

# HUD MULTIFAMILY HOUSING SOUTHEAST REGIONAL NEWS

Serving: Alabama, Florida, Georgia, Kentucky, Mississippi,  
North Carolina, Puerto Rico, Tennessee, and South Carolina



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VOLUME 1, ISSUE 2

## Working Together Toward The Same Goal

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# Memphis Awarded \$3.7 Million to Protect Children and Families from Lead and Other Home Hazards



HUD's Region IV Administrator, Ed Jennings, Jr. and Office of Lead Hazard Reduction/Healthy Homes (OLHCHH) Director Matt Ammon, joined Congressman Steve Cohen (TN-9) and Memphis Mayor A C Wharton to present a symbolic HUD check for over \$3,700,000. This is the seventh such grant for the City of Memphis and the presentation Tuesday recognized the success of the program in Memphis over the years. The grant will pay for the inspection of over 1200 homes and the removal of lead hazards in about 250 homes. The City works closely with its partners in the Shelby County Department of Health, the Tennessee Department of Environment and Conservation and numerous nonprofits in Memphis. One stand-

out accomplishment of the Memphis programs is the training of over 22 contractors to perform lead abatement activities. Several of the contractors were present at Tuesday's event.

The program is available to low-income citizens in targeted zip codes. It also focuses on rental properties, especially important in a city where the majority of low-income residents rent their homes. The program is administered by the City's Division of Housing and Community Development which can be reached at (901) 636-7300.

"Due to the excellent work of the City and its partners, thousands of children in Memphis can run faster, think smarter and dream bigger," said Jennings.

"These grants are an investment in our children's futures. As public servants, we have no greater responsibility than to leave our kids a world that is better than what our parents gave us," said Matt Ammon, Director, OLHCHH.

Totally, over \$101 million was awarded to 32 city, county and state governments by the U.S. Department of Housing and Urban Development (HUD) in an effort to protect children and families from potentially dangerous lead-based paint and other health and safety hazards. The HUD Office of Lead Hazard Control and Healthy Homes provides funds to state and local governments to develop cost-effective ways to reduce lead-based paint hazards. In addition, the office enforces HUD's lead-based paint regulations, provides public outreach and technical assistance, and conducts technical studies to help protect children and their families from health and safety hazards in the home.



## Griffin's Opening of the Oakes at Park Pointe Brings Renewed Hope and Excitement



HUD Southeast Deputy Regional Administrator Willie Taylor joined City of Griffin Mayor Douglas Hollberg and Congressman Lynn Westmoreland (R-GA 3rd District) and other local dignitaries October 26, 2015, in recognizing the opening of the Oakes at Park Pointe. Development of the new housing community involved the demolition of the Meriwether Homes, which had been on the site since 1952.

"The City of Griffin through its commitment to those we mutually

serve has been able to change the landscape of the city with the historical development of the Oakes at Park Pointe, a mixed income state of the art, housing development available to low income families and the elderly," said Taylor. "This is a moment in which the citizens of Griffin can be truly proud of and appreciate, as it will make a significant difference in so many lives in the community as well as the economy."

The three phase development area will create a new mixed-income housing development which emulates the success of larger cities with useful state of the art amenities.

Phase I involves the new construction of 84 family rental units in 14 buildings. The units consist of 48 - 2 bedroom apartments and 36 - 3 bedroom apartments. The funding

programs included are LIHTC and RAD 60% / 50%.

Another major accomplishment worth noting is that site work is sensitive to the eco structure of the area. The city is working with developers that are seeking certification for both the EarthCraft Communities and EarthCraft Multifamily programs. This speaks volumes to the contemporary approach Griffin has taken regarding energy conservation and sustainability of the community as well.

The overall quality of life enhancements in the new construction include a new community and leasing center, a picnic area, a maintenance area, and a computer room.

# Office of Multifamily Housing Programs



Benjamin T. Metcalf, who served as the Deputy Assistant Secretary (DAS) for the Office of Multifamily Housing Programs since August of 2013, returned to his native California to become the Director of the Department of Housing and Community Development for the State in December of 2015. Ben was a great leader for Multifamily. His commitment to initiatives like RAD and the Multifamily Transformation will shape our business for years to come.



Priya Jayachandran, Acting Director of Program Administration, has been selected to move into the role of Acting Deputy Assistant Secretary. Priya previously served as Senior Advisor on affordable housing finance. She has been deeply involved with a number of top priorities for Multifamily, including RAD, small building risk share, and the MAP Guide update.

Prior to coming to HUD, Priya was a Senior Vice President in Bank of American Merrill Lynch's Community Development Banking Group and led the group's Mid-Atlantic client team. In this role, Priya worked closely with affordable housing and charter school

developers to provide real estate secured loans and other bank services to her clients. Prior to joining the bank, Priya worked for over eight years in various roles in the community development banking group of Citi in New York and Washington, DC. Priya has also worked as an Analyst in Public Finance Investment Banking with CSFB and as a consultant for women's microcredit with the Inter American Development Bank (IDB) in La Paz, Boliviz. Priya received her BA from the University of California and her MA from Princeton University.

The Office of the Deputy Assistant Secretary for Multifamily Housing Programs includes the immediate staff of the DAS, the staff of the Program Administration Office, and the staff of the Office of Program Systems Management.

The Office of Multifamily Housing is responsible for implementing multifamily housing programs authorized by the National Housing Act as amended by Congress, subsequent legislation enacted into law, and annual Appropriations Acts. It is widely responsible for production, asset management and portfolio oversight, recapitalization of assisted properties, and field operations. The field operations of Multifamily Housing currently include 17 "Hub Offices", and servicing offices nationwide which are participating in an organizational restructuring. Upon the conclusion of the Multifamily Transformation, the Office of Multifamily Housing field structure is expected to consist of 5 Regional Centers, 7 Regional Satellite Offices, and Asset

Management Servicing Offices nationwide.

Key activities of the Office of Multifamily Housing include:

- Administer the FHA Multifamily mortgage insurance programs and perform quality assurance for the underwriting of FHA Insured Mortgages.
- Oversee Risk Sharing Programs for FHA-Insured Multifamily Loans including program compliance by participating Housing Finance Agencies and the Government Sponsored Enterprises.
- Perform asset management and portfolio oversight of the multifamily housing projects and mortgages developed under the Department's Multifamily Mortgage Insurance, Risk Sharing, Direct Loan and Capital Grant programs; assess portfolio and program performance and coordination with the Assessment Center, Enforcement Center, and Section 8 Financial Processing Center.
- Ensure service to Project-based rental subsidy programs operating in multifamily housing projects that are either insured, noninsured, Direct Loans, or financed with HUD Grants.
- Preserve properties and affordability by restructuring rents and mortgages through such programs as the Rental Assistance Demonstration program and Senior Preservation Rental Assistance Contracts.

## Grant Specialists for the Southeast Region

There are two Grant Specialists that service the Congregate Housing and Service Coordinator Grants in the Southeast Region. Grant issues, concerns, voucher requests, financial reports, etc., should be directed to Donna Dudgeon or Debra Gaddy, depending on the location of the grant.

Donna Dudgeon currently services 153 grants within Atlanta, Mississippi, and Tennessee. Donna's office is located in the Atlanta, Georgia, Hub. She can be reached via telephone at 678-732-2942. Emailed correspondence for grants located within these states, including voucher release requests, should be sent to the following mailbox: [ATL.Grants@hud.gov](mailto:ATL.Grants@hud.gov). Any information that must be mailed to Donna should be sent to HUD Atlanta Regional Office, 40 Marietta Street, 13th Floor, Atlanta, GA 32303.

Debra Gaddy currently services 153 grants within Alabama, Florida, Kentucky, North Carolina, Puerto Rico, and South Carolina. Debra's office is located in the Jacksonville, Florida, Satellite Office. Debra can be reached via telephone at 904-208-6156. Emailed correspondence for grants located within these states, including voucher release requests, should be sent to the following mailbox: [JAX.Grants@hud.gov](mailto:JAX.Grants@hud.gov). Any information that must be mailed to Debra should be sent to HUD Jacksonville Multifamily Satellite Office, 400 West Bay Street, Suite 1015, Jacksonville, FL 32202.

# Notice H 2015-10

## Use of Arrest Record in Housing Decisions

Notice H-2015-10 informs PHAs and owners of other federally-assisted housing that arrest records may not be the basis for denying admission, terminating assistance or evicting tenants, it reminds PHAs and owners that HUD does not require their adoption of "One Strike" policies, and reminds them of their obligation to safeguard the due process rights of applicants and tenants.

The Notice further serves as a reminder to PHAs and owners of their obligation to ensure that any admissions and/or occupancy requirements they impose comply with applicable civil rights requirements contained in the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act, and Titles II and III of the Americans with Disabilities Act of 1990, and the other equal opportunity provisions listed in 24 CFR 5.105.

HUD does not require that PHAs and owners adopt or enforce "one-strike" rules that deny admission to anyone with a criminal record or that require automatic eviction any time a household member engages in criminal activity in violation of their lease. Instead, in most cases, PHAs and owners have discretion to decide whether or not to deny admission to an applicant with certain types of criminal history, or terminate assistance or evict a household if a tenant, household member, or guest engages in certain drug-related or certain other criminal activity on or off the premises (in the case of public housing) or on or near the premises (in the case of Section 8 programs).

In deciding whether to exercise their discretion to admit or retain an individual or household that has engaged in criminal activity, PHAs and owners may consider all of the circumstances relevant to the particular admission or eviction decision, including but not limited to: the seriousness of the offending action; the effect that eviction of the entire household would have on family members not involved in the criminal activity; and the extent to which the leaseholder has taken all reasonable steps to prevent or mitigate the criminal activity. When specifically considering whether to deny admission or terminate assistance or tenancy for illegal drug use by a household member who is no longer engaged in such activity, a PHA or owner may consider whether the household member is participating in or has successfully completed a drug reha-

bilitation program, or has otherwise been rehabilitated successfully.

Subject to limitations imposed by the Fair Housing Act and other civil rights requirements, PHAs and owners generally retain broad discretion in setting admission, termination of assistance, and eviction policies for their programs and properties. However, such policies must ensure that adverse housing decisions based upon criminal activity are supported by sufficient evidence that the individual engaged in such activity. Specifically, before a PHA or owner denies admission to, terminates the assistance of, or evicts an individual or household on the basis of criminal activity by a household member or guest, the PHA or owner must determine that the relevant individual engaged in such activity.

HUD has reviewed relevant case law and determined that the fact that an individual was arrested is not evidence that he or she has engaged in criminal activity. Accordingly, the fact that there has been an arrest for a crime is not a basis for the requisite determination that the relevant individual engaged in criminal activity warranting denial of admission, termination of assistance, or eviction. An arrest indicates that someone suspected the apprehended individual committed an offense. In many cases, arrests do not result in criminal charges, and even where they do, such charges can be and often are dismissed or the person is not convicted of the crime alleged. In fact, in the 75 largest counties in the country, approximately one-third of felony arrests did not result in conviction, with about one-quarter of all cases ending in dismissal.

Arrest records are often inaccurate or incomplete (e.g., by failing to indicate whether the individual was prosecuted, convicted, or acquitted), such that reliance on arrests not resulting in conviction as the basis for denying applicants or terminating the assistance or tenancy of a household or household member may result in unwarranted denials of admission to or eviction from federally subsidized housing.

With respect to the Section 8 tenant-based and moderate rehabilitation programs, HUD regulations specifically provide that termination of assistance for criminal activity must be based on a preponderance of the evidence that the tenant, or other household member, or guest engaged in such activity. For

public housing as well, applicants or tenants may not be denied admission or evicted based on mere suspicion that they, a household member, or guest has engaged in criminal activity. Where PHAs or owners seek eviction, they should be prepared to persuade a court that the eviction is justified based on sufficient evidence of criminal activity in violation of the lease.

For these reasons, a PHA or owner may not base a determination that an applicant or household engaged in criminal activity warranting denial of admission, termination of assistance, or eviction on a record of arrest(s).

Although a record of arrest(s) may not be used to deny a housing opportunity, PHAs and owners may make an adverse housing decision based on the conduct underlying an arrest if the conduct indicates that the individual is not suitable for tenancy and the PHA or owner has sufficient evidence other than the fact of arrest that the individual engaged in the conduct. The conduct, not the arrest, is what is relevant for admissions and tenancy decisions.

An arrest record can trigger an inquiry into whether there is sufficient evidence for a PHA or owner to determine that a person engaged in disqualifying criminal activity, but is not itself evidence on which to base a determination. PHAs and owners can utilize other evidence, such as police reports detailing the circumstances of the arrest, witness statements, and other relevant documentation to assist them in making a determination that disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy may also be the basis for determining that the disqualifying conduct in fact occurred.

Federal law requires that PHAs provide public housing, project-based Section 8, and Section 8 HCV applicants with notification and the opportunity to dispute the accuracy and relevance of a criminal record *before* admission or assistance is denied on the basis of such record. Public housing and Section 8 applicants also must be afforded the right to request an informal hearing or review *after* an application for housing assistance is denied.

For additional information and a complete copy of Notice H2015-10, please [click here](#).

# Southeast Region Multifamily Housing Loans Endorsed FY 2016

Criteria	#Loans	#Units/Beds	Amount (Millions)
Basic FHA Loans	29	4612	230,400,000
Risk Sharing	0	0	0
Total	29	4612	230,400,000
<b>241 Improvement/Additions</b>			
Apts/Coops	0	0	0
NC/SR	4	820	61,500,000
Refinance 223f and A7 Purchase	25	3792	168,900,000
Risk Sharing	0	0	0
Total	29	4612	230,400,000

## Section 8 Renewal Guide

On August 7, 2015, the Department issued the new Section 8 Renewal Policy Guide. The transmittal cover sheet provides a summary of the changes with links to the changes in the document. The new Guide is posted under "SECTION 8 RENEWAL POLICY GUIDE (August 2015)" and can be accessed by [clicking here](#). The policy changes are effective for all renewal or amend rent packages received by the Department after November 5, 2015.

As the Department formulates responses to questions submitted, updates to this document will be issued. For additional information on how the policies impact a particular project, please contact your Account Executive that handles your property. General policy questions can still be sent to [Section8renewalguide@hud.gov](mailto:Section8renewalguide@hud.gov).

## FUNDING SPECIALISTS

The following chart provides contact information for the Funding Specialist for each state in the Southeast Region:

JANA NEWLAND	LINDA ROBERTSON	ELEANOR HAMMONDS
678-732-2364	336-547-4000 x2019	904-208-6064
Atlanta, GA	Greensboro, NC	Jacksonville, FL
Birmingham, AL	Columbia SC	Miami, FL
Nashville, TN	Louisville, KY	Jackson, MS
Knoxville, TN		Puerto Rico/ Virgin Islands
<a href="mailto:ATL.funding@hud.gov">ATL.funding@hud.gov</a>	<a href="mailto:ATL.funding@hud.gov">ATL.funding@hud.gov</a>	<a href="mailto:JAX.funding@hud.gov">JAX.funding@hud.gov</a>

# Opening Doors—A Federal Strategic Plan to Prevent and End Homelessness

The Office of Multifamily Housing at HUD is an active player in [Opening Doors](#), the Federal strategic plan to prevent and end homelessness, developed in 2010 and amended in 2015. The Plan provides a framework for Federal agencies and state and local partners to work together to meet specific goals to end homelessness.

In July 2013, HUD issued Notice H 2013-21 [Implementation and approval of owner-adopted admissions preferences for individuals or families experiencing homelessness](#). The Department has now created a step-by-step toolkit to facilitate community involvement and successful implementation of the homeless preference.

View [Opening Doors Through Multifamily Housing: Toolkit for Implementing a Homeless Preference](#)

[ence](#).

The toolkit draws on the experiences of 10 communities that HUD funded to pilot its 2012 initiative called Dedicating Opportunities to End Homelessness (DOEH) part of HUD's Opening Doors initiative.

This guide provides detailed discussion and direction through the following parts of an effective process:

- Creating a multifamily planning and implementation team
- Examining and understanding the community needs and available multifamily housing resources
- Identifying and engaging service providers
- Engaging multifamily property

owners

- Formalizing agreements between service providers and owners
- Supporting owners' implementation of the homeless preference
- Refining the process

Opening Doors relies upon building and maintaining a community-wide effort to appropriately address and end homelessness. Owners and their management companies will work with local partners to both implement their property's homeless preference and contribute towards ending homelessness in their communities.

Multifamily property owners may contact their HUD field office Account Executive with any questions about implementing a preference at their properties.

## SAHMA Regulatory Partnership Meeting

On Thursday, October 29th, Navigate Affordable Housing hosted its quarterly Alabama SAHMA Regulatory Partner meeting in Mountain Brook, Alabama. The purpose of the meeting was to discuss the latest industry updates with Regulatory Agencies and to share best housing practices.

HUD staff from Southeast Region Division I, Branch II presented brief updates on a wide range of topics including: Latest Update on HUD Transformation, the HUD published proposed Violence Against Women Reauthorization Act of 2013, Transferring Budget Authority/8(bb)(1), (15-03), Required Actions for Multifamily Housing Projects Receiving Failing Scores from HUD's Real Estate Assessment Center (REAC) (15-02), Notice of Program Eligibility for HUD Assisted and Insured Housing Programs for All People Regardless of Sexual Orientation, Gender Identity or Marital Status as Required by HUD's Equal Access Rule (Notice 15-01) and several other topics.

The meeting was the first post transformation partner meeting and was an excellent opportunity for stakeholders to discuss concerns regarding the transformation and other general policy matters and for HUD staff to maintain solid rapport with its Alabama customers.

## 2016 Operating Cost Adjustment Factors (OCAFs) Published

The Operating Cost Adjustment Factors (OCAF) for 2016 were published in the October 13, 2015, Federal Register. These factors are used for adjusting or establishing Section 8 rents under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), as amended, for projects assisted with Section 8 Housing Assistance Payments. The factors are effective February 11, 2016, and can be found by [clicking here](#).

# Choice Neighborhoods Action and Planning Grant Funding

The Department is excited to announce the release of new Choice Neighborhoods Planning and Action Grants funding available to help local communities across the country to redevelop severely distressed public and HUD-assisted housing and transform surrounding neighborhoods. Through the Choice Neighborhoods planning process local governments, housing authorities, residents, non-profits, tribal authorities, private developers, school districts, police departments, and other civic organizations create a common vision and develop effective strategies to revitalize their neighborhood.

The Choice Neighborhoods Planning and Action Grants of up to \$2 million enable communities to create a locally driven plan to transform struggling neighborhoods, as well as implement early improvements, such as implementing fresh food initiatives and attracting new businesses. Previously, Choice Neighborhoods Planning Grant funds could only be used to create a neighborhood Transformation Plan. However, experience with Planning Grantees has shown that tangible, early actions help sustain community energy, attract new resources, and build momentum to turn that plan into reality. Planning and Action Grant

funds will enable Action Activities, such as:

- Reclaiming and recycling vacant property into community gardens, pocket parks, farmers markets, or land banking;
- Beautification, place making, and community arts projects;
- Neighborhood broadband/Wi-Fi;
- Fresh food initiatives; and
- Gap financing for economic development projects.

## Choice Planning and Action Grants and RAD

PHAs that have not yet received a RAD Conversion Commitment (RCC) at the time of the application deadline may apply for a Choice Neighborhoods Planning and Action Grant. Applicants will receive additional points if a RAD Commitment to Enter into a HAP Contract (CHAP) has been secured for all of the housing targeted in their application. The Office of Recapitalization will offer flexibility with regard to the RAD milestones so that PHAs and their partners may take advantage of the Planning and Action Grants.

PHAs that are considering applying for RAD for demolition and new construction, or major rehabilitation or reconstruction, are encouraged to apply for a Choice Neighborhoods Planning and Action Grant. Please note that the Planning and Action Grants do not require that any housing be constructed, nor can you use grant funds to redevelop the targeted housing.

The Transformation Plan and locally driven Action Activities, together with RAD, can lay the foundation for revitalizing distressed public and/or assisted housing units, transforming the surrounding neighborhood, and promoting opportunities for families. Choice Neighborhoods Planning Grant funds are available for public housing authorities, local governments, nonprofit organizations, and tribal entities. Applicants must submit a completed electronic application through [www.grants.gov](http://www.grants.gov) by **February 9, 2016**. HUD anticipates awarding approximately 4 Planning and Action Grants of up to \$2 million each, and approximately 4 Planning Grants of up to \$500,000 each. For more information about these grants, go to [click here](#).

## The Landings at Cross Bayou — St. Petersburg, Florida



The French Villas apartments in St. Petersburg were dated and in need of a major rehabilitation, starting with its broken pipes. However, funding to fix the 184 units was hard to find.

After a public-private partnership was developed as part of HUD's Rental

Assistance Demonstration (RAD), funding was leveraged in the amount of \$24.4 million, enough to redo the housing complex and it was renamed The Landings at Cross Bayou. The partnership was developed by Debbie Johnson, Executive Director of the Pinellas County Housing Authority and included, among others, Pinellas County, Norstar Development, Florida Housing Finance Corporation, and HUD.

The Landings at Cross Bayou in St. Petersburg, Florida has a computer area, exercise room, library, new common areas, and demonstrates the real power of partnership.



The completion of the project was celebrated with a ribbon cutting ceremony at the end of May. Alesia Scott-Ford, HUD's Field Office Director in the Jacksonville HUD Office was overjoyed with the many lives that will be positively impacted from the new environment and highlighted the success of this journey, one of the first RAD projects in Florida.

# Puerto Rico Desarrolla

## A New Approach to Housing Development

“Puerto Rico Develops” or in Spanish Puerto Rico Desarrolla is the result of a multiyear effort to develop a comprehensive housing plan for Puerto Rico.

The origins of Puerto Rico Desarrolla go back to March 2011, when a Presidential Task Force on Puerto Rico’s status presented a report that addressed the issues of housing programs and institutional capacity. One of the recommendations was for HUD to assist with the development of a comprehensive state housing plan for the Island. For the past four years, the San Juan Field Office took the goal to heart for its local based strategies and community needs assessment efforts.

A Master Development Agreement was negotiated for the redevelopment of three public housing projects. The expected result will be 740 new units,

including LIHTC and HUD public housing capital funds.

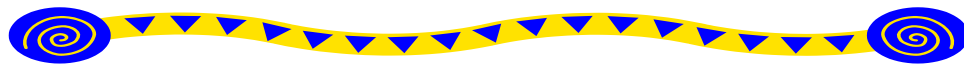
Recently, HUD’s San Juan Field Office Director, Efrain Maldonado, presented the Unified NOFA for housing development. HUD assisted in the completion of the State Housing Plan through the provision of direct technical assistance on the ground. The resulting plan is designed to be a wide-ranging, market-based housing plan as well as an assessment tool to address local agencies staff and capacity.

This is a major economic development boost for the island construction and housing industries at a time when Puerto Rico faces the worst economic crisis in the US history. But most importantly, it is another opportunity for low-income families on the island.

For More details, please [click here](#).



From left, Alberto Lastra, Secretary of the Puerto Rico Department of Housing; Efrain Maldonado, HUD San Juan Field Office Director; Hon. David Bernier, Acting Governor of Puerto Rico; Jose Sierra, Executive Director of the Puerto Rico Housing Finance Agency; Carlos Santini, Commissioner of Municipal Affairs.



## Planning Grants to Help Transform Communities

The U.S. Department of Housing and Urban Development (HUD) has announced the availability of new funding to help local communities across the country to redevelop severely distressed public and HUD-assisted housing and transform surrounding neighborhoods. The funding announcement introduces an additional, innovative component to the [Choice Neighborhoods Planning Grant](#), called Planning and Action Grants.

Grants of up to \$2 million will enable communities to create a locally driven plan to transform struggling neighborhoods, as well as implement early improvements, such as reclaiming vacant property and attracting new businesses. [Read HUD’s funding notice.](#)

Choice Neighborhoods is HUD’s signature place-based initiative in support of the President’s goal to build Ladders of Opportunity to the middle class. Choice Neighborhoods is focused on three core goals:

**Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of

the surrounding neighborhood.

**People:** Improve educational outcomes and intergenerational mobility for youth with services and supports delivered directly to youth and their families.

**Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families’ choices about their community.

Up to now, Choice Neighborhoods Planning Grant funds could only be used to create a neighborhood Transformation Plan. However, experience with the 63 previously awarded Choice Neighborhoods Planning Grantees has shown that tangible, early actions help sustain community energy, attract new resources, and build momentum to turn that plan into reality.

HUD’s FY15/16 Choice Neighborhoods Planning Grant funds build upon these lessons by introducing Planning and Action Grants. Under these grants,

communities with severely distressed public or HUD-assisted housing will continue to develop a successful neighborhood transformation plan and build the support necessary for that plan to be successfully implemented.

Through the Choice Neighborhoods planning process local governments, housing authorities, residents, non-profits, tribal authorities, private developers, school districts, police departments, and other civic organizations create a common vision and develop effective strategies to revitalize their neighborhood. The resulting Transformation Plan and locally driven Action Activities lay the foundation for revitalizing the distressed public and/or assisted housing units, transforming the surrounding neighborhood, and promoting opportunities for families.

Choice Neighborhoods Planning Grant funds are available for public housing authorities, local governments, non-profit organizations, and tribal entities. Applicants must submit a completed electronic application through [www.grants.gov](http://www.grants.gov) by February 9, 2016. Read HUD’s funding notice by [clicking here](#).



# Amendment to the Definition of Tuition

Housing Notice H2015-12

This notice serves to amend the definition of tuition found in the Eligibility of Students for Assisted Housing Under Section 8 of the U.S. Housing Act of 1937; Supplementary Guidance (71 FR 18146, appendix A) which is used in both Multifamily Housing and Public and Indian Housing (PHI) programs. The Supplementary Guidance states that "tuition shall have the meaning given this term by the institution of higher education in which the student is enrolled." To promote consistency across HUD's programs and provide PHAs and O/As with a standard definition of tuition and fees, HUD is aligning with the Department of Education's definition of tuition and fees. With the issuance of this notice, tuition will now be defined in the same manner in which the Department of Education defines "tuition and fees." Section IV of this Notice provides details of the amended definition.

In implementing the amended definition of tuition, for section 8 programs only, owners, agents, and Public Housing Authorities (PHAs) must include amounts of financial assistance an individual receives in excess of tuition and other required fees and charges when determining annual income in accordance with 24 CFR 5.609(b)(9).

Under other programs, such as the Public Housing program, the full amount of financial assistance a student receives

while participating in the program continues to be excluded from the program participant's annual income pursuant to 24 CFR § 5.609(c)(6).

Example: Kim, a 22 year old, married, participant in a Section 8 program is enrolled in a nursing program at her local community college. She is receiving \$7,000 in financial assistance to cover the full cost of tuition and fees of \$6,000 for the academic year. The \$6,000 includes:

- \$2,500 in tuition per semester (total \$5,000) plus
- \$500 in individual fees (total \$1,000)—athletic fee, writing laboratory fee, student center fee, science laboratory fee, technology fee—charged to every student per semester.

In this example, the excess \$1,000 (\$7,000 - \$6,000) Kim received in financial assistance will be included in her annual income in accordance with 24 CFR 5.609(b)(9). Under HUD's previous definition of tuition, Kim's housing authority might have considered her financial assistance to be in excess of \$2,000 if her college's definition of tuition did not include fees. With HUD's new definition, Kim's housing authority will determine her excess financial assistance to be \$1,000 rather than \$2,000 because the required fees and charges are included with tuition.

Using the same example, if Kim was a

participant in the Public Housing program, the full amount of financial assistance she received would be excluded from her income in accordance with 24 CFR § 5.609(c)(6).

Owners, agents, and PHAs must verify the amounts of tuition and required fees charged by the school when determining annual income. Owners, agents, and PHAs may wish to verify those amounts using the student's bill or account statement (including an online account statement) as provided by the school's bursar's office, or by contacting the bursar's office directly. It is also recommended that you visit the school's website as many institutions of higher education provide an itemized list covering tuition and fees that are charged to a majority of their students on their websites.

For those administering or participating in programs administered by the Office of Multifamily Housing, please contact Mike Sharkey via email, [Michael.A.Sharkey@hud.gov](mailto:Michael.A.Sharkey@hud.gov), should you have questions regarding this Notice. For those administering or participating in PHI programs, you may contact your local HUD Field Office of Public Housing. Persons with hearing or speech impairments may access their field office via TTY by calling the Federal Information Relay Service at (800) 877-8339.

To view or print a complete copy of this Notice, [click here](#).

<b>2015 Housing Notices</b>	
Document #	Title
15-12	<b>Amendment to the Definition of Tuition</b>
15-11	<b>Annual Base City High Cost Percentage and High Cost Area Revisions for 2015</b>
15-10	<b>Guidance for Public Housing Agencies (PHAs) and Owners of Federally-Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions</b>
15-09	<b>Implementation of Electronic Submission of Davis-Bacon Wage Rate Certifications</b>
15-08	<b>Underwriter Approval Delegation</b>
15-07	<b>Funding Availability for Tenant-Protection Vouchers for Certain At-Risk Households in Low-Vacancy Areas - Fiscal Year 2015</b>
15-06	<b>Program Eligibility in Multifamily Assisted and Insured Housing Programs in Accordance with HUD's Equal Access Rule</b>
15-05	<b>Guidance for Home Equity Conversion Mortgage (HECM) Program Counselors providing counseling to prospective HECM mortgagors, and their Non-Borrowing Spouses</b>
15-04	<b>Methodology for Completing a Multifamily Housing Utility Analysis (Revised 9/9/2015 to Clarify the Notice)</b>
15-03	<b>Transferring Budget Authority of a Project-Based Section 8 Housing Assistance Payments Contract under Section 8(bb)(1) of the United States Housing Act of 1937</b>
15-02	<b>Required Actions for Multifamily Housing Projects Receiving Failing Scores from HUD's Real Estate Assessment Center (REAC)</b>
15-01	<b>Notice of Program Eligibility for HUD Assisted and Insured Housing Programs for All People Regardless of Sexual Orientation, Gender Identity or Marital Status as Required by HUD's Equal Access Rule</b>

# HUD Multifamily Southeast Region

## Contacts for Application Processing, Closing and Construction Servicing

Concept Meetings:	1 <sup>st</sup> contact: Jimel L. Wright 678-732-2854, Atlanta Submit 2 hard copies and a cd to Atlanta If assigned to Jacksonville: Kendall C. Allen 904-208-6047
Assignment of FHA #:	Carol A. Ward 678-732-2553 and/or Jonathan A. Mosley 678-732-2944, Atlanta
Submission of Applications:	LaDonna B. Mills 678-732-2132 or Marcia D. Ringo 678-732-2350, Atlanta Submit 2 cd's to Atlanta. After assignment, submit 1 original to the assigned underwriter.
Initial and Final Closing:	Contact the underwriter or closing coordinator as instructed in the firm commitment cover letter for assignment of HUD counsel for both initial and final closing.
Initial Operating Deficit Escrow:	Submit requests to the assigned account executive in asset management.
Working Capital, Draws, Repairs:	Submit to the assigned underwriter.
Regional Construction Servicing:	If initially endorsed after 7/1/15, contact the assigned underwriter and construction analyst who processed the application.
MFT Construction Servicing:	If initially endorsed prior to 7/1/15 and NOT in Georgia contact: Barbara S. Williams 904-208-6133 for working capital, draws, closings John G. Southerland 904-208-6014 for change orders, PTO's, inspections

Email addresses for all contacts are [FIRST.MI.LAST@HUD.GOV](mailto:FIRST.MI.LAST@HUD.GOV), i.e., [Jimel.L.Wright@HUD.GOV](mailto:Jimel.L.Wright@HUD.GOV)

HUD's Employee Locator for Phone Numbers is located at:  
<http://www5.hud.gov:63001/po/i/netlocator/>

U.S. Dept. of HUD  
Multifamily Southeast Region  
Five Points Plaza  
40 Marietta Street  
Atlanta, GA 30303-2806

U.S. Dept. of HUD  
Multifamily Southeast Region  
Jacksonville Satellite Office  
400 W. Bay Street, Suite 1015  
Jacksonville, FL 32202

## Active Partners Performance System (APPS)

As a reminder, all owners and agents must keep their information up to date in the Active Partners Performance System (APPS). Anytime there is a change in address, telephone number, email address, or contact person, the coordinator for the property must update the HUD APPS Secure System. Changes that are not reflected in the APPS system must be completed by contacting your HUD Account Executive for the property.

## Cost of Living Adjustment (COLA) Information for 2016

The Social Security Administration announced that with consumer prices down over the past year, monthly Social Security and Supplemental Security Income (SSI) benefits for nearly 65 million Americans will not increase in 2016. [Click here](#) to visit the Social Security page that provides Frequently Asked Questions regarding Cost-of-Living Adjustments.

# Multifamily Housing Seek and Find

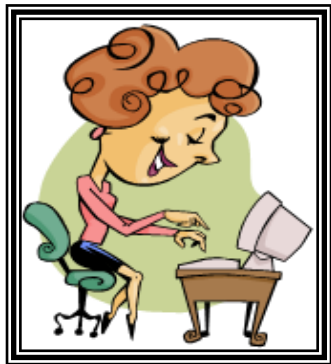
T N E M G D U J S N A L P T G J V M  
M P O L E V E D C W U H E A L T H Y  
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M R A C F X W E N L E I L R N L S N  
X E D S Z D F S B A E G A N A M B E  
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O N L Q L U T M O O Z I Y K S G G O  
H I V B G S T Z U Z P O F I R Q Y Q  
K K N O W L E D G E O A N O H Y K J  
T X D P L U B S P W F E S B O A W M  
U Y G R E N E S H R S S W U W R K A  
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Q B K K V G V A X A I H S I R L J S

APPS  
Business  
Credit  
Develop  
Energy  
Finance  
Gross  
Healthy  
Internet

Judgment  
Knowledge  
Legal  
Manage  
Notice  
Open  
Plans  
Quick  
Report

Stable  
Time  
Useful  
Various  
Wellness  
Xray  
Youth  
Zoom

## *A Note from the Editor*



We hope this issue of the Multifamily Housing Southeast Regional News, will be beneficial to you and your staff. It is our intention to provide you, our customers, with a newsletter several times throughout the year about events, changes, and issues that affect you. Please feel free to forward the newsletter on to whomever else you may feel would benefit from it. Suggestions for topics are always welcome. Please direct your suggestions to my attention, Janice S. Gordon, Senior Account Executive, (aka Editor in Chief) via email at: [Janice.S.Gordon@hud.gov](mailto:Janice.S.Gordon@hud.gov).

You may also contact me by telephone at 904-208-6003.

To receive future copies of this newsletter, if you did not receive this one directly, please contact your local HUD Multifamily Office, or sign up for the Jacksonville, Florida Multifamily LISTSERV.

## HOW TO JOIN A MULTIFAMILY LISTSERV

A Multifamily LISTSERV is an electronic mailing list for housing partners. The goal is to provide our partners with notices, updates, and technical information electronically instead of by mail. You are encouraged to join a LISTSERV by following these instructions:

- [www.hud.gov](http://www.hud.gov)
- Click on RESOURCES
- go to Mailing Lists
- Select a state from the list on the right side of the page
- Click on the appropriate multifamily link \*
- Enter your complete email address

You will receive a confirmation email which needs to be responded to within the required time frame and then you will be added to the list. This will enable you to receive a copy of all messages that are transmitted from this list.

\*The following is a list of Multifamily mailing lists by state in Southeast Region IV:

- Alabama—Birmingham Multifamily Program Center
- Florida—Jax/Orl MF HSG
- Florida—Florida MF Production Insured
- Florida—Florida MF Production TAP Informational Site
- Georgia, Puerto Rico/U.S. Virgin Islands, and Tennessee—Atlanta Multifamily Housing Hub Partners
- Kentucky—KY Multifamily Partners

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**The Jacksonville Satellite Office is located at:**

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