



Multifamily Housing

Partnership Updates – August 12, 2021

MFH Leadership Introduction



Nancie-Ann Bodell
Deputy Administrator



Ernie Wetherbee
Field Operations Division
Director



Dan Rogers
Production &
Preservation Division
Director



Jennifer Larson
Asset Management
Division Director

MFH Field Operations Division – Regional Directors



Laurie Warzinski

Northeast Regional Director
Laurie.Warzinski@usda.gov



Karissa Stiers

Midwest Regional Director
Karrisa.stiers@usda.gov



Byron Waters

Southern Regional Director
Byron.waters@usda.gov

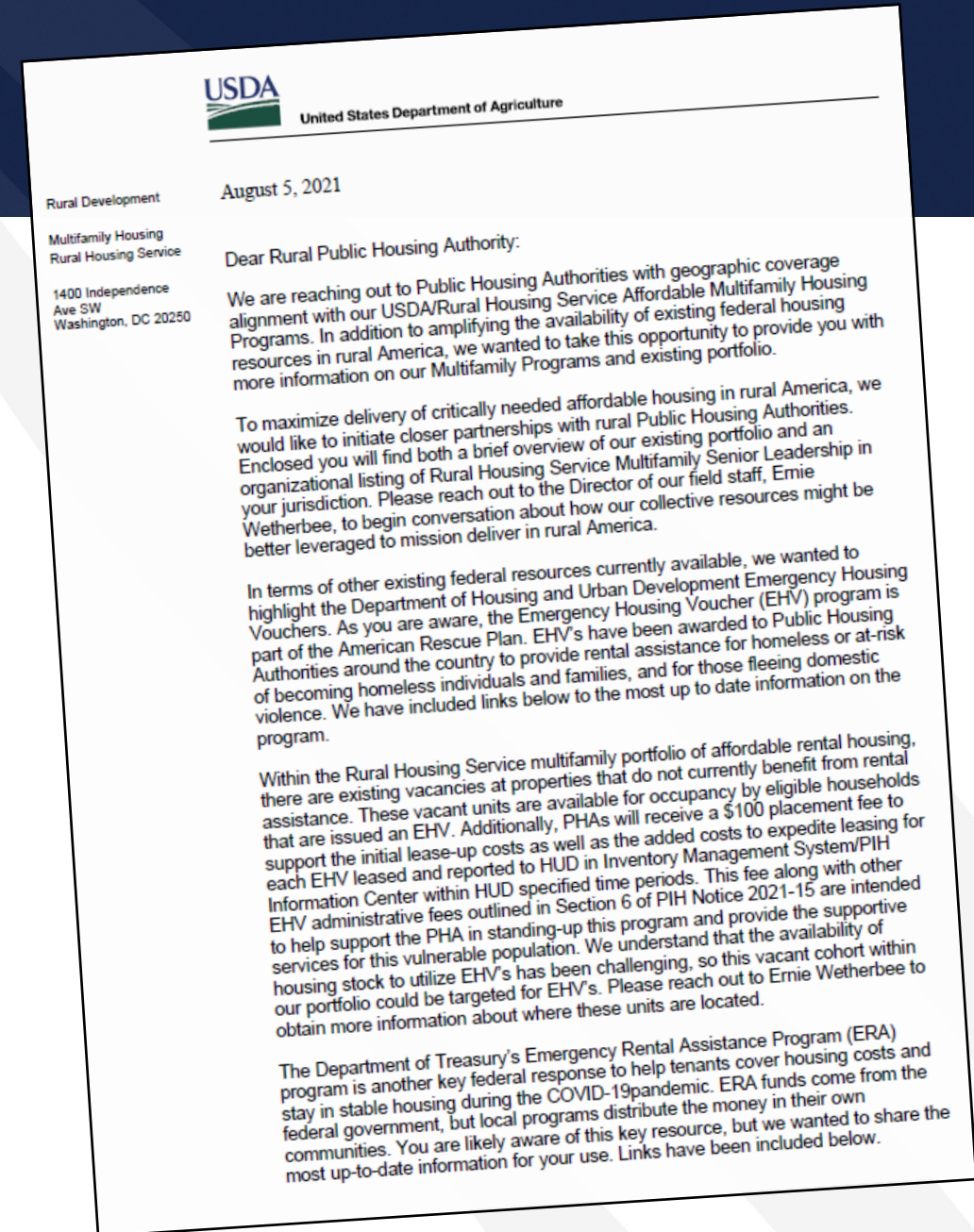


Becki Meyer

Western Regional Director
Becki.meyer@usda.gov

Emergency Housing Vouchers (EHVs)

- Outreach to Rural Housing Authorities and Victim Service Providers
 - EHVs for USDA Rural Development [Frequently Asked Questions](#) link
 - Worried about missed rent payments or eviction? [Help is available](#) brochure



Rural Development Multifamily Portfolio Overview

Section 515 Direct Loans: Multifamily Rental Housing for low and very low-income individual and families.

Section 514 Direct Loans: Farm Labor Multifamily Housing for low and very low-income farm workers and families

Section 538 Guaranteed Loans: Affordable Multifamily Housing for Moderate Income Families. RD Guaranteed Financing Provided by private lenders. No Rental Assistance provided by RD

Multifamily Program	Properties	Total Units	Rental Assistance Units
514 Farm Labor Housing	496	16,964	12,173
515 Rural Housing	12,724	394,813	278,593
538 Insured Loans	1,310	55,604	--
Total	14,530	467,381	290,766

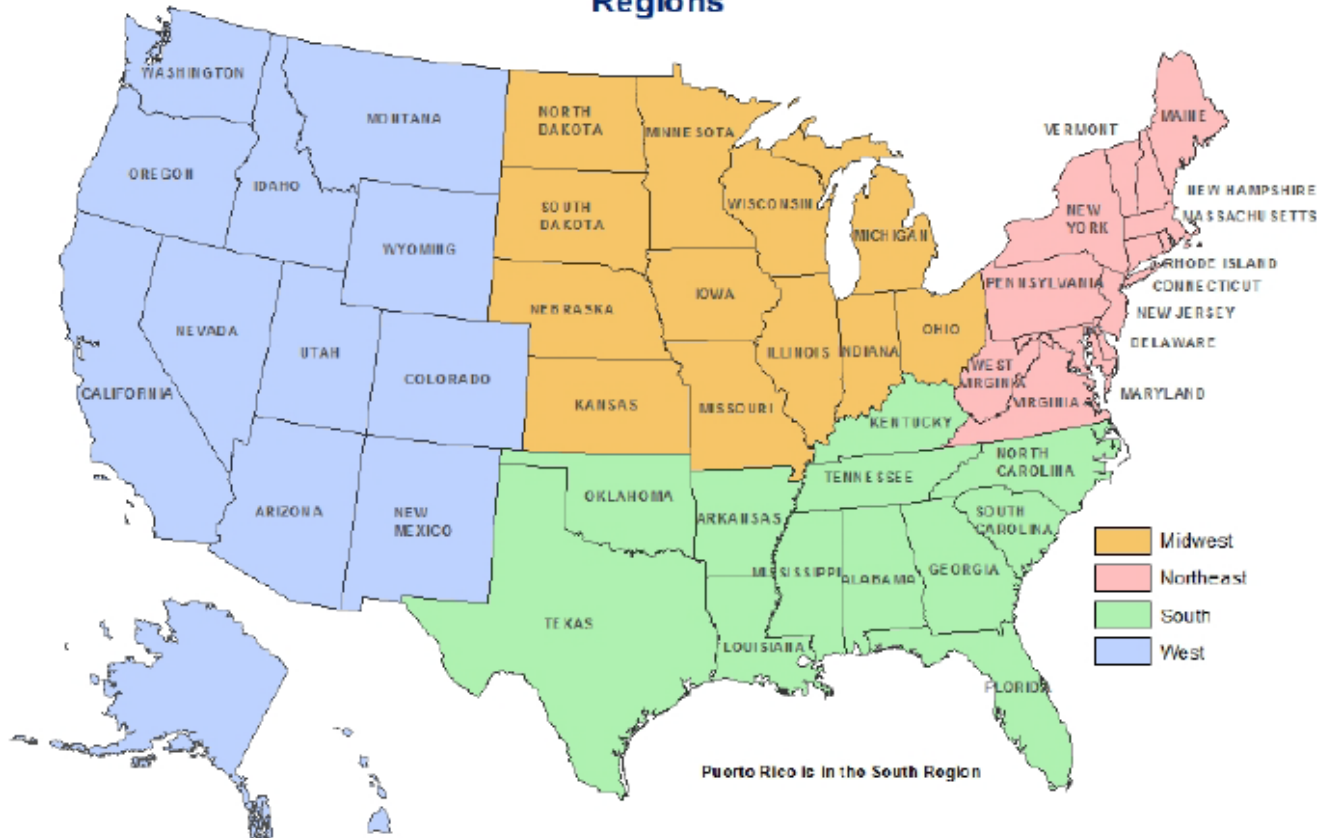
MFH Regional Summary

MFH RD Regional Summary

Ernie Wetherbee, Director of the Field Operations Division

Ernie.Wetherbee@usda.gov

Regions



Northeast

Laurie Warzinski, Regional Director

Laurie.Warzinski@usda.gov

2,072 projects

65,749 total units

45,116 RA units

South

Byron Waters, Regional Director

Byron.Waters@usda.gov

5,071 projects

173,162 total units

120,220 RA units

Midwest

Karissa Stiers, Regional Director

Karissa.Stiers@usda.gov

4,255 projects

105,664 total units

72,487 RA units

West

Becki Meyer, Regional Director

Becki.Meyer@usda.gov

1,849 projects

67,484 total units

52,943 RA units

CDC Temporary Halt in Residential Evictions – Status Update

On August 3, 2021, the CDC published a new notice on a [Temporary Halt in Residential Evictions](#), authorized under Section 361 of the Public Health Service Act, 42 U.S.C. 264 and 42 CFR 70.2. **The notice is effective through OCTOBER 3, 2021, and only applies to counties with a substantial or high rate of COVID-19 transmission.**

The US Department of Treasury has funding available to assist households that are unable to pay rent. We encourage owners and agents to visit the [Department of Treasury's Emergency Rental Assistance program](#) to access resources for tenants who have fallen behind on rent.

Multifamily Housing

August 4, 2021

Multifamily Housing Partners,

Thank you for your ongoing dedication to providing quality housing to tenants. We wanted to bring to your attention that on August 3 the CDC published a new notice on a [Temporary Halt in Residential Evictions](#), authorized under Section 361 of the Public Health Service Act, 42 U.S.C. 264 and 42 CFR 70.2. **The notice is effective through OCTOBER 3, 2021, and only applies to counties with a substantial or high rate of COVID-19 transmission.**

This letter is a reminder of the CDC's requirements and its application on Rural Development Multifamily Housing programs. We strongly encourage you to read the [CDC notice](#) in its entirety to fully understand CDC's requirements. This halt in residential evictions applies to tenants in Rural Development MFH properties who certify to their landlord that they meet the following CDC criteria:

- All adults in the household have attempted to obtain any available government assistance for rent
- The household meets income limits of \$99,000 per individual or \$198,000 per couple
- The household is unable to pay full rent due to a loss in household income or extraordinary medical expenses
- Timely partial payments have been attempted
- Eviction would likely make the household homeless or force them into an unsafe shared living arrangement

The US Department of Treasury has funding available to assist households that are unable to pay rent. We encourage owners and agents to visit the [Department of Treasury's Emergency Rental Assistance program](#) to access resources for tenants who have fallen behind on rent.

If needed, RD owners may borrow from the project reserve account while waiting for ERA funds to be received to clear tenant accounts receivable. In addition, receipt of Treasury ERA funds qualifies the property for the \$5 per unit per month add-on management fee for properties with multiple subsidies (additional reporting requirements). This can be included in your property's proposed budget for the next year.

Many RD Multifamily properties received American Rescue Plan Rental Assistance (ARP RA) beginning in May 2021 to assist current tenants that were rent-overburdened (paying more than 30% of adjusted income towards rent). If upon recertification management discovers any additional rent-overburdened tenants, please reach out to your servicing specialist to inquire if they can be provided with Rental Assistance under ARP.

American Rescue Plan (ARP)

On Thursday, July 22, 2021, a letter was sent directly to over 60,000 unassisted tenants in the multifamily program. The intent of the letter was to provide information regarding HUD's Emergency Housing Voucher (EHV) program and Treasury's Emergency Rental Assistance (ERA) program.

The Emergency Rental Assistance program makes available \$25 billion to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic. The funds are provided directly to States, U.S. Territories, local governments, and Indian tribes. Grantees use the funds to provide assistance to eligible households through existing or newly created rental assistance programs.

Source: U.S. Department of the Treasury,
<https://home.treasury.gov/policy-issues/cares/emergency-rental-assistance-program>



United States Department of Agriculture

Federal Housing Resources Available for Rural America

Dear Rural Development Tenant,

In a recent letter, we shared information about the Centers for Disease Control and Prevention's (CDC) eviction moratorium, as well as information on protections and programs for which you may be eligible as part of the COVID-19 pandemic response. Our records show you are not currently receiving rental assistance through USDA, so we are providing additional guidance on support that may be available to you.

The CDC recently announced a one-month extension of the Eviction Moratorium, which now expires on July 31, 2021. If you're having trouble paying your overdue rent, utilities, or other housing costs, help may be available through one or more of the following programs:

Department of Housing and Urban Development Emergency Housing Vouchers:

The Emergency Housing Voucher (EHV) program is part of the American Rescue Plan. Eligibility requirements are provided on the enclosed question and answer (Q&A) sheet provided by HUD. EHV's have been awarded to Public Housing Authorities around the country to provide rental assistance for homeless or at-risk of becoming homeless individuals and families, and for those fleeing domestic violence.

Department of Treasury Emergency Rental Assistance Program:

The Emergency Rental Assistance (ERA) program was created to help tenants cover housing costs and stay in stable housing during the coronavirus pandemic. ERA funds come from the federal government, but local programs distribute the money in their own communities.

To find rental assistance in your area and learn how to apply, use any of the following tools:

- 1) The ERA finder is located at:
<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program/program-index>
- 2) The attached list of ERA state grantees
- 3) If you cannot find any program in your area using the above links, call 2-1-1, or your local housing authority for assistance.

Eligible use of ERA funds include rent, utilities, and home energy costs such as electricity, gas, fuel oil, water and sewer, and trash removal. If your landlord normally pays for utilities or home energy costs, these are counted as part of your rent. Late fees, moving expenses, and housing counseling also may be available.

If you have overdue rent, the money must first go toward rent you owe. Treasury allows programs to pay overdue rent back to March 13, 2020. Local programs may be able to help with future rent, too. Ask your local program about the total amount of help available to you. Depending on the program's funding, it could cover up to 18 months of rent.

Section 504 of the Rehabilitation Act of 1973 Compliance in Rural Development Multi-Family Housing Properties

PURPOSE

This Unnumbered Letter (UL) provides clarified guidance for complying with the requirements of Section 504 of the Rehabilitation Act of 1973 (Section 504). The Uniform Federal Accessibility Standards (UFAS), and Departmental Regulation 7 CFR 15b as it pertains to Rural Development Multi-Family Housing (MFH) Section 514, Section 515, Section 516, and Section 521 housing programs which is required by 7 CFR 3560.2.

Current UL expired on January 31, 2021.


Updated UL will be released soon via GovDelivery.



MFH Rentals

- [MFH Rentals Website](#)
 - Rental Property Information

USDA United States Department of Agriculture
Rural Development Multi-Family Housing Rentals



Home | About MFH Rentals | Help | Contact Us

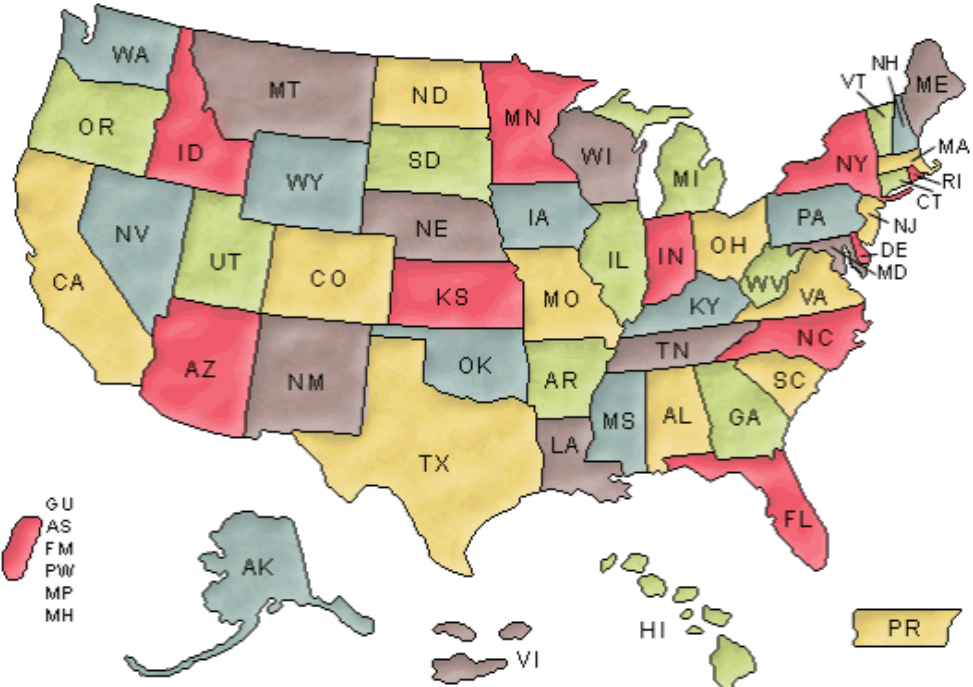
You are here: [Home](#) / Select State

Multi-Family Housing Rentals

Select a state on the map below to locate properties for rent. [Text Version](#)

Search by

- [Town](#)
- [Zip Code](#)
- [Property Name](#)
- [Management Agency Name](#)



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FY 2021 Triennial Inspections

We understand the limitations and challenges around conducting inspections due to the COVID-19 pandemic

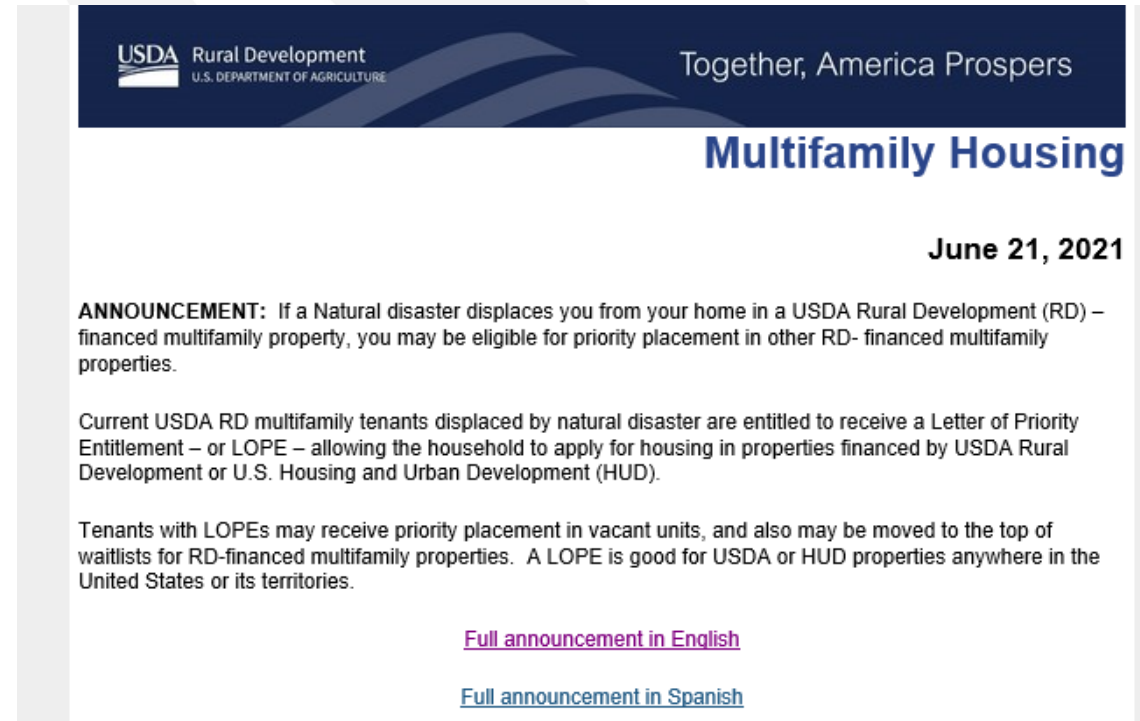


Letter of Priority Entitlement (LOPE)

Current USDA RD multifamily tenants displaced by natural disaster are entitled to receive a Letter of Priority Entitlement – or LOPE – allowing the household to apply for housing in properties financed by USDA Rural Development or U.S. Housing and Urban Development (HUD).

LOPE factsheets are available on the RD website in [English](#) and [Spanish](#).

If you have any questions about how Rural Development's policy applies for your property, please contact your assigned servicing specialist.



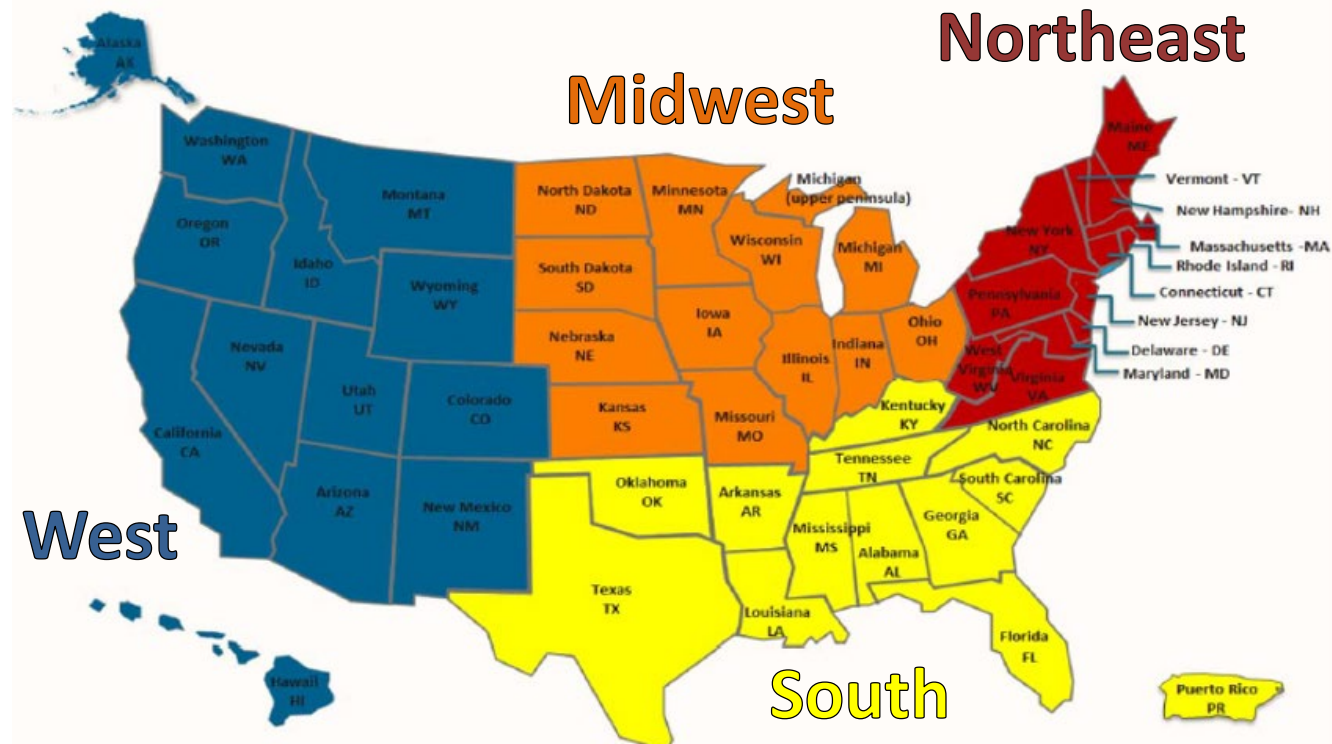
Property Assignments

A complete and sortable list of servicing Specialist for a specific property is located here: <https://www.sc.egov.usda.gov/data/MFH.html>

Multi-Family Housing 514 & 515 Property Assignments

[Property Assignments by Region as of 07-19-2021](#)

Click on the Property Assignment by Region link to pull a sortable list.



Asset Management Division

- Physical Inspection Pilot
- Service Coordinator Guidance
- Alternative Energy/Energy Efficiency Update on Administration Climate Goals
 - Partnership with:
 - Department of Energy
 - Energy Star Portfolio Manager
 - US Environmental Protection Agency - WaterSense
 - Energy Star in a Box

Unnumbered Letters (ULs)

- Supervised Bank Accounts – 5/12/2021
- Interest Rate Changes for Housing Programs and Credit Sales (Nonprogram) – 4/19/2021
- The American Rescue Plan Act of 2021 Emergency Rental Assistance for Rural Housing – 4/5/2021
- Section 515 and Section 514 Multifamily Housing Servicing Filing Procedures for Financing Statements, Restrictive Use Agreements, and Release of Mortgage – 3/19/2021
- Ensuring Access to Safe Housing for Rural Development Tenants Violence Against Women Reauthorization Act of 2013 – 3/15/2021
- Upcoming:
 - FY2022 Management Fees – Procedural Notice
 - Non-Smoking
 - Subordinations

ULs are posted on the RD Directives website:

<https://www.rd.usda.gov/resources/directives/unnumbered-letters>

State of Production & Preservation (P2)

Priorities, Goals, and Objectives

- Transition into the New Model
- Preservation Strategy for the 515 Portfolio
- Account for and Analyze All Exceptions & Waivers
- Identify Areas of Need / Support
- Stakeholder Outreach, Input, Source Leveraging
- Develop Critical Infrastructure
 - Develop and Strengthen SOPs for Internal P2 Processing and Intra-Division Handoffs
 - Production and Preservation Pipeline and Platform
 - Automated Underwriting Tool
 - Standardized Loan Documents
- Use FY22 Data to Create Baseline / Develop Execution Predictability
- Migration of Housing Preservation Grant to Single Family Housing

State of Production & Preservation (P2)

Administration's Priorities

- Incorporating Administration's Priorities in NOFAs / NOSAs
 - Assisting Rural communities recover economically from the impacts of the COVID-19 pandemic, particularly disadvantaged communities
 - Ensuring all rural residents have equitable access to RHS programs and benefits from RHS funded projects
 - Reducing climate pollution and increasing resilience to the impacts of climate change through economic support to rural communities
- Discretionary Points in Competitive Applications
- Threshold Requirements

State of Production & Preservation (P2)

NOSAs, NOFAs, & RFPs

NOSA / NOFA / RFP	Status
Off-Farm Labor Housing New Construction Round 1	Published 02/02/2021
Housing Preservation Grant	Published 06/02/2021
Off-Farm Labor Housing New Construction Round 2	Published 08/03/2021 (<i>15 days ahead of TD</i>)
MFH NP Tech Assistance Grant	Target Publication Date 10/22/2021
MPR Demonstration / Debt Deferral	Target Publication Date 12/01/2021
Off-Farm Labor Housing Repair	Target Publication Date 12/01/2021
Farm Labor Housing Tech. Assistance Grant	Target Publication Date 12/31/2021

State of Production & Preservation (P2)

Quick Hits

- Submission of Transfer or Prepayment Applications
 - Process Improvements
- Multifamily Housing Transfer Tool
 - Development of Internal and External Resource Guide on Transfer Processing
- 538 Guaranteed Fee Reduction
 - Examining Across-the-Board Reduction in Fees
 - Deeper Reduction for Properties that Feature:
 - 538 New Construction / Sub Rehab with Energy Efficiency / Green Components
 - Preservation of Existing 515, 514 / 516 Assets
 - Workforce Housing

State of Production & Preservation (P2)

Quick Hits

- CNA Term Modification
 - 15-Year Term vs. 20-Year Term
 - PAT Compatibility
 - Industry Feedback on Functionality
 - Further Develop Standards for CNAs, CNA Providers
- Credit Report Fees
 - Regulation and Handbook Changes
 - Transfers responsibility of Credit Report procurement from MFH during application process to applicant as part of required application documentation

State of Production & Preservation (P2)

Quick Hits

- Industry Meetings
 - Farm Labor Housing Workshop / Listening Sessions
 - August 25, 2021: FLH New Construction (*Jonathan Bell, Susan McKittrick, Kara Niemi*)
 - November 3, November 10, 2021 : FLH Technical Assistance (*Abby Boggs, Christa Lindsey*)
 - ~ December / January: FLH Repair (*Jonathan Bell*)
 - August 13, 2021: Genesis Fund (Maine) (*Dan Rogers, Stephanie Vergin*)
 - October 6, 2021: Southeast Rural Rental Preservation Academy (*Dan Rogers*)
 - November: Non-profit Technical Assistance Grant Stakeholder Session (*Stephanie Vergin*)

State of Production & Preservation (P2)

- P2's goal is to use this and other platforms to update Stakeholders on the goals, objectives, and priorities of P2
 - Identify areas of internal cross-division collaboration with AMD, FOD, other internal stakeholders.
 - Support P2's commitment of enhanced communication between divisions to facilitate increased efficiency across our business lines.
 - Solicit feedback from the industry on areas of improvement.
- Questions can be sent to Daniel.Rogers2@usda.gov

Submission of Questions

The four regions and the contact information for each Regional Director follows:

Western Region: Becki Meyer, Regional Director

MFHFODWest@usda.gov

(AK, AZ, CA, CO, HI, ID, MT, NM, NV, OR, UT, WA, WY)

Southern Region: Byron Waters, Regional Director

MFHFODSouth@usda.gov

(AL, AR, FL, GA, KY, LA, MS, NC, OK, PR, SC, TN, TX, VI)

Midwest Region: Karissa Stiers, Regional Director

MFHFODMidwest@usda.gov

(IA, IL, IN, KS, MI, MN, MO, ND, NE, OH, SD, WI)

Northeast Region: Laurie Warzinski, Regional Director

MFHFODNortheast@usda.gov

(CT, DE, MA, MD, ME, NH, NJ, NY, PA, RI, VA, VT, WV)

GovDelivery

What is GovDelivery?

GovDelivery is a marketing platform and communications cloud custom-built for government. It allows the USDA Rural Development Multifamily Housing to easily provide program updates to our partners across the country via email.

We will be using **GovDelivery** for all general Multifamily Housing updates.

To ensure you are receiving these updates, please sign-up for GovDelivery at https://public.govdelivery.com/accounts/USDARD/subscriber/new?topic_id=USDARD_1272





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