



Atlanta Multifamily Hub Newsletter

May 2010

Georgia, Kentucky, Tennessee and Puerto Rico

Volume 1, Edition 2

The Atlanta Multifamily Hub Newsletter is published and distributed quarterly.

The newsletter is another vehicle for us to get the word out to our industry partners and share information about the Atlanta Multifamily Hub.

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From the Desk of the Director



Robert W. Reavis

Assistant Secretary for Housing/FHA Commissioner David Stevens recently presented a training session entitled "Housing Training - Developing Leaders" via webcast. If you were unable to view it at the time of the live broadcast, I recommend that you view it as an archived webcast on HUD at Work. It is 51 minutes long but gives some ex-

cellent concepts that can be used in a team environment or as a reference for current or potential supervisors and managers. Be sure that you record the time as training since we are greatly encouraged to take training and document each session. There is a great desire on the part of our leadership to maximize the training opportunities of the Housing staff.

Ed Jennings was designated by Secretary Donovan as the new Regional Director. He is from Gainesville, Florida. I know that all Georgia, Tennessee, Vanderbilt and Kentucky fans know where Gainesville is. Yes, he is a Florida graduate and a Gator fan. I met him and he is impressive and committed.

He has been involved in multifamily development and management over the years, so he will be no stranger to what we do. Look for him to show a true interest in Multifamily and our mission. I am sure that much biographical information will be distributed soon.

Continue your efforts toward meeting all of our traditional goals. We have always been a Hub which accomplishes what is asked, so let's keep that tradition. I look forward to coming out to each office and meeting with you.

~ Bob

Housing Notice 10-08: Implementation of Refinement of Income and Rent Determination Requirements in Public and Assisted Housing Programs: Implementation of the Enterprise Verification System—Amendments; Final Rule

On April 13, 2010 HUD released Housing Notice 10-08 which provides instructions to owners and management agents (O/As) participating in one of Multifamily Housing's rental assistance programs listed in Section III of the Notice, on the new requirements found in the Refinement of Income and Rent Determination Requirements in Public and Assisted Housing Programs: Implementation of the Enterprise Income Verifica-

tion System - Amendments; Final Rule, published in the Federal Register on December 29, 2009.

The use of the EIV system by O/A as an upfront income verification (UIV) technique, will serve as a valuable tool in validating tenant reported income during interim and annual re-certifications of family income; as well as streamlining the income verification process, resulting in

less administrative burden in complying with third party verification requirements. The use of the EIV will assist in preventing fraud, waste and abuse within Multifamily Housing's rental assistance programs.

For additional information about the notice, go to http://portal.hud.gov/portal/page/portal/HUD/program_offices/administration/hudclips/notices/hsg/files/10-08hsgn.pdf



Paul Deignan

Operations Director's Corner

Training, training, training. Training is my life, it seems sometimes! Human Capital Development has long been considered a priority – it is now a reality. Managers and supervisors are expected to mentor staff via 20 to 30 hours of training. Succession Planning is serious business today and in the future. We expect that there will be headquarters-supported training in the near future and also we expect to continue our Hub tradition of training one of the development disciplines on a three-year rotating basis.

Now that we have reached the half-way mark in fiscal year 2010 mid-year progress re-

views are to be conducted. This is an opportunity for dialogue between supervisors and employees regarding job performance to date. As a general rule we each do a self-assessment by sitting down with our supervisor and discussing where we are and what we want to accomplish in the remainder of the year.

Although management plan goals have not been officially determined, in most cases, it is safe to say that we should strive to achieve at least what we accomplished last year. We are tracking achievements on a monthly basis and are in good shape for the most part. I agree with Bob that we have

always been a Hub that accomplishes what is asked and that is due to your professionalism and willingness to work hard on a daily basis.

We have had little opportunity to hire this year, but have managed to staff two positions: Roberto Valentin has accepted the position of Asset Management Chief (see details on page 5) in the San Juan Program Center; and Michael Harsma has accepted the position of Construction Analyst in the Nashville Program Center. Michael is moving from Iowa to Nashville with an expected on board date of June 7, 2010, and will be featured in our next Hub newsletter.



FY-10 2nd Qtr 202/811 Closings

The Atlanta Multifamily Hub had the following 202/811 Capital Advance closings during the 2nd Quarter. Georgia – Southwood Village (January) and Haven on Broad (March); Kentucky – Russellville Senior Housing (January) and Forest View Apartments (March); Tennessee (Nashville) – Pleasant Hill. The HUB's collective goal for FY 2010 is 14 and the current closings stands at 9.

Revision to HUD Form 92264-A, Supplement to Project Analysis

HUD recently issued Notice 10-07 and Mortgage Letter 2010 which provide information on its revision to Criterion 4 of the Form HUD 92264-A, Supplement to Project Analysis.

Form 92264-A is used to determine the maximum insurance mortgage depending on the requirement of a particular mortgage program. Effective the date of the notice, line "c" in Criterion 4 of the Form shall be changed to read "Warranted Price of Land." This corresponds to Section G, line

73a of the Form HUD 92264, "Multifamily Summary Appraisal Report," for new construction cases, and for existing properties under Section 223(f). For substantial rehabilitation cases, the "estimated value of the land without improvements" from Section H must be used.

This change applies to all multifamily mortgage insurance programs that require completion of Criterion 4 of Form HUD-92264-A. This change is effective on the publication date of this notice for multifamily mortgage

insurance applications submitted henceforth including applications in processing. In cases where a Firm Commitment has been issued, the Commitment must be amended upon the request of the Mortgagee.

This revision will cause the Criterion 4 mortgage to fully reflect the value of the land. The form will be revised in HUDClips, and revisions will be made to processing instructions to eliminate the term "Site not Attributable to Dwelling Use."

If there are any questions regarding the revision to the Form HUD 92264-A, please contact Joseph Sealey, Director of Technical Support at (202) 402-2559

Kentucky Closes First Section 223(f) HUD-Insured Loan

Louisville, KY — The Louisville Field Office recently closed a Section 223(f) Insured loan that also utilized Tax Credit Assistance Program (TCAP) funds as well as Low-Income Housing Tax Credit (LIHTC) Equity. The approximately \$8.9 million deal with Summit Country Place Apartments, Ltd. Was funded by Rockport Mortgage Corporation.

Country Place Apartments, located in Hebron, KY is

comprised of 150 family residences situated in a mix of three bedroom garden and townhouse style units. All of the units will be rented to families with qualifying household incomes at below-market rental rates.

Thanks to a 223(f) HUD-insured loan for \$6,587,500; TCAP funds for \$500,000 and LIHTC Equity for \$1,816,218, the property will be able to complete needed exterior

and interior renovations which will ultimately cause each unit to receive approximately \$12,300 in upgrades. Interior renovations for residents include new kitchen cabinets, appliances, lights, doors, remodeled bathrooms, and water heaters. Additionally, three flat units will be modified for the audio/visually impaired, with another eight units to become accessible for the disabled.



Country Place Apartments

2010 Kentucky MF Housing Management Conference

Louisville — The 35th Housing Management Conference will be held at the Galt House Hotel and Suites, May 18-20, 2010.

The theme for this year's conference is "Peace, Love and Affordable Housing". The conference is packed with educational sessions, relevant information, moti-

national speakers and two evening events.

The keynote speaker for the luncheon is former Miss America 2000, Heather French Henry. Ms. Henry (wife of former Kentucky Lieutenant Governor Stephen Henry) has become a national figure/expert on the issues of vet-

erans' issues. She is also the founder of the Heather French Foundation for Veterans.

In keeping with the theme, the Louisville HUD office will present the "grooviest" awards in several categories. A list of the award categories is on the right.

HUD Awards

Best New Project
Best PRAC 202
Best PRAC 811
Best Risk-Sharing
Best Neighborhood Networks
Center of the Year
Best Service Coordinator of the Year
Greening of Kentucky

Kentucky Program Center Employee Spotlight — Bonnie Meaney

Project Manager Bonnie Meaney shines in the role of mentor, confidant, and teacher for many of the staff in the Louisville Multifamily Program Center. As each new employee came aboard, she stepped up and quietly shared her knowledge and experience — taking many of them out for their first site

visit and management review.

Bonnie has a wonderful sense of humor and she often brings her unusual talent to office gatherings and functions. Who can forget her dizzying imitation of Hurricane Bonnie slamming ashore in North Carolina?

Bonnie and Pat, her husband of 36 years, live in Indiana with their four ancient cats. They grow heirloom tomato plants in their green house to sell at the Farmer's Market and they also raise strawberries, blackberries and seven flavors of pears. They also love to create and sell their crafts.



Bonnie Meaney

The Haven on Broad Opens April 15, 2010 in Cairo, Georgia

Cairo, Georgia — HUD is proud to announce the opening of the Haven on Broad, a Section 202 Supportive Housing for the Elderly facility. It is owned and managed by the Family Worship Center.

Construction on the complex was completed in October of 2009. Many accolades were received by HUD for completing the project in record time and exceeding all expectations in workmanship, quality and appearance.

The apartments are specifically designed to appeal to seniors who are living on a fixed income and who desire affordable rent and little housing maintenance.

The apartment complex consists of 17 one-bedroom one-bath units as well as a Laundry Room. Grounds Maintenance, Building Maintenance, Extermination Services and mail receptacles are provided for each resident.

For more information about HUD's Section 202 program, go to <http://www.hud.gov/offices/hsg/mfh/progdesc/eld202.cfm>



The Haven on Broad
Senior Adult Housing

Georgia Field Office Takes Part In State SAHMA Meeting

Atlanta — The Georgia Southeast Affordable Housing Management Association (SAHMA) Annual Conference was held April 14-16, 2010 at the Hilton Atlanta Airport Hotel. The theme for this year's conference was *"Empowering You for Change!"*

The conference afforded attendees the opportunity to participate in an excellent training — learn more about HUD's

regulatory requirements, as well as an opportunity to network with their peers.

Again this year, workshop topics were geared toward affordable housing owners, agents and managers and owners, agents and managers that operate a tax credit property through the

Department of Community Affairs. In addition to the break-out sessions, there were additional classes on Tax Credit Marketing, Fair Housing and Maintenance Track.



Atlanta Hub Employee Spotlight — Carol Bullard



Carol became a Program Assistant in the Atlanta Multifamily Hub Operations Office in 2002. Her favorite job is preparing travel plans for her supervisors and fellow staff members.

She is also responsible for distributing government vehicles to her fellow HUD employ-

ees, along with maintaining office supplies, mail delivery, conference calls, and providing service to HUD's public phone customers. She enjoys being part of the support team to Bob Reavis and Paul Deignan.

Gardening has always been an important part of her life. She planted her first wild-flower garden as a child and has maintained a garden

wherever she's lived.

Carol enjoys reading good books and likes to exchange books with her friends at HUD who are also serious readers. While she has lived in many places during her husband's early career, she still enjoys traveling all over the United States. Upon returning from trips, she brings home more plants to plant in her garden.

San Juan Program Center names new Asset Management Chief



Roberto Valentin

San Juan, PR — Effective April 12, 2010 Roberto Valentin is the new Chief, Asset Management Branch. Roberto began his career with HUD in November 2003 as a Project Manager in the Multifamily Asset Management Branch as a GS-12, thus becoming an integral part of the group of dedicated professionals of the San Juan HUD Office.

Roberto began his Federal Career in May 1979 with the Naval Station Roosevelt Roads, Ceiba, Puerto Rico holding a position as GS-03 Accounting Clerk with the

Commissary Stores System. He held various positions and in 1987, his dedication and desire for escalating to higher positions helped him obtain the position of Housing Manager Assistant GS-07 at the former Navy Base in Sabana Seca, Puerto Rico. During his tenure, he reached the position of Housing Director, GS-11 until the closure of the Base in 2002.

Later that year he was notified of the availability of a position in the Housing Department, at the Naval Station Roosevelt Roads to lead the Personnel Support and Housing Referral Branch.

Before the closure of the Base again due to the Base Realignment and Closure (BRAC) he was designated Facilities Manager, GS-12—taking charge of the Bachelors and Officers Quarters. In this position he was instrumental in doing major improvements to the lodging facilities and striving in the area of customer service where he was awarded numerous commendations.

Roberto is married, father of four children, two that reside in the United States, and has three grand children, two girls and one boy.

Multifamily Property Disposition (MFPD) — Carolyn Kraut



Carolyn Kraut

Carolyn Kraut is a Program Assistant on the Sales Team in the Atlanta Multifamily Property Disposition Center. Carolyn performs work for the Supervisor of the Sales Branch and is responsible for additional duties assigned by the Director of the PD Center. In addition to her regular assigned duties

Carolyn reviews and makes suggestion to written work products to determine if they are grammatically correct. She manages an incoming mail log and coordinates training reports. She sends out correspondence by mail, certified mail, FedEx and fax for the PD Center.

Carolyn is a valued HUD employee, detail-oriented, punctual and quality-minded. Her attributes relate directly to the accomplishment of Departmental goals and Secretarial objectives. Carolyn is a graduate of Georgia State University, Atlanta, GA, and holds a degree in Sociology.

Knoxville's Pat Gibson named to the HUD Risk Management Team



Pat Gibson

In early April 2010, Deputy Assistant Secretary Joe Smith introduced the new HUD Risk Management team and the Knoxville Program Center is proud to have Pat Gibson, Senior Project Manager as a member. The role of this team is to lay the groundwork for establishing the new Office of Risk Management.

After getting settled into their temporary quarters they set out to establish relationships with the business areas. One big step was accessing the Departmental clearance process and setting up a protocol for the Risk Management Office to participate in this process. They have identified

outstanding OIG and GAO audit issues relating to specific business areas.

Next steps are for the Team to meet with each business area and to start to form relationships that will enable the risk management process to be integrated as part of the policy decision-making process in the business areas.

Atlanta Multifamily Hub—Directors and Supervisors

Director, Multifamily Hub	Robert W. Reavis, Jr.	(678) 732-2188
Director, Operations (Support Team)	Paul J. Deignan, Jr.	(678) 732-2363

Georgia Project Management

Director, Project Management	Sue H. Barron	(678) 732-2326
Supervisory Project Manager (Asset Mgmt)	Jeffrey A. Fleming	(678) 732-2316
Supervisory Project Manager (Production)	Marcia D. Ringo	(678) 732-2350

Knoxville Program Center

Director, Knoxville Program Center	Thomas J. Rone	(865) 474-8257
Supervisory Project Manager (Production)	Kim B. Cox	(865) 474-8258

Louisville Program Center

Director, Louisville Program Center	Jane D. Charida	(502) 618-8111
Supervisory Project Manager (Asset Mgmt)	David Williams	(502) 618-8158
Supervisory Project Manager (Production)	John B. Hamm	(502) 931-6783

Nashville Program Center

Director, Nashville Program Center	Ed M. Phillips	(615) 515-8540
Supervisory Project Manager (Asset Mgmt)	Julia E. Moss	(615) 515-8559
Supervisory Project Manager (Production)	Ann L. Tuck	(615) 515-8560

San Juan Program Center

Director, San Juan Program Center	Sylvette A. Mendez	(787) 766-5401
Supervisory Project Manager	Roberto Valentin	(787) 766-5400 ext 2047

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(www.hud.gov/rss/index.cfm)



(www.youtube.com/HUDchannel)

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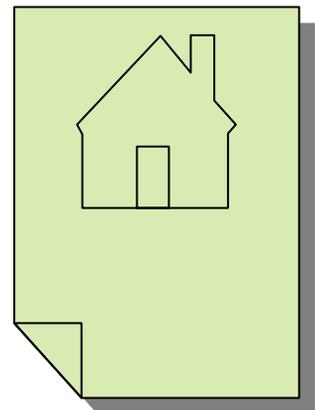
Spotlight Your Project

Have an interesting story about your project or its tenants? Share them with readers of the Atlanta Multifamily Hub News.

Send your story to:
Donna Bowman
donna.c.bowman@hud.gov

Housing Notices

- 10-08 Implementation of Refinement of Income and Rent Determination Requirements in Public and Assisted Housing Programs: Implementation Of the Enterprise Income Verification System—Amendments; Final Rule
- 10-07 Revision to Criterion 4 of the Form HUD 92264-A, “Supplement to Project Analysis”
- 10-06 Hospital Mortgage Insurance: Section 223(f) Refinancing in Conjunction With Section 242 Financing—Amendments to Threshold Criteria
- 10-05 Extension of Housing Notice H 09-08 Temporary Authority for Multifamily Hubs to Process Waiver Requests Pertaining to the Three-Year Rule for Section 223(f)



For more information on the notices, go to <http://www.hud.gov/offices/hsg/hsgmulti.cfm>.