oct. 3, 2021

Please see the CDC's new order temporarily halting evictions in counties with heightened levels of community transmission in order to respond to recent, unexpected developments in the trajectory of the COVID-19 pandemic. The order went into effect, August 3, 2021, and remains in effect through October 3, 2021. Additionally, read the White House's <u>statement on eviction prevention efforts.</u>

Fiscal Year 2022 Fair Market Rents Released

Section 8(c)(1) of the United States Housing Act of 1937 requires the Secretary of HUD to publish Fair Market Rents (FMRs) periodically, but not less than annually, to be effective on October 1 of each year. The Fiscal Year (FY) 2022 Fair Market Rents (FMRs) are now available on huduser.gov and will be effective as of October 1, 2021.

In general, the FMR for an area is the gross rent (shelter rent plus utilities) that a tenant would pay to rent privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities. HUD's FMR calculations represent HUD's best effort to estimate the 40th percentile gross rent paid by recent movers into standard-quality units in each FMR area.

For more information about FMRs, <u>click here</u> to see HUD's August 6, 2021, Federal Register notice, which makes the FY22 FMRs available to the public, describes the methods used to calculate the FY22 FMRs, and contains the procedures interested parties must use to request a reevaluation of FMRs.

STAFF ANNOUNCEMENTS

Don Billingsley retired as the Multifamily Southeast Regional Director on August 27, 2021. He came on board July 2016 serving in various roles in the Office of Production, including as the Director of the Program Administration Division, where he managed the development and implementation of policy, program and legislative initiatives impacting Multifamily FHA and Risk Share lending. He served as the Departmental Enforcement Center's Southeast Region Satellite Office Director in Atlanta before returning to Multifamily Housing. Prior to joining HUD, he was an Analyst at the

Federal Home Loan Bank of Atlanta; Senior LIHTC Development Manager at Project HOME in Philadelphia; Executive Director at Interfaith Housing Development Corporation in Bristol, Pennsylvania; and Managing Member of Del Val Developers in Buckingham, Pennsylvania. In addition to his extensive housing background, Don is a Navy combat veteran.



Tonya Smarr is a new Account Executive in the Atlanta Office. She has been with HUD for five years as an Account Executive in the Jacksonville Satellite Office. She previously worked with the Department of Defense at Dobbins Air Reserve Base. She is originally from Jacksonville, Florida and is married with two children. She previously served in the U.S. Navy and enjoys swimming and nature walks.

Latonya "Tonya" Wade has been promoted to Troubled Asset Specialist on the Asset Resolution Team in the Jacksonville Satellite Office. She was born in Bainbridge, Georgia and moved with her family to Tacoma, Washington in 2003. In addition to her position as a Senior Account Executive on Branch Team I, she has been with the U.S. Government for 16 years, previously working for the Social Security



Administration. She holds a BA in Psychology and enjoys cruising, shopping, binge watching Netflix and spending time with her 96-year-old granny.



Clarimarie Mullen has been promoted to Account Executive in the Jacksonville Satellite Office. She was born in San Juan, Puerto Rico and moved with her family to Florida in 2012. She has been with the U.S. Government for 5 years and worked for the Department of the Navy and the Department of the Air Force prior to coming to HUD in 2020 as a Program Assistant in the Asset Management Division. She holds an MBA in

Business Administration and a BA in Labor Relations and is inspired daily by her son and her puppy. She enjoys traveling, working out, the beach, and spending time with family and friends.

Darlene Lanier is a new Account Executive in the Atlanta Office. She was born and raised in Cincinnati, Ohio. She served 14 years in the U.S. Army with her last tour being Operation Iraqi Freedom. She studied Multidisciplinary Studies at Grantham University and Entrepreneurship at Whitman School of Management, Syracuse University. She has a 10 year old fur baby named Libby. She loves traveling and reading.

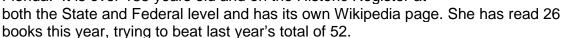




Sorayanmarie A. Y. Sáez is a new Account Executive in the Caribbean Office. She is from San Juan, Puerto Rico and graduated from the University of Puerto Rico with a bachelor's degree in Business Administration and a major in Accounting. For 21 years she has worked with the Puerto Rico Housing Finance Authority as an Accountant, Loan Servicing Officer and a Subsidy Payment Division in partnership with HUD as a Contract Administrator on Section 8 properties. She

loves taking walks with her dog Lucero, road trips and traveling abroad.

Paula Kukelhan is a new Account Executive in the Jacksonville Satellite Office. Prior to coming onboard as an Account Executive, she spent over 20 years in banking and working with developers and investors within the real estate industry. Among her varied experience, she has worked with Commercial REO, Troubled Assets, LIHTC Multi-Family and Senior Communities. She is also a Housing Credit Certified Professional and a Certified Associate in Project Management. She graduated from the University of Florida with a Business Degree and has an MBA from the University of North Florida. She lives in the oldest house in Clay County, Florida. It is over 185 years old and on the Historic Register at





Lauren Brison is a new Account Executive with the Atlanta Office. She has served in a number of positions in government service for almost 10 years, which includes working at the Administration for Children and Families and the Centers for Disease Control and Prevention. She has been a teacher and an adjunct professor. She has a Master of Science degree from

Marymount University and a Ph.D. from Clark Atlanta University. She enjoys traveling, horseback riding, reading, and playing the piano.

A Note from the Editor



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

telephone at 904-208-6018.

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News from headquarters –click on the link to the Multifamily home page here: https://www.hud.gov/program_offices/housing/mfh for the latest notices & grant awards.

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