



## HUD Multifamily Southeast Region

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

# PREPARING FOR FISCAL YEAR END



September 2023

VOLUME 9, ISSUE 4

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## HQ NEWS

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### **HUD NAMES DONALD BILLINGSLEY ASSOCIATE DEPUTY ASSISTANT SECRETARY FOR MULTIFAMILY HOUSING**



WASHINGTON -- U.S. Department of Housing and Urban Development (HUD) Deputy Assistant Secretary, Ethan Handelman, announced Donald Billingsley as the Associate Deputy Assistant Secretary for Multifamily Housing. Prior to his new position at HUD, his most recent role was Vice President with Grandbridge Real Estate Capital, a subsidiary of Truist Bank. He was responsible for originating mortgages for multifamily and commercial properties, nationwide.

He has deep roots in multifamily real estate and affordable housing. He previously served as HUD's Multifamily Regional Director for the Southeast region, managing FHA Multifamily Insurance, Project Based Rental Assistance and the Section 202/811 Capital Advance programs in Southeastern states and Caribbean territories. He also spent several years in Multifamily Production at HUD HQ.

Prior to his last tour with HUD, he was an analyst with the Federal Home Loan Bank's affordable housing programs and spent 15 years developing and managing

Low Income Housing Tax Credit developments. He is a U.S. Navy combat veteran. He and his wife Denise have three adult children and four grandchildren.

Please join us in welcoming Don. Together, we look forward to continuing the work that will provide stability and affordability to the Multifamily housing market in support of HUD's mission to create strong, sustainable, inclusive communities.

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## MORE MULTIFAMILY OWNERS DISCOVER ONE OF THE 'BEST-KEPT SECRETS' OF U.S. HOUSING POLICY



The Family Self Sufficiency (FSS) program allows families living in federally subsidized affordable housing to recapture any rent increases they are forced to pay when their income rises by putting it into an interest-earning savings account. If they meet certain requirements, they later receive the savings to use as they wish. Nearly 37,000 households completed the program during the 10-year period ending in 2016.

The government has worked to grow the program in recent years, with HUD expanding the program's eligibility in 2015 to include private multifamily owners that have subsidized tenants. Last year, it added funding to help those landlords implement the program at their properties. This step has led to a surge in interest from the multifamily sector, experts said, and they think additional changes could help expand it dramatically in the coming years.

For more information, click [here](#).

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## PRESS RELEASES

[\(CLICK HERE FOR ALL CURRENT PRESS RELEASES - 2023\)](#)

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### HUD ANNOUNCES ASSISTANCE FOR HAWAII IN WAKE OF FIRES



- [Read the announcement](#)



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### HUD AND VA LAUNCH "BOOT CAMPS" TO ACCELERATE HOMELESS VETERANS' PATH TO PERMANENT HOUSING AND SUPPORT SERVICES

- [Read the announcement](#)

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**HUD RELEASES \$85 MILLION FUNDING OPPORTUNITY TO REMOVE BARRIERS TO BUILDING HOUSING AND ANNOUNCES NEW TOOLS TO BUILD & REPAIR AFFORDABLE HOUSING**



- [Read the announcement](#)



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**PUBLIC HOUSING INSPECTIONS TO BEGIN UNDER NEW RULE TO STRENGTHEN INSPECTION STANDARDS IN HUD-ASSISTED AND INSURED HOUSING**

- [Read the announcement](#)

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**FEDERAL HOUSING ADMINISTRATION INCREASES DOLLAR AMOUNT THRESHOLD FOR LARGE MULTIFAMILY LOANS TO BE ELIGIBLE FOR STANDARD UNDERWRITING**



- [Read the announcement](#)



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**FEDERAL HOUSING ADMINISTRATION LAUNCHES NEW RESOURCES TO REMOVE LANGUAGE BARRIERS FOR BORROWERS**

- [Read the announcement](#)

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## **REGION IV NEWS**

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**SAN JUAN, PUERTO RICO STAFF CONNECT WITH RESIDENTS AND MANAGEMENT AGENTS AT ST. CROIX OUTREACH EVENT**



*From left to right in the front are Magaly Mendez, Management Analyst (Lead Hazard Control & Healthy Homes Office), Stefanny Piña, Trouble Asset Specialist (Asset Management), Daniel M. Ortiz, Chief Account Executive Branch 3 (Asset Management) and Jose Castrillo, Senior Account Executive (Asset Management). In the back are the Management Agent staff from Lutheran Social Service of the Virgin Islands and DWH Business Services*



The San Juan Field Office held outreach events and property visits May 2023, in St. Croix, USVI, in a partnership collaboration between Multifamily Housing, Fair Housing & Equal Opportunity, and [Lead Hazard Control & Healthy Homes](#) offices.

Approximately 75 tenants and property staff were able to participate in sessions, meet with HUD's team, and learn about Fair Housing and Lead-Based Paint hazards and rights. HUD staff also took the opportunity to recognize outstanding work by management in conserving their properties as partners to achieve decent, safe, and sanitary housing for low-income families. By the end of the outreach event, HUD visited more than eleven properties and completed four Management and Occupancy Reviews.

## **CAPSTONE AT BARTON CHAPEL IN AUGUSTA, GEORGIA GRAND REOPENING**

In 2019, the Multifamily Southeast Regional Center was tasked with making a difficult decision regarding the future of Trinity Manor Apartments located in Augusta, Georgia. After failing two consecutive Real Estate Assessment Center (REAC) inspections, enforcement actions were under review. However, after several meetings with the owner, an agreement was reached that the property would be sold to an experienced multifamily developer who could provide a significant capital



repair program along with an assignment of the existing Section 8 Housing Assistance Payments Contract.



The Banyan Foundation located in Vestavia, Alabama, came forward and Rob Coats, President, proposed a purchase plan to rehab the property with a \$7.0 million 221d4 NC/SR HUD-insured loan. In addition, the buyer agreed to apply for an additional 20-units of project based rental assistance resulting from a Section 8(b)(b) enforcement action at another Augusta property. Unfortunately, after closing the purchase in December 2019, COVID-19 delayed the anticipated timeline indefinitely. As months passed, Mr. Coats persevered and worked closely with Asset Management and Production to see all commitments to a successful conclusion.

On May 11, 2023, the project “reopened” under a new name, Capstone at Barton Chapel, and a celebration was held with former Mayor Hardie Davis, Jr. detailing his support for The Banyan Foundation through the difficult season. Residents were recognized for their patience and numerous contractors were acknowledged for the work completed during an unprecedented construction environment. Now, the 100-unit property is fully occupied, and an experienced management agent has a full staff on site to meet the resident’s needs.



## JACKSONVILLE STAFF VOLUNTEER AT HABITAT RESTORE



*Pictured left to right: Casey Lafever, Account Executive; Chekia Lanier, Housing Program Assistant; Daniel Ortiz, Branch Chief; Kelli Larkan, Program Analyst; Sheila Pinckney, Senior Underwriter.*



On Thursday, July 6, 2023, staff from the Jacksonville Satellite Office volunteered their time to Habitat Restore, better known as (Habijax) where they re-organized and straightened up the store; helped rearrange the floor by moving nightstands from one section of the store to another; moved about 14 dressers from the back storage area out to the main floor; helped move pallets of flooring; and relabeled the store's entire stock of wall hangings/paintings – they even sold two paintings while working.

Habijax Restore sells new and used products at wholesale pricing and every purchase helps local families achieve the dream of homeownership. They carry appliances that are less than 10 years old, furniture, building materials, flooring, cabinets, lighting, plumbing supplies, cabinets, lighting, windows, and electronics.



As volunteers, HUD staff were able to integrate the agency's vision with Habitat for Humanity's 30-year history of comprehensive community engagement and transformation for underserved communities. Volunteer work at the ReStore supports hard working families in Jacksonville, empowering them to purchase a high-quality, affordable home.

Once staff completed all their assigned task, the President & CEO of Habitat for Humanity Jacksonville, Monte Walker, sent a message thanking HUD staff for joining the mission to bring people together to build homes, communities, and hope.

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## **ATLANTA TEAM CRUSHES MANGEMENT AND OCCUPANCY REVIEW GOALS**



*From left to right: Tameka Gibson (Branch Chief), Tiffany Jordan (Account Executive), Alex Rodriguez (Account Executive), Bianca Clark (Sr. Account Executive), Lindsay Cain (Sr. Account Executive), James Clayton (Account Executive).*

In April 2023, Multifamily Housing (MFH) Branch Chief Tameka Gibson and her team, performed 21 site visits and Management and Occupancy Reviews (MORs) within the Charlotte, North Carolina area. As a result of the COVID-19 pandemic, issues arose due to a lack of oversight and limited availability to travel. To overcome this, the team, aptly named the Goal Crushers, prioritized site visits and MORs to personally see tenant living conditions and provide oversight in addressing all deficiencies.

The team inspected Section 202s, Section 811s, and group homes. They devoted their time to addressing the challenges and concerns of the properties and ensuring tenants were in safe and sanitary housing. In keeping with HUD's mission to create strong, sustainable, inclusive communities and quality affordable housing, the team partnered with property owners and management agents to develop strategies to sustain performance and bring sub-standard conditions to safe and decent housing.

The team's visit to Charlotte allowed them to meet with owner agents and residents as well as collaborate and build relationships with team members. Since the start of the pandemic, new team members have joined the Goal Crushers, and there have been few opportunities to see their properties firsthand. Through guidance from senior Account Executives (Bianca Clark and Lindsay Cain), the team has expanded their management and occupancy review knowledge and gained valuable asset management skills. Additionally, the Goal Crushers encouraged team bonding and had a wonderful time at Topgolf getting to know one another.

The month prior, the team completed six additional site visits and MORs within Charlotte, NC, totaling 27 inspections during FY23. The Goal Crushers Team are currently working to organize more site visits and MORs to assure quality conditions and strengthen the communities they oversee.

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## **JACKSONVILLE BRANCH CHIEFS ATTEND B'NAI B'RITH CENTER FOR SENIOR SERVICES ANNUAL MANAGERS AND SERVICE COORDINATORS TRAINING MEETING**

On June 15-16, 2023, Branch Chiefs, Daniel M. Ortiz and Clarence Quarterman presented at B'nai B'rith's Center for Senior Services (CSS) Annual Managers and Service Coordinators Training Meeting in Fort Myers, Florida. As members of the Jacksonville Office of Multifamily, they represented the U.S. Department of Housing and Urban Development (HUD) at the conference on topics of HUD policies, Notices and Memos, as well as NSPIRE and HOTMA. The presentation advanced the level of knowledge of the outside stakeholders who were in the audience. By sharing policy updates and guidance, our program participants are more knowledgeable about program requirements and more likely to remain in compliance with the new developments.

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## **ATLANTA STAFF PARTNER WITH NATIONAL PARK SERVICE FOR CLEAN-UP VOLUNTEER EVENT**



*Staff attendees include: Mark Dominick, Georgianna Baker, Dante Washington, Keisha Burnette, Lisa Gibson, Edwin Jones, Josette Wright, Veronica Grantham, Alan Daley, & James Webb.*

On Tuesday, June 20, 2023, staff from the Atlanta Regional Office partnered with the National Park Service (NPS) to clean up the Chattahoochee River. NPS is a federal agency within the U.S. Department of the Interior that manages all national parks, most national monuments, other natural, historical, and recreational properties throughout the United States.



The Chattahoochee River is one of the smallest river systems in the entire country to provide water supply to a major metropolitan city. Communities within the Chattahoochee watershed rely on a forever clean and sustainable Chattahoochee River. In support of HUD's mission and in collaboration with our Federal partner, Multifamily Housing staff aimed to clean the river to reduce the potential health threats to families living in affordable housing properties and wildlife that depend on this water supply.



As paddlers, Asset Management, Production, and Operations staff worked in teams of two to navigate the river in a canoe and remove trash from the watershed. Paddlers learned how to use canoes to travel up and down the river...everyone managed to stay in their canoe. Southeast Region staff collected pounds of debris from portions of the river that cannot be accessed from the land side. They removed debris

including but not limited to balls, cans, bottles, shoes, car parts, styrofoam, bags, and many other interesting items! While paddling along the river, staff also enjoy the beautiful scene, warm sun, and many other sights and sounds.

During the second part of the day, staff cleaned walking trails making pathways available and accessible for public use and enjoyment. Debris was collected from the shallow water areas, and from areas on the riverbank that are accessed most easily from the river and streamside trails. At some locations, staff removed trash from invasive, non-native vegetation such as privet.

Throughout the day, whether on the water or land, NPS staff provided insightful information about the parks' history, plants, animals, wildland fires, environmental factors, and Chattahoochee resources. This was a wonderful experience. Our Federal partner was a great host and very appreciative for HUD's time and effort to help keep the river clean.

## **COLUMBIA FIELD OFFICE PARTNERS WITH THE SOUTH CAROLINA COMMISSIONS FOR MINORITY**

## AFFAIRS TO HOST A FREE HOMEOWNERS AND RENTAL ASSISTANCE WORKSHOP



*Seated from Left: Felicia Parks, HOC; Claude Spurlock, SC Housing; Carmen Hayes, USDA RD; Joey Smoak, ECHO; Debra Dusenbury, FPM. Standing from left: Tim Nicolazzi, FPM; Kristine Foye, FPM; Cynthia Haddad, CMA; Dr. Delores Dacosta, CMA; Timothy McCray, CMA.*

To highlight National Homeownership Month, the Columbia HUD Field Office partnered with the South Carolina Commission for Minority Affairs (CMA) to host a free Homeownership and Rental Assistance workshop for the SC Pee Dee region residents last week.

The workshop, held at the SiMT-Southeastern Institute of Manufacturing and Technology Building, Florence, SC, welcomed 40 attendees who heard from staff members of CMA, HUD and FHA, the South Carolina State Housing Finance and Development Authority, the Eastern Carolina Housing Organization (ECHO), the US Department of Agriculture/Rural Development, and the SC Human Affairs Commission (SCHAC).

The workshop provided a wealth of resources to educate, guide, and assist communities of color on the following topics:

- Fair Housing
- FHA programs
- Homebuying programs
- Homelessness Assistance programs
- Housing Counseling
- Rental Assistance

“A lot of people don’t know these programs exist, and partnerships such as the one with CMA is so important to getting accurate information to those who need it the most,” said Kristine Foye, HUD Field Office Director in South Carolina.

The Pee Dee Region is in the northeastern corner of South Carolina and consists of six counties: Chesterfield, Darlington, Dillon, Florence, Marion, and Marlboro. The region was the homeland of the Pee Dee Native Americans, a people who originally occupied the area as part of the South Appalachian Mississippian culture from about 1000 to 1400, leaving some centers for unknown reasons. According to the 2020 South Carolina Revenue and Fiscal Affairs Office, the median household

income in the Pee Dee Region is \$42,101 with 19.67% of the people in poverty. The Pee Dee regional county with the highest percentage in poverty is Marlboro at 26%.

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

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## **RESOURCES AND UPDATES**

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### **Multifamily Notices and Memorandums**

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#### **REVISION TO LARGE LOAN POLICY**

The [Mortgagee Letter](#) 2023-14 is set to increase the limit of large loan underwriting contained in the Multifamily Accelerated Processing Guide. This is done to increase the supply of affordable homes, aligning with HUD's strategic goals.

The threshold for Large Loans has gone up from \$75 million to \$120 million, we expect to see the greatest increase in production in the \$80-90 million range. It is

expected this will affect 5-6 deals per year but could open the door for more transactions since this threshold has not been updated since 2014.

For additional information, see the mortgagee letter [here](#).

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## **HUD RELEASES NEW SUPPLEMENT RAD NOTICE**

HUD published a [Supplement to the RAD Notice](#) (H-2023-08/PIH-2023-19, Rev 4-B), which makes discrete changes to the RAD Notice. Among other changes, this Supplement implements additional budget authority and new flexibilities to augment initial contracts rents for Section 202 PRAC conversions; strengthens and expands resident engagement requirements; establishes new energy efficiency and climate resilience standards and requirements; and makes it easier for PHAs to use “RAD & Section 18 Blends” or the new “Faircloth-to-RAD” process to transform and expand their affordable housing stock. HUD has also created a blackline version of the RAD Notice for users’ convenience.

See the full notice [here](#). Altogether, these changes will make RAD a more robust and effective tool to transform the affordable housing stock and protect residents and communities. Building on prior successes – over 230,000 deeply affordable units preserved across all components of RAD and over \$17 billion raised to improve the quality of homes for families - HUD continues to seek ways to make RAD a more effective tool for communities across the country.

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## **TENANT EDUCATION AND OUTREACH NOTICE OF FUNDING OPPORTUNITY PUBLISHES**

HUD's Office of Multifamily Housing Programs published a Section 514(f)(3) Notice of Funding Opportunity of \$10 million for tenant education and outreach to serve residents living in eligible properties under the Section 8 Project-Based Rental Assistance program. This funding is critical to support capacity building efforts that enable tenants to better engage with property management and help sustain safe, decent, and quality affordable housing. The application deadline is October 23, 2023.

Read the Notice of Funding Opportunity [here](#) and the press release [here](#).

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## **RAD CHOICE MOBILITY GUIDEBOOK**

Choice-Mobility provides eligible residents the right to request a tenant-based voucher after an initial period of occupancy and move to a rental home in the private market.

In response to recent feedback that many residents were unaware of their right to exercise the Choice-Mobility option and from PHAs that were looking for the best ways to implement Choice-Mobility, HUD developed a “best practices” guidebook that PHAs and owners can use as a comprehensive resource.

The [Choice-Mobility Guidebook](#) discusses components of a comprehensive Choice-Mobility policy, guidance for communications with residents, turnover voucher management, and many more topic areas.

Additionally, the guide is supplemented with sample materials PHAs and owners can use such as an info sheets for residents, a sample Choice-Mobility request form, and sample language that can be included in a PHA Plan or Housing Choice Voucher Administrative Plan.

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## STAFF ANNOUNCEMENTS

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Walter Perry is the new Tennessee Field Office Director leading activities at HUD offices in Knoxville, Nashville and Memphis. Prior to joining HUD, he gained over 30 years of experience with the Department of Agriculture and the Department of the Navy in customer service leadership roles within administrative programs, equal employment opportunity, and information technology. He previously served as District Director for the U.S. Small Business Administration’s Tennessee District Office in Nashville for seven years facilitating lending, business counseling and federal contracting opportunities across all 95 counties of Tennessee, enabling small business start-ups and expansions. Earlier in his career, he served at the U.S. Department of Energy’s Oak Ridge Tennessee Reservation where he conducted public affairs and community involvement activities for federal programs creating significant economic impact for East Tennessee. He holds a real estate broker license and earned his MBA from the University of Tennessee-Martin, and master’s and bachelor’s degrees from North Carolina State University. He currently serves as a Board Member of the Nashville Area Hispanic Chamber of Commerce Foundation and he is Chairman of the Advisory Board for the University of Tennessee – Martin’s College of Business and Global Affairs.

Lorenzo Claxton is the new HUD Greensboro North Carolina State Field Office Director. He has extensive experience in the field of housing, community, and economic development. Prior to joining HUD, he served as the Program Manager for Community Planning and Development in Little Rock, Arkansas. Other roles at HUD include Regional Portfolio Management Specialist for Public and Indian Housing – Northeast Region Rental Assistance Demonstration, in Newark, New Jersey, and Portfolio Management Specialist, Public and Indian Housing, New Orleans Field Office. He has a bachelor’s degree in English



Literature and Journalism from Tougaloo College, a master's degree in Public Administration from the University of Nebraska at Omaha, and a doctorate degree in Global Leadership and Organization Management from Indiana Institute of Technology.



Milo McGriff has been promoted to a Branch Chief in the Atlanta Office. He most recently held the title of Resolution Specialist and has been with HUD in the Multifamily Division since July 2010. He began in the Columbus, OH office as a Student Intern and was hired as a Program Analyst after graduating with a bachelor's degree in Accounting from Ohio State University in 2012. In 2014, he was promoted to Project Manager and transferred to the Jacksonville office in 2015 during HUD's Multifamily Transformation. He is originally from Columbus, Ohio. In his free time, he enjoys the beach and the pool with his wife and their pets. He is a huge sports fan, specifically anything Ohio State Buckeye related, Cleveland Browns, and randomly Oklahoma City Thunder. He also likes to consider himself somewhat of a whiskey and craft beer aficionado.

Tyra Mason has been promoted to a Senior Account Executive in the Jacksonville office. She is a Florida native who relocated to Jacksonville in January 2020 to work for HUD. She is a two-time graduate of Florida A&M University (FAMU). Prior to joining HUD she worked for the Social Security Administration as a Claims Specialist. In her free time, she enjoys reading, socializing with friends, going to the beach, spending time with her family and watching and attending college football games.



Paula Kukelhan has been promoted to a Troubled Asset Specialist in the Jacksonville office. Her career with HUD began September 2020 as an Account Executive (CARES Act) Lead for the processing of Covid Supplemental Payments (CSP) reporting to the Resolution (Troubled Asset) Team. Prior to joining HUD, she gained over 20 years experience in the real estate industry. In addition to her Asset Management experience with HUD, she's worked as a Senior Asset Manager and the Director of Asset Management for property types that included Commercial REO, Troubled Assets, LIHTC Multi-Family and Senior Communities, Student and Luxury Apartments as well as Commercial Office and Retail. She holds a bachelor's degree from the University of Florida and a master's degree from the University of North Florida. She is originally from Ohio, however she and her husband have lived in Middleburg, Florida for 26 years, have 2 children, and 4 grandchildren. In her free time, she enjoys reading, cooking, or renovating her home.

Georgianna Baker has been promoted to Program Analyst in the Office of the Regional Director and will take over as the Field Office CAOM Counterpart (FOCC) while continuing to work on and lead special projects for the region. She joined HUD in 2015 and has worked on regionwide initiatives to improve operational efficiency and program effectiveness. Prior to joining HUD, she worked at the Department of Veteran Affairs (VA) for 7 years as a Legal Administrative Specialist. She is a veteran of the U.S. Army and holds a bachelor's degree in Psychology, a master's degree in human services with a concentration in Social and Community Services and a doctorate degree in Public Health with a concentration in Health Advocacy and Leadership. In her free time, she serves as an advocate for survivors of intimate partner violence, is also an avid runner, currently training for the November 6<sup>th</sup> New York City Marathon, and enjoys international travel.



Brazil Remani, J.D. is a new Underwriter Analyst in the Atlanta office. Prior to joining HUD, she worked as a Research Associate at Glass Lewis which specializes in corporate governance and proxy recommendations. She holds degrees from the University of Georgia's Terry College of Business and Georgia State College of Law. In her free time, she enjoys hiking with her dog, spending time with family and friends, and watching her alma mater play college football.

Laurie Scott has been promoted to an Account Executive in the Atlanta office. She is originally from Georgia and is a veteran of the U.S. Navy. Prior to joining HUD, she received a bachelor's degree and has worked in several Public Housing environments throughout the years as Resident Initiative Coordinator, Economic Empowerment Coordinator, and a Program Manager. She has also served as a Housing Specialist with the Georgia Department of Community Affairs, Housing Choice Voucher Program. In her free time, she enjoys thrift and online auction shopping, working on her yard, and volunteering.



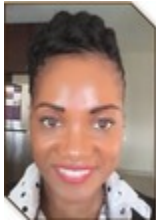
Ashley Turner is a new Account Executive in the Atlanta office. Prior to joining HUD, she held various roles in the housing industry since 2011 and most recently worked as an Asset Analyst at the National Housing Compliance. She holds a master's degree in Auditing from the University of Arizona Global Campus, and a bachelor's degree in communications from Miles College. In her free time, she enjoys spending time with her fur kids.

Myra Greene is a new Account Executive in the Atlanta office. Prior to joining HUD, she worked as a Case Manager/certified HQS inspector with Decatur Housing Authority and East Point Housing Authority. She also gained experience as a Housing Specialist with the Atlanta VA HUD VASH program. She is originally from Memphis, Tennessee and is a veteran of the





U.S. Army. She holds a master's degree in Human Services and a bachelor's degree in criminal justice. In her free time, she enjoys spending time with her family, especially her grandkids, hanging out, vacationing going to the latest movie or just chilling out at home, grilling.



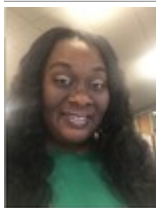
Veronica Scott is a new Housing Program Assistant in the Jacksonville office. She is originally from New York and a veteran of the U.S. Navy. She holds a bachelor's degree in Human Services from St. Leo University. Prior to joining HUD, she worked as a lab technician. She has lived with her family in Florida since 2015. In her free time, she enjoys sports and singing. She played for Puerto Rico's Naval Hospital female basketball team and has won a 1st place trophy for karaoke on a Carnival Cruise vacation.

Katrina Curtis is a new Account Executive in the Atlanta office. She is originally from Hickman, Kentucky and has lived in Atlanta for 22 years. Prior to joining HUD, she gained experience as an assistant and a Property Manager for both Conventional and Affordable housing that included tax credit and Section 8. She has also worked in the public speaking arena for 12 years. In her free time, she enjoys live music, spending time with family, sports and participates in adult co-ed kickball.



Natasha Floyd is a new Account Executive in the Atlanta office. She is originally from Chesapeake, Virginia, and has lived in Atlanta for 19 years. Prior to joining HUD, she held various roles in the housing industry with the local and State Housing Authorities. In her free time, she enjoys organizing spaces, hiking, various outdoor activities and international travel.

Brian Martin is a new Financial Analyst in the Atlanta office. Prior to joining HUD, he held various operations management roles and gained over 25 years of finance, accounting, portfolio/asset management and analysis leadership experience working with multifamily, office, industrial, retail and single-family product types. He holds a bachelor's degree in Economics from the University of Massachusetts.



Sonya J. McFadden is a new Funding Specialist in the Atlanta office. She is a native of South Carolina. Prior to joining HUD, she worked for the USDA Rural Development South Carolina branch as a Loan Specialist. She has also worked for SC State government, Chase Bank, Assurant, and Shellpoint Mortgage. She holds a bachelor's degree in Business Management from South Carolina State University and a MBA from Webster University. She also holds a doctorate degree in Business

Administration from Walden University. In her free time, she enjoys going to the beach, spending time with family and friends, and traveling.

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Myisha Curtis is a new Account Executive in the Atlanta office. She is originally from Washington, DC. Prior to joining HUD, she worked as a Correspondence Lead with the National Institutes of Health. She joined HUD in 2020 as a Program Assistant for the Office of Single-Family Program Development and coordinated the quarterly and yearly All Hands Meeting Virtually and took over the Role as Records Management Lead. In her free time, she enjoys traveling, reading, grilling with family and friends, and being a grandmother to her three-year granddaughter.



Cherika Powell is a new Account Executive in the Atlanta office. She is originally from Brinson, Georgia. Prior to joining HUD, she gained experience as a Property manager of Section 8, LIHTC, and Market rate communities. She is currently pursuing a bachelor's degree in Business Administration and Accounting at Strayer University. In her free time, she enjoys reading, traveling to explore different cultures, and spending time with family and friends.

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Sonya J. Carter is a new Account Executive in the Atlanta office. She is originally from Birmingham, Alabama. Prior to joining HUD, she held various roles within the property management sector, including Regional Property Manager and has overseen a diversified portfolio of 202, PRAC, Section 8, LIHTC, Student, Market rate communities, as well as, rehabs, asset repositioning and large-scale capital improvement projects. In her free time, she enjoys horseback riding, walking, and spending time with family and friends.



Saretha Posey is a new Account Executive in the Atlanta office. She is originally from Decatur, Georgia. Prior to joining HUD, she gained 23 years experience in Public Housing at the Atlanta Housing Authority working on programs such as the Housing Choice Voucher and the Homeless Demonstration. She holds a bachelor's degree in Social Work and a master's degree in Public

Administration from Troy State University. In her free time, she enjoys shopping and being a sports mom.

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## ***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](mailto:Erica.L.Shaw@hud.gov).



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

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