



HUD Multifamily Southeast Region

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

JUMPING INTO THE NEW FISCAL YEAR



September 2024

VOLUME 10, ISSUE 4

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HQ NEWS

BIDEN-HARRIS ADMINISTRATION INVESTS \$325 MILLION IN HOUSING AND COMMUNITY DEVELOPMENT IMPROVEMENTS



On July 16, 2024, President Joe Biden and HUD Acting Secretary Adrienne Todman announced that the Biden-Harris Administration is awarding \$325 million in Choice Neighborhoods Implementation Grant funding to seven communities to build more homes and revitalize neighborhoods that have been left behind. The awards will redevelop distressed housing with high-quality mixed-income options, while also providing residents with services focused on income, health, and education. Grant funds may also be used for neighborhood improvements which promote economic development and spur additional private investment.

“Since the beginning of this administration, President Biden has prioritized lowering housing costs by building new homes and investing in communities,” said HUD Acting Secretary Adrienne Todman. “We are excited to announce the Choice Neighborhoods funding here in Las Vegas, which marks a transformative step towards uplifting our communities. This funding is not just an investment in buildings and infrastructure – it’s an investment in people. By enhancing housing options, this administration remains committed to building neighborhoods where everyone has the chance to thrive.”

Choice Neighborhoods is HUD’s signature program and the largest place-based program in the federal government. With a comprehensive “Housing, People, and Neighborhood” approach to neighborhood investment, HUD is awarding new grants to cities in Tennessee, Texas, Alabama, Florida, Nevada, New York and New Jersey. HUD is also awarding an additional \$19.5 million in funding to current grantees in Arizona, Louisiana, Maine, New Jersey, North Carolina, Ohio, and Virginia.

Choice Neighborhoods is a critical tool to preserve and expand the supply of affordable housing. The seven new Choice Neighborhoods Implementation Grantees will collectively develop over 6,500 new mixed-income units, including the

one-for-one replacement of 2,677 severely distressed public housing units. The Choice Neighborhoods program has led to new businesses, parks, and grocery stores in historically disinvested neighborhoods nationwide. Resident incomes are increasing across most sites, in some cases doubling. To achieve their local goals, grantees leverage the funds they receive from HUD with other public and private resources. The seven new awardees will collectively invest more than \$2.65 billion in additional resources within the Choice Neighborhood area – so that every \$1 in HUD funds will generate \$8.65 in additional resources.

“You cannot overstate the transformative nature of Choice Neighborhoods investments in these communities. Not only are these awards made in neighborhoods in greatest need, but awardees demonstrate the vision, diligence, and capacity to leverage these funds to expand housing supply and provide vital resources to residents,” said Richard J. Monocchio, HUD’s Principal Deputy Assistant Secretary for Public and Indian Housing. “This Administration recognizes the importance of providing access to employment opportunities, public transportation, healthcare services, and a wide range of other amenities to people living in these communities.”

To see a summary on each community’s new Implementation Grant award, click [here](#). More information on Choice Neighborhoods Implementation Grants can be found [here](#). Given the program's transformative reach, HUD continues to encourage eligible communities of all sizes to pursue a Choice Neighborhoods grant.

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

PRESS RELEASES

[\(CLICK HERE FOR ALL CURRENT PRESS RELEASES - 2024\)](#)

HUD AWARDS \$6 MILLION TO PROTECT FAMILIES FROM HOME HEALTH AND SAFETY HAZARDS



- [Read the announcement](#)



HUD CONVENES SUMMIT TO ADDRESS RISING PROPERTY INSURANCE COSTS

- [Read the announcement](#)

HUD ANNOUNCES OVER \$150 MILLION INVESTMENT TO TRIBAL COMMUNITIES FOR CONSTRUCTION OF INNOVATIVE, AFFORDABLE HOUSING



- [Read the announcement](#)



HUD REACHES GROUNDBREAKING SETTLEMENT WITH THE APPRAISAL FOUNDATION TO ENSURE EQUAL OPPORTUNITY IN THE APPRAISAL PROFESSION

- [Read the announcement](#)

HUD AWARDS \$26 MILLION TO ADDRESS THE HIV EPIDEMIC THROUGH HOUSING



- [Read the announcement](#)



HUD CLOSES \$14.8 MILLION TRANSACTION TO BUILD NEW AFFORDABLE RENTAL HOMES IN CHAPEL HILL, NC

- [Read the announcement](#)

REGION IV NEWS

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION (KCDC) BREAKS GROUND ON

EXPANSION FOR FIRST MIXED-INCOME AFFORDABLE HOUSING COMMUNITY



KCDC employees are joined by HUD representatives, elected officials, and community leaders for the groundbreaking ceremony.

Knoxville's Community Development Corporation (KCDC) officially broke ground August 1, 2024, for the third phase of First Creek at Austin: the city's first mixed-income, affordable housing community. The U.S. Department of Housing and Urban Development's (HUD) Multifamily Housing Asset Resolution Specialist, Lisa Laugherty participated in this event along with Field Policy & Management's Knoxville Field Office Director, Walter Perry. They were also joined by elected officials, community leaders and residents.

Of the 161 new housing units, 50 will be supportive housing units for low-income seniors, age 62 and older. "As Knoxville competed for this Section 202 program grant, it demonstrates that cities can create a mixed-income community utilizing HUD resources through partnering and collaboration," said Mark Dominick, Multifamily Housing Southeast Regional Center Director.

HUD's Section 202 Supportive Housing for the Elderly Program contributed \$7.5 million to this success, with KCDC's vision to partner with the City of Knoxville to bring the necessary capital to this transformative housing investment in the urban core. "First Creek at Austin is creating a diverse neighborhood close to downtown opportunities and amenities," KCDC Executive Director and CEO Ben Bentley said. "Phase 3 will not only add more affordable housing units to the urban area, but it also will feature supportive housing and independent living for low-income seniors. Additional amenities, including new parks and connectivity to downtown and South Knoxville as a result of the Reconnecting Communities and Neighborhoods grant, will further improve the quality of life for residents."

“It’s been a pleasure and privilege to watch this new neighborhood take shape and see residents start to move back in,” Knoxville Mayor Indya Kincannon said. “The City is committed to affordable housing, with easy access to parks, transportation, and good jobs and community amenities. This project shows that mixed-income housing can be beautiful, and it can be integrated into a walkable, safe, urban community.” And Multifamily Housing’s commitment will be enjoyed by seniors for years to come where First Creek at Austin will be a great place to call home in Knoxville, Tennessee.



Lisa Laugherty, Resolution Specialist and Walter Perry, Field Office Director check out the First Creek Phase III rendering.

REGION IV'S OGC ATTORNEY ADVISOR RECEIVES 2024 NELSON AWARD



Sylloris Lampkin, Attorney Advisor poses with 2024 Nelson Award.

In August 2024, the ABA Government and Public Sector Lawyers Division presented Sylloris Lampkin, Attorney Advisor for the U.S. Department of Housing & Urban Development with the 2024 Nelson Award. Sylloris has served in numerous ABA positions that have elevated the voice of public lawyers. As GPSLD's Law Student Outreach Committee Chair, Sylloris organized presentations at numerous

law schools including Texas Southern University, South Texas College of Law, Texas Wesleyan Law School, Georgia State University Law School, Mercer University Law School, John Marshall Law School, and Emory Law School providing timely information to students interested in public service careers. She also helped to educate public lawyers across the country by participating in GPSLD podcasts and CLE webinars. In addition, she represented public lawyers in ABA-wide entities including serving as Vice-Chair of the Housing and Urban Development Committee of the Section of Administrative Law and Regulatory Practice, as a member of the ABA's Forum on Affordable Housing, and as a liaison to the ABA's Council for Racial and Ethnic Diversity in the Education Pipeline.

PUERTO RICO OFFICE HOSTS LEAD SAFE HOUSING RULE TRAINING



The U.S. Department of Housing and Urban Development (HUD) has made a concerted effort to ensure that federally assisted or insured housing is lead-safe. This effort resulted in the Lead Safe Housing Rule (LSHR). That rule eliminates hazards from lead-based paint in federally subsidize and federally owned housing. A primary requirement of LSHR is that federally owned pre-1978 housing and federally owned, federally assisted pre-1978 housing must meet stringency of lead-based paint. Following this rule, the Office of Lead Hazard Control and Healthy Homes (OLHCHH) and the Office of Multifamily Housing-Jacksonville Satellite Office, joined efforts on August 7, 2024, and presented training in San Juan, Puerto Rico, intended for Multifamily Housing property managers and their maintenance supervisors.

Property managers may be responsible for helping to notify tenants of the potential hazards of lead poisoning and take appropriate steps to minimize or prevent potential lead hazards in their projects. This training helped multifamily housing property managers understand the Lead Safe Housing Rule requirements. Informative materials such as Multifamily Disclosure Form, Tenant Information Form, and others were provided to help property managers meet those requirements.

Zuleika K. Morales, San Antonio Field Office Director delivered the training with exercise of risk assessment/visual inspection method to identify lead-based paint hazards. Stefanny Pina, Resolution Specialist, assisted in the coordination of this successful event.



SAHMA SELECTS 2024 DRUG-FREE POSTER ART CONTEST WINNERS



2nd - 3rd Grade



1st Place

Jeremiah B.

Plaza Manor
Westminster Company
North Carolina



2nd Place

Ja'Lasia N.

North Hills Manor
Michaels Management Affordable
Mississippi



3rd Place

Rawa H.

Westview Valley Apartments
Westminster Company
North Carolina

4th - 6th Grade



1st Place

Yaiden A.

Res. El Recreo
JA Machuca & Associates, Inc.
Puerto Rico



2nd Place

Jeriel V.

Res. El Recreo
JA Machuca & Associates, Inc.
Puerto Rico



3rd Place

Ezequiel C.

Villas de Manatí
Martinal Management Corp.
Puerto Rico

7th - 9th Grade



1st Place

Chania J.

Plaza Manor

Westminster Company

North Carolina



2nd Place

Joeliz T.

Res. Rafael Hernandez

JA Machuca & Associates, Inc.

Puerto Rico



3rd Place

Treyvon D.

Moorhead Manor

Michaels Management Affordable

Mississippi

10th - 12th Grade



1st Place

Lizandra M.

Lakeside Towers

Royal American Management

Florida



2nd Place

Naysha G.

Res. Las Americas

JA Machuca & Associates, Inc.

Puerto Rico



3rd Place

Asha A.

Swanton Heights

Decatur Housing Authority

Georgia

Elderly / Disabled / Special Needs



1st Place

Jannette F.

Wesley at Murray

Wesley Living

Kentucky



2nd Place

Milton R.

Sands Horizon

Sands Horizon, Inc.

Georgia



3rd Place

Ana M.

Lakeside Towers

Royal American Management

Florida

ATLANTA'S ALL-HANDS MEETINGS PROVIDE OPPORTUNITY FOR EMPLOYEE DEVELOPMENT



Pictured from left to right: Lauren Brisbon, Latoi Nunnally, Shunda North, Tameka Gibson, Bianca Clark, Charynell Thomas, and Cherika Powell.

In a recent all-hands meeting at the Southeast Region's Atlanta Office, Division Two, under the direction of Division Director, George Brown, demonstrated their commitment to continuous improvement and employee development. The meeting featured several in-depth training sessions covering crucial Asset Management topics, including FHA programs, subsidy contracts, and RAD presented by Branch Chiefs reporting to Division 2. Leadership also discussed employee assistance programs available to staff. The sessions provided valuable insights and practical knowledge, ensuring the team is well-equipped to handle their responsibilities effectively. This collaborative effort highlights the division's dedication to fostering a knowledgeable and supportive work environment.

ATLANTA HUD EMPLOYEES STAY IN-THE-KNOW WITH COMPREHENSIVE MOR TRAINING



Pictured from left to right: Shunda North, Bianca Clark, Tiffany Jordan, Tammara Beach, Cherika Powell, and Latoi Nunnally.

In June 2024, the Goal Crushers Team from Atlanta Division 2 under the leadership of Branch Chief Tameka Gibson, collaborated dynamically to facilitate a comprehensive MOR training session in the office. Team members exchanged insights, shared expertise, and supported each other to ensure the training was engaging and informative. Over a cup of hot Starbucks coffee, they delved into new strategies and shared best practices, making the session both productive and enjoyable. This event enhanced their skills and reinforced their commitment to excellence and continuous improvement. The team looks forward to implementing the strategies discussed and achieving even greater success in conducting MORs and Site Visits this year.

EMPOWERING WOMEN IN AFFORDABLE HOUSING: A REFLECTION ON WAHN



Pictured from left to right: Shunda North, Account Executive; Marie Preko, Account Executive; and Alexandria Kleinberg, Operations.

In June 2024, Marie Preko, Account Executive, had the privilege of attending the Women's Affordable Housing Network (WAHN), an exceptional nonprofit organization dedicated to promoting women's empowerment and workplace equity within the affordable housing sector. Marie shared the following thoughts on her conference attendance: *"The WAHN Conference was a remarkable experience, filled with engaging discussions and inspiring connections. As I immersed myself in the event, I was struck by the vibrant energy and sense of camaraderie among the attendees – women and allies alike – all committed to advancing the cause of gender equality, social justice, and creative methods to provide affordable housing."*

WAHN stands out as a beacon of progress, providing a platform for women to not only network and exchange ideas but also to advocate for meaningful change within their industry. From seasoned professionals to newcomers, everyone present shared a common goal: to foster inclusivity and diversity in affordable housing.

One of the most inspiring aspects of WAHN was the emphasis on stepping outside of one's comfort zone. Whether it was through engaging discussions, educational workshops, or forging new connections, attendees were encouraged to challenge themselves and embrace growth opportunities. It was a powerful reminder that personal and professional development often begins at the edge of our comfort zones.

Moreover, WAHN underscored the importance of education and awareness in effecting positive change. By equipping women with the knowledge and resources they need to succeed, WAHN empowers them to break barriers and shatter glass

ceilings. Through advocacy and outreach efforts, the organization seeks to raise awareness about the unique challenges facing women in the affordable housing sector, driving momentum towards greater equality and inclusivity.

In her closing comments, Preko added: *"As I reflect on my experience at WAHN, I am filled with gratitude for the opportunity to learn, grow, and connect with like-minded individuals. The sense of community and support was palpable, leaving a lasting impression on me. I am eager to continue my journey with WAHN, and I hope to attend future events to further contribute to this vital mission."*



SOUTHEAST REGION MULTIFAMILY HOUSING LOANS ENDORSED IN FY 2024 YEAR-TO-DATE

Criteria	#Loans	#Units/Beds	Amount (Millions)
241 Improvement/Additions/Other	1	324	15,467,200
New Construction and Substantial Rehabilitation	24	4,158	618,270,400
Refinance 223f and A7 Streamline Refinance	26	3,146	376,178,000
Total	51	7,628	1,009,915,600

RESOURCES AND UPDATES

Multifamily Notices and Memorandums

NEW HAP ASSIGNMENT FORM TO BE USED EFFECTIVE IMMEDIATELY

The Office of Multifamily Housing Programs announced the availability of a standard form for the Assignment, Assumption, and Amendment of Section 8 Housing Assistance Payments Contracts. This form, which went through a public comment process prior to being finalized, has been approved by the Office of Management and Budget. Use of this form is now required for any assignment of a Section 8 project-based rental assistance (PBRA) Housing Assistance Payments (HAP) contract and available [here](#).

ESTABLISHMENT OF INTEREST RATE COLLAR PROGRAM FOR NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION

This Housing Notice ([H 2024-08](#)) introduces the FFB Interest Rate Collar Program. The FFB Interest Rate Collar Program will implement a new pricing product for new construction/substantial rehabilitation insured-upon-completion financing through the HUD/FFB Multifamily Risk Sharing program.

STAFF ANNOUNCEMENTS



Abdullateef Seriki has been promoted in his Account Executive position in the Jacksonville office. He joined HUD in 2022. He was born and raised in Nigeria and moved to the United States in 2002. He is a veteran of the U.S. Marine Corps and prior to joining HUD, he worked for the U.S. Postal Service and the Defense Logistics Agency. He holds a bachelor's degree in management from Park University and a master's degree in accounting and financial management from Keller Graduate School of Management. In his free time, he enjoys playing ping pong, soccer and spending time with family and friends.

Sandra James is a new Senior Account Executive in the Jacksonville office. She is originally from Brunswick, Georgia and is a veteran of the U.S Army. She joined HUD in 2009 at the Indianapolis Regional Office as a Project Manager. She is a 2019 graduate of HUD's Management Development Program and holds master's degrees in business management and human resource management. She relocated to Region IV in 2020 and was previously assigned to the Atlanta Regional Office as a Senior Account Executive. In her free time, she enjoys spending time with her grandsons, reading, traveling, shopping, and cooking.



Thomas Barker is a new Account Executive in the Atlanta office. He is originally from Chattanooga, Tennessee. He holds a bachelor's degree in political science from Tennessee Wesleyan University. Prior to joining the Rental Assistance Demonstration (RAD) team, he worked in property management, including a role at YARDI, where he contributed to the PHA software team and managed contract administration. In his free time, he enjoys participating in running groups across Atlanta, spending time with family and friends.

Teal Jaa is now a Senior Account Executive on the Rental Assistance Demonstration (RAD) team in the Atlanta office. She is originally from San Francisco, California and holds a bachelor's degree in business management from Clark Atlanta University. She is currently pursuing her master's degree in human resource management. Prior to joining HUD, she worked for the Social Security Administration. In her free time, she enjoys traveling.



Debbie Hayes is a new Account Executive in the Jacksonville office. She joined HUD as a Housing Program Assistant on the Production team and transitioned to Asset Management as an Account Executive in the Atlanta office. She is a veteran of the U.S. Navy and prior to joining HUD, she retired from the City of Fort Worth with 30 years of service. She holds a master's degree in business administration from the University of Phoenix. In her free time, she enjoys spending time with her family.

Cathleen (Cathi) Franklin has been promoted to Senior Account Executive in the Atlanta office. She is originally from Portsmouth, Ohio. She holds a bachelor's degree in business administration. She joined HUD in 2022 and has over 25 years of experience in housing and grants management. In her free time, she enjoys spending time with her family and is a New Orleans Saints fan.



Harry Roberts is a new Resolution Specialist in the Atlanta office. He is originally from Tallahassee, Florida and a veteran of the U.S. Army. He holds a bachelor's degree in construction engineering. Prior to joining HUD, he worked in property and land management. He previously held positions in HUD Public and Indian Housing (PIH) as a REAC Inspector and in Multifamily as a Construction Analyst. He is also a graduate of HUD's Management Development Program (MDP). In his free time, he enjoys traveling, trying new restaurants and watching movies.

Marian Martino has been promoted in her Account Executive position in the Jacksonville office. Her HUD career began in 2018 in the Detroit Field office, and she transitioned to the Jacksonville Satellite office in 2023. She is originally from St. George, South Carolina. She holds a bachelor's degree in business marketing from Claflin University and a master's degree in business administration from Strayer University. Prior to joining HUD, she worked for the U.S. Postal Service. In her free time, she enjoys arts and crafts, holistic health, nature, and spending time with her family.



Luis Herrera Jr. has been promoted to Management Analyst in the Jacksonville office. He is originally from California but has been a Florida resident for the past twelve years. He is bilingual in English and Spanish. He is a veteran of the U.S. Marine Corps and holds a bachelor's degree in homeland security and emergency management. Prior to joining HUD in November 2022, he worked for the Florida Department of Health and in Nuclear Security at a nuclear power plant. In his free time, he enjoys health and fitness, traveling, cooking, and trying new foods.

Carrolyn Randall has been promoted to Account Executive in the Atlanta office. She is originally from Mansfield, Ohio and is a veteran of the U.S. Army. Prior to joining HUD, she worked for the Atlanta VA Medical Center, the Veterans Benefits Administration, and the Georgia Department of Labor. In her free time, she enjoys crafting, traveling, learning history, visiting museums, and fishing.



Shannon Bryan has been promoted to Account Executive in the Atlanta office. Prior to joining HUD as a Housing Program Assistant, she volunteered with the Peace Corps, worked at the Centers for Disease Control and Prevention, and as a special education teacher in Michigan. In her free time, she enjoys nature, hiking, camping, and leading her daughters' Girl Scout troop. She also loves traveling, exploring new places, playing board games, gardening, and listening to podcasts, with a particular interest in

true crime.

April Mabry is a new Senior Account Executive in the Atlanta office. She is originally from Columbus, Georgia and holds a master's degree in performance improvement from Grantham University and a bachelor's degree in psychology from Troy State University. Prior to HUD, she worked for Veteran's Affairs. She joined HUD in 2020. In her free time, she enjoys working out, spending time with friends and family and traveling.



Chantel Bowen is a new Account Executive in the Jacksonville office. She is originally from Trinidad and Tobago and moved to the U.S. after high school. She holds a master's degree in adult education and human services. She is a veteran of the U.S. Army and started her career with HUD in the Office of Single Family in 2022. In her free time, she enjoys cooking and daredevil activities.

Chekia Lanier is now an Underwriter Analyst in the Jacksonville office. She is a veteran of the U.S. Navy and prior to joining HUD, she was a records technician with the Florida Highway Patrol. She joined HUD in 2021 as a Housing Program Assistant for JAX Asset Management and did a short tenure as an Account Executive. In her free time, she enjoys reading, crafting, and spending time with family and friends.



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.

