



HUD Multifamily Southeast Region

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

PROVIDING QUALITY HOUSING IN OUR COMMUNITIES



September 2022

VOLUME 8, ISSUE 5

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HQ NEWS



Team Members: Morgan Clark, William Duckworth, Saadia Figueroa-Smallwood, Danny Gordon, Shea Johnson, Lisa Laugherty, Milo McGriff, Laurelei McKnight, Debra Newman, Mark Sciuillo, Alesia Scott- Ford, Gloria Shanahan, Bonitta Smith, LaTonya Wade, Shannon Watkins, and Michelle Whitfield.

2022 SECRETARY'S AWARD CEREMONY RECOGNIZES REGION IV TEAM

Members of Multifamily Housing (MFH) and Field Policy and Management (FPM) were recognized by Marcia L. Fudge, Secretary of the Department of Housing and Urban Development, with an Outstanding Community Service Award. The presentation ceremony was held on July 27, 2022, in the Washington, DC HUD Office.



The staff were nominated for their collaboration on Region IV Troubled Properties. The citation reads: a team of Multifamily Housing (MFH) and Field Policy and Management (FPM) staff in Region IV have impacted local communities and the tenants served through HUD's Project Based Rental Assistance (PBRA) program. The troubled properties which have benefitted from their actions in recognition of this award are located in the States of Florida, Georgia, North Carolina, and Tennessee.

The Directors, Branch Chiefs, Resolution Specialists and Public Affairs Officers have devoted significant amounts of time to address deficiencies at the properties and develop action plans which will address the financial, physical, as well as other challenges, including criminal activity. These properties had challenges prior to the pandemic but the issues were exacerbated by the lack of oversight due to an inability of ownership and property management to conduct inspections and provide proper oversight of their properties. Despite the challenges of the pandemic which

limited travel to mission critical only, these staff and leaders conducted their due diligence and visited the properties when available in order to see firsthand the conditions which the tenants were subjected to.

This group of individuals came together as a team and in that vein, have continued their commitment of serving others, consistent with HUD's mission statement to create strong, sustainable, inclusive communities and quality affordable homes for all, meet the need for quality affordable rental homes, and build inclusive and sustainable communities free from discrimination. Region IV serves more than 280,000 households through its various PBRA programs, however, the 1,550 households impacted by the work of this group are some of the most vulnerable not only in the region but across all of the HUD portfolio. They have worked through the challenges with local communities to seek positive outcomes for those which we serve and to create livable and vibrant communities for these residents.



Region IV Troubled Property Collaboration Team at HQ with DAS Ethan Handelman, ADAS Jeff Little, and PAO Director Timothy Butler.

FIRST-EVER FUNDING OPPORTUNITY FOR COORDINATED APPROACHES TO ADDRESS UNSHELTERED HOMELESSNESS

WASHINGTON – On June 22, 2022, the Biden Administration through the U.S. Department of Housing and Urban Development (HUD) released a first-of-its-kind package of resources to address unsheltered homelessness and homeless encampments, including funds set aside specifically to address homelessness in rural communities.



The \$365 million package includes grant funds along with additional vouchers that will enhance communities' capacity to humanely and effectively address unsheltered homelessness by connecting vulnerable individuals and families to housing, health care, and supportive services. This Initiative for Unsheltered and Rural Homelessness being made available by HUD strongly promotes partnerships

with health care organizations, public housing authorities and mainstream housing providers, and people with lived experience and expertise of homelessness.

“We have a responsibility to ensure that people sleeping in their vehicles, in tents, or on the streets, including in rural areas, have access to decent, stable housing and services, like health care and treatment, to live with dignity and safety,” said Department of Housing and Urban Development Secretary Marcia L. Fudge. “Solving unsheltered homelessness means delivering help to the people who need it the most, but who have the hardest time reaching it. It means putting housing first and health care and other supportive services right after. With this funding, communities will have the resources to scale up coordinated efforts to humanely and effectively move people from encampments into homes by linking homeless outreach with health care, treatment, and housing.”

Click [here](#) to read the full press release.

PRESS RELEASES



HUD ANNOUNCES \$221 MILLION TO TRIBAL COMMUNITIES FOR AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

- [Read the announcement](#)

DEPUTY SECRETARY TODMAN TRAVELS TO PUERTO RICO TO TALK ECONOMIC DEVELOPMENT AND TO SPEAK AT LULAC



- [Read the announcement](#)



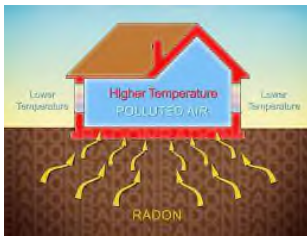
ON 32ND ANNIVERSARY OF THE AMERICANS WITH DISABILITIES ACT, HUD AWARDS OVER \$36 MILLION IN MAINSTREAM VOUCHERS AND FEES TO SUPPORT COMMUNITY LIVING FOR PEOPLE WITH DISABILITIES

- [Read the announcement](#)

BIDEN ADMINISTRATION ANNOUNCES STEPS TO LOWER ELECTRICITY BILLS FOR RESIDENTS IN HUD PROGRAMS



- [Read the announcement](#)



HUD AWARDS \$4 MILLION TO PUBLIC HOUSING AGENCIES TO PROTECT FAMILIES FROM POTENTIAL EXPOSURES TO RADON

- [Read the announcement](#)

SECRETARY FUDGE ANNOUNCES \$520 MILLION TO PROTECT LOW-INCOME HOUSEHOLDS FROM LEAD AND OTHER HOME HEALTH SAFETY HAZARDS



- [Read the announcement](#)



SECRETARY FUDGE LAUNCHES INITIATIVE TO INCREASE AFFORDABLE HOUSING SUPPLY IN LOCAL COMMUNITIES

- [Read the announcement](#)

REGION IV NEWS

HUD Secretary Fudge Visit to Jacksonville: Progress and Opportunities in Affordable Housing



Pictured left to right: Larry Hayes, PIH Director; Laurelei McKnight, Asset Management Division Director; Ingrid Osborn, Chief Counsel; Charles President, FHEO Director; HUD Secretary Marcia Fudge; Wilshanna Cooper, FHEO Representative; Alesia Scott-Ford, Field Office Director; and Tiffany Brown, Deputy Director for PIH.

On June 27, 2022, U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge visited the Jacksonville HUD office and toured local properties receiving HUD assistance. The primary goal of Secretary Fudge's visit, was to witness the improvement in the quality of life for the residents who receive HUD rental assistance. She wanted to see firsthand the services that HUD grantees provide for the homeless and personally listen to housing concerns and challenges faced by low-income residents.

The first stop was Sulzbacher Village, which provides comprehensive homeless services for children and families and works with more than 30 partner organizations that complement each other. A round table ensued to address housing challenges currently impacting Florida. The conversation included state and local elected officials, community leaders, and representatives from organizations providing supportive service.

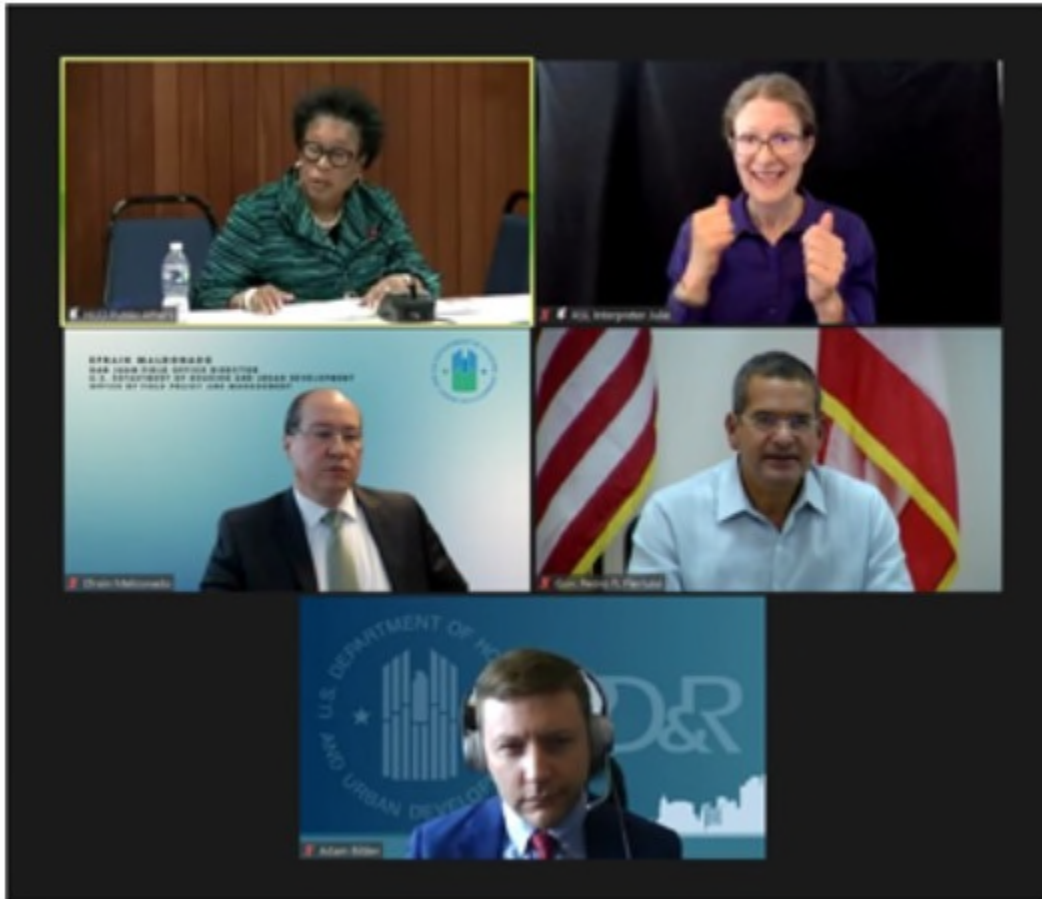
The Secretary also engaged in conversation with residents from privately-owned properties that have rental assistance contracts with HUD. This served as an

opportunity to hear the connection to the Department's initiatives, policies, and enforcement efforts in their daily lives. The last stop was Hilltop Village where Secretary Fudge listened to the residents sharing their experience with the improvements made to the property and the impact in their quality of life.



Pictured Left to right: Jose Alvarez, Regional Administrator addresses the leadership team during a round-table discussion with Mark Dominick, Regional Multifamily Director; Alesia Scott-Ford, Secretary Fudge, Ingrid Osborn, Laurelei McKnight, Larry Hayes, and Charles President.

PUERTO RICO INCOME LIMITS WEBINAR- RECORDING AVAILABLE



Every year, the Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs, including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. Since the year 2016, HUD has received input from private and government housing partners, non-profit organizations, and industry stakeholders in Puerto Rico of the need to modify income limits for Puerto Rico to help more families qualify for these programs, in tune with the realities of the local costs of living and housing.

On June 22, 2022, HUD Secretary Marcia L. Fudge welcomed a virtual audience from Puerto Rico to an information session on the methodology used to calculate income limits for the island. The live webinar with more than 300 participants was the result of a Secretary Fudge's commitment made in San Juan earlier this year to address local stakeholders' request to understand the process.

HUD San Juan Field Office in collaboration with the Regional Office and the Office of the Secretary, coordinated the public engagement session. Governor Pedro Pierluisi and Resident Commissioner Jennifer González-Colón attended the event and provided remarks. It was the first of a series of steps HUD is taking to address Puerto Rico's local government, non-profit, and private industry questions, and concerns regarding how the Department calculates income limits for Puerto Rico.

The webinar offered live Spanish language translation and American Sign Language interpretation. Adam Bibler from the Office of Policy Development and Research (PD&R) presented on the methodology used by HUD to develop Income Limits. Douglas Rice from the Office of Public and Indian Housing (PIH) then followed up with a presentation on the more practical implications of how Income Limits apply to HUD programs like Public Housing and HOME, and others such as the Low-Income Housing Tax Credit program.

In response to questions received over time, HUD has developed answers to [frequently asked questions](#) on Puerto Rico income limits in both English and Spanish. A recording of the event and additional resources is available at [HUD's YouTube Channel](#).

FULL RAD PORTFOLIO CONVERSION IN KNOXVILLE, TENNESSEE



Lonsdale Homes, Knoxville, TN

On June 8, 2022, Mark Dominick, Multifamily Southeast Regional Director, and his team: Lisa Laugherty, Troubled Asset Specialist; Lindsay Cain, Account Executive; Shawna Hunley, Senior Account Executive; and Bobby Carroll, Account Executive; visited First Creek to discuss the latest RAD Conversion.

Since 2016, the Knoxville's Community Development Corporation (KCDC) has converted over 3,000 public housing units through 22 properties through RAD, investing over \$93 million in renovations. Within the next two years, they plan to convert their last three public housing properties. The team sat down with Ben Bentley, the Executive Director of KCDC, to discuss the rehabilitation of Lonsdale Homes through RAD and how it supported their broader agency goals. Bentley also offered his insights on key questions that many PHAs grapple with, including why the organization chose to convert through RAD, how they determined what they had the capacity to take on and what they needed to bring in partners to support.

Bentley also gave advice for other PHA leadership and staff pursuing RAD as well as tools to improve their public housing stocks. "Kudos to Lisa and the team for all of the efforts on the KCDC conversions, these will be a good addition to our Knoxville portfolio; very impressive results combining RAD PBRA, LIHTC and

workforce housing. The third phase has also been awarded a 202 PRAC," commented Dominick after the visit.

Read the discussion and interview regarding the conversion of Lonsdale Homes and how RAD helped them better manage and repair their affordable housing portfolio with Bentley [here](#).

ASK ME ANYTHING SESSION IN THE SOUTHEAST



On July 27, 2022, Southeast Regional Director Mark Dominick and Operations Officer Josh Osborne conducted an “Ask Me Anything” session with all FY 22 new hires in the Southeast Region. During the session, staff who were onboarded largely during the 100% telework period had the opportunity to meet other new hires throughout the region, share their impressions and takeaways of the time they have been with HUD, and pose questions. The session was well-attended and engaging with active participation from almost all of the new hires. The Southeast Region hopes to repeat this concept with other members of leadership and staff more broadly.

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

Criteria	#Loans	#Units/Beds	Amount (Millions)
241 Improvement/Additions/Other	2	1,699	100,792,500
New Construction and Substantial Rehabilitation	30	5,724	867,109,900
Refinance 223f and A7 Streamline Refinance	111	19,166	2,241,443,200
Total	143	26,589	3,209,345,600

RESOURCES AND UPDATES

Multifamily Notices and Memorandums

PUBLICATION OF FAMILY SELF-SUFFICIENCY PROGRAM (FSS) FINAL RULE

The [Final Rule](#) implementing the re-authorization of the FSS program was published in the Federal Register on May 17, 2022. FSS is a voluntary program for multifamily owners and residents that provides incentives and support to help families living in HUD-assisted housing to increase their earnings and build financial assets. The new final rule updates regulations under 24 CFR 984 and 24 CFR 877.

Major changes to highlight for Operating Programs:

- New Reporting Forms and escrow calculation worksheets (listed below under New Forms)
- Reduced burden of reporting – from quarterly reports to annual reports
- New requirements for action plans; most owners will need to submit new action plans to match the new reporting requirements, but we expect most required changes to be small.
- More ability to pool resources with other FSS programs, including those operated by PHAs
- PBRA (Multifamily) programs are now eligible for HUD program funding, and can apply for funding in future FSS notices of funding opportunity
- Programs now need to work with a Program Coordinating Committee (PCC) if one is available. Owners may also start their own PCC, and are encouraged to do so if there isn't an existing PCC they can join.

MANAGEMENT AND OCCUPANCY REVIEW (MOR) RULE AND NOTICE

The [Management and Occupancy Review \(MOR\) Rule and Notice](#) was published in the Federal Register on June 27, 2022 and will be effective on September 26, 2022. The Notice follows a 2015 publication of a proposed MOR schedule and adopts a final schedule that reflects changes made in response to public comments.

The Rule and Notice apply to properties covered under project-based Section 8 Housing Assistance Payments (HAP) Contracts for the following programs: New

Construction (24 CFR Part 880), Substantial Rehabilitation (24 CFR Part 881), New Construction or Substantial Rehabilitation financed by State Housing Agencies (24 CFR Part 883), New Construction financed under Section 515 of the Housing Act of 1949 (24 CFR Part 884), Loan Management Set Aside Program (24 CFR Part 886, subpart A), Disposition of HUD-Owned Projects (24 CFR Part 886, subpart C), and Section 202/8 (24 CFR Part 891, subpart E).

HUD conducts MORs to ensure that owners/property management comply with the Department's rules and regulations. The MOR Rule establishes a frequency for the completion of MORs based upon a project's previous MOR score and the project's rating under HUD's risk-based asset management model. HUD believes that moving to a risk-based MOR schedule will enhance the Department's oversight of the Section 8 HAP program to improve overall program effectiveness and advance HUD's mission to create strong, sustainable, inclusive communities and quality affordable homes for all.

FAMILY SELF-SUFFICIENCY (FSS) NOFO RELEASED

The Family Self-Sufficiency (FSS) Program Notice of Funding Opportunity (NOFO) for Fiscal Year 2022 was published on August 4, 2022. For the first time, owners participating in HUD's Multifamily Section 8 project-based rental assistance program are eligible to apply for funding through this NOFO. [Access the NOFO here.](#) The 60-day application period runs from August 4, 2022 to October 3, 2022.

More information about the grant can be found on the [HUD Funds Available page](#). (Important general information is at the top – scroll down to find the link for the FY22 FSS NOFO page, which is where the NOFO, webinar and FAQ (if any) links will be posted). In the coming weeks, a webinar to review the components of the NOFO and discuss the changes between the FY22 NOFO and previous years will be held.

PLEASE NOTE: This is an opportunity for Public Housing Authorities and project-based rental assistance owners to apply for funding to hire FSS Coordinators to run an FSS program. *This is NOT an application for individuals to enroll in the FSS program.* If you are an individual that is interested in enrolling in FSS, please contact your Public Housing Authority or owner of your multifamily property to see if they run an FSS program and how to apply.

Non-Profits and For-Profit entities that are NOT PBRA owners (e.g. social service agencies) are NOT eligible to apply. If you would like to work an FSS program, please contact your local PHA/multifamily property to see if they run an FSS program and how to be involved. This grant does not provide funds to pay directly for services.

Click [here](#) to read the press release.

STAFF ANNOUNCEMENTS

After 31 years with HUD, Robert (Bob) Doran officially retired from his position as a Project Manager in the Multifamily Production Department on July 30, 2022. In a farewell email, he said, "Our efforts toward meeting our mission statement means a lot to our friends, neighbors and our shared communities. It's enriched my life to make a living at something that is more than just a job. HUD also gave me many opportunities to aspire to and to achieve." He plans to start off his retirement with a trip to his hometown of Buffalo, New York as well as relaxing, sightseeing and fishing in the Michigan Upper Peninsula before settling in South Georgia with his family to get away from the hustle and bustle.



Leslie Finch has been promoted to Management Analyst in the Atlanta Office. She will be handling the region's controlled correspondence and Freedom of Information Act (FOIA) actions. She previously held the position of Program Analyst in the Asset Management division. Additionally, her participation with the Training Team will also be very important as Operations gets more involved with training coordination for the Region.

David Le has been promoted to Information Specialist for the Southeast Region. He was previously the OCIO main IT point of contact for Jacksonville. Prior to working at HUD, he worked for the Department of Defense for 19 years as a System DBA. He currently lives in St. Augustine, Florida with his wife and two children. In his free time, he likes traveling, fishing, and camping with his family.



Charles Jones has been promoted in his position as Account Executive in the Jacksonville office. He holds a dual master's degree in Business Management and Finance and is a United States Marine veteran. He was born and raised in Jacksonville Beach, Florida and resides in Green Cove Springs with his wife and two children. In his free time, he enjoys the outdoors and volunteering and hopes to one day travel the states, in a recreational vehicle.

Teal Jaa has been promoted in her position as Account Executive in the Atlanta Office. She holds a bachelor's degree in Business Administration and Management. Prior to joining HUD, she worked 13 years at Social Security. She was born and raised in San Francisco, California and has one son. In her free time, she enjoys traveling and is a die-hard San Francisco 49ers fan.



Alex Rodriguez has been promoted in his position as Account Executive in the Atlanta office. He received his bachelor's degree from the University of Puerto Rico with a concentration in Arts, Major in Music. Prior to joining HUD, he worked for Nextel as a Communications Engineer in New York and for the IRS. Originally from Puerto Rico, he is also a veteran of the United States Navy. He currently resides in Lawrenceville, Georgia with his family. In his free time, he enjoys working with his church, playing instruments, teaching music, playing volleyball, biking, fishing, and bowling.

Stephanie Glispie has been promoted to Account Executive in the Atlanta office. She previously worked as a Program Assistant in Atlanta. She holds a master's degree in Public Administration from the Mid-America Christian University. Prior to joining HUD, she worked at the Defense and Accounting Service (DFAS) in Yokota, Japan. She is originally from Oklahoma City, Oklahoma, and lives in Atlanta with her family. In her free time, she enjoys spending time with her husband and 13 grandchildren.



Jonelle (Jo or Jojo) Fearon is the new Contracting Officer Representative (COR) in Jacksonville. Prior to joining HUD, she gained extensive federal procurement experience with Fleet Readiness Center Southeast (FRCSE), Army Cyber Command and NOAA-Southeast Fisheries Science Center. She is a veteran of the United States Marine Corp. In her free time, she enjoys visiting national and state parks and taking road trips.

Natonia Davis is a new Grant Specialist in the Atlanta office, although she will be located in the Jacksonville office. Prior to joining HUD, she gained experience with the Department of Veterans Affairs (Veterans Health Administration) and the Department of the Army. In her free time, she enjoys traveling, live music, jewelry making, fashion, baking, and reading.



Angela Lowery is a new Senior Underwriter in the Atlanta office. She holds a master's degree in Urban Policy and Management. Prior to joining HUD, she gained ten years of experience in affordable housing while working at New York City's Housing Preservation & Development, Georgia Department of Community Affairs, and the Atlanta Housing Authority. She is originally from Bronx, New York. In her free time, she enjoys riding her road bike on Georgia's Silver Comet Trail.

Ebony Summerbell is a new Management Analyst in the Jacksonville office. She holds a master's degree in Human Resource Management from American InterContinental University. Prior to joining HUD, she served as Director of Administrative Services at Navy Reserve Southeast Reserve Component Command Jacksonville and Administrative Department Head/ Program Manager for the Navy Talent Acquisition Group until her retirement in December 2021. She is a United States Navy veteran and currently resides in Orange Park, Florida with her husband and two children.



Isabelle Vaughner is a new Account Executive in the Jacksonville office. Prior to moving to Florida with her active-duty, United States Air Force husband and two children, she worked as an Account Executive in the Minneapolis, Minnesota office. Used to harsh, cold winters, she is looking forward to seeing the ocean and Walt Disney World. In her free time, she enjoys photography and painting realistic baby dolls inspired by her children.

A Note from the Editor

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



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