



2024 External Partner Briefing

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SOUTHWEST REGIONAL & FORT WORTH FIELD OFFICE

August 5, 2024

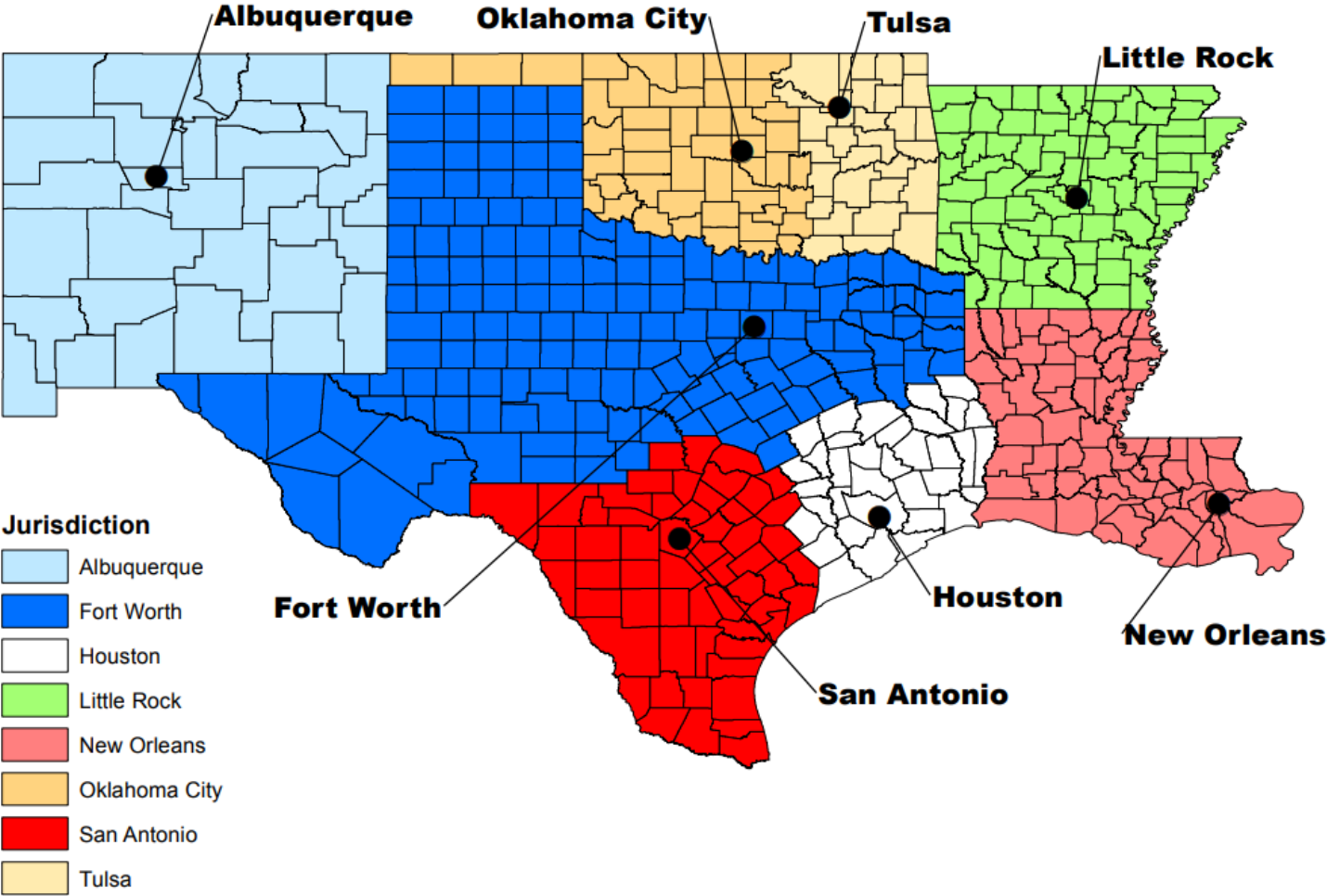
HUD EXTERNAL PARTNER BRIEF

Purpose: Brief overview of HUD's external programs.

- **Community Planning and Development (CPD)**
- **Fair Housing and Equal Opportunity (FHEO)**
- **Office of Multifamily Housing Programs (MFH)**
- **Office of Public and Indian Housing (PIH)**
- **Office of Davis Bacon and Labor Relations (DBLS)**

WELCOME TO THE 2023 REGION VI INTERNAL BRIEFING

Region VI Jurisdictions



**WELCOME TO THE 2024 NORTH CENTRAL ECONOMIC DEVELOPMENT
REGION VI BRIEFING**



**Candace Valenzuela
Region VI Regional
Administrator**

**WELCOME TO THE 2024 NORTH CENTRAL ECONOMIC DEVELOPMENT
REGION VI BRIEFING**



**Earl Redrick
Fort Worth Field Office
Director**

Community Planning Department (CPD)



**COMMUNITY
PLANNING**
— & —
DEVELOPMENT

Shirley Henley , Director

**Fort Worth Office of community
Planning and Development**

Community Planning Department (CPD)

Housing and Community Development Act of 1974.

The primary goal in establishing CDBG was to give communities local resources and tools for effective community development. The primary goals of CDBG are:

- Provide decent, safe, and sanitary housing
- Develop suitable living environments
- Expanded economic development opportunities, especially for Low-Moderate Income (LMI) people

Community Planning Department (CPD)

Community Development Block Grant 50th Anniversary

- Investing in local communities
- Providing valuable social services
- Upgrading housing stock
- Investing in community facilities and parks
- Promoting economic opportunities and creating jobs

FAIR HOUSING AND EQUAL OPPORTUNITY



FAIR HOUSING OVERVIEW

- **Region VI Office of Fair Housing and Equal Opportunity (FHEO)**

FHEO is responsible for enforcement of the Fair Housing Act and other civil rights related laws, and program compliance for federally funded entitlements. Regional Office Fort Worth, TX. Field Offices: Albuquerque, NM; Houston, TX; Little Rock, AR; New Orleans, LA; Oklahoma City, OK; and San Antonio, TX.

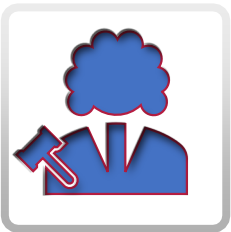
- **Fair Housing Initiative Program (FHIP)**

FHIP are HUD funded organizations that provide direct assistance to individuals who feel they have been discriminated against while attempting to purchase or rent housing. Region VI has nine FHIP agencies located in Texas (5), Oklahoma (2), Arkansas (1), and Louisiana (1). The agency for this area is the **North Texas Fair Housing Center**.

- **Fair Housing Assistance Program (FHAP)**

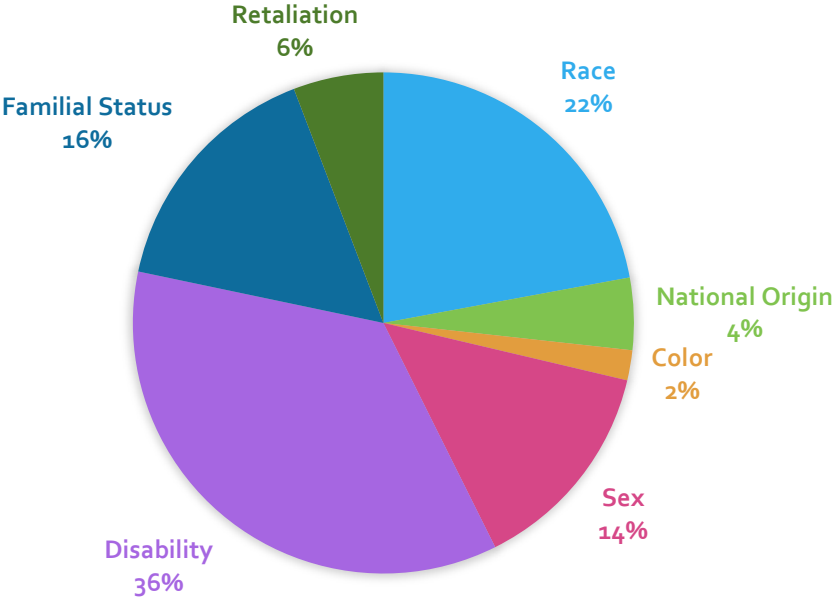
HUD provides funds to local and state agencies that administer fair housing laws that HUD has determined are substantially equivalent to the Fair Housing Act. Region VI has six FHAP agencies located in Texas (5) and Arkansas (1). The agencies for this area include the **City of Dallas Fair Housing Office** and **Fort Worth Human Relations Commission**.

- Region VI FHEO Regional and Field Offices enforce the fair housing law and related civil rights laws throughout its county jurisdictions, cities, public housing authorities, and HUD multifamily properties.

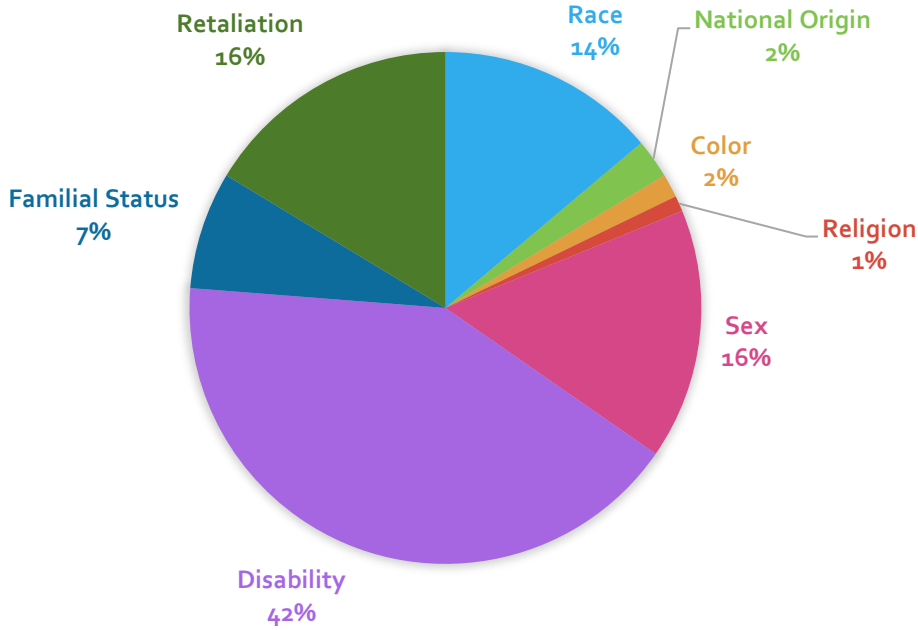


FAIR HOUSING DISCRIMINATION CASES

HUD CASES BY BASIS FY'23

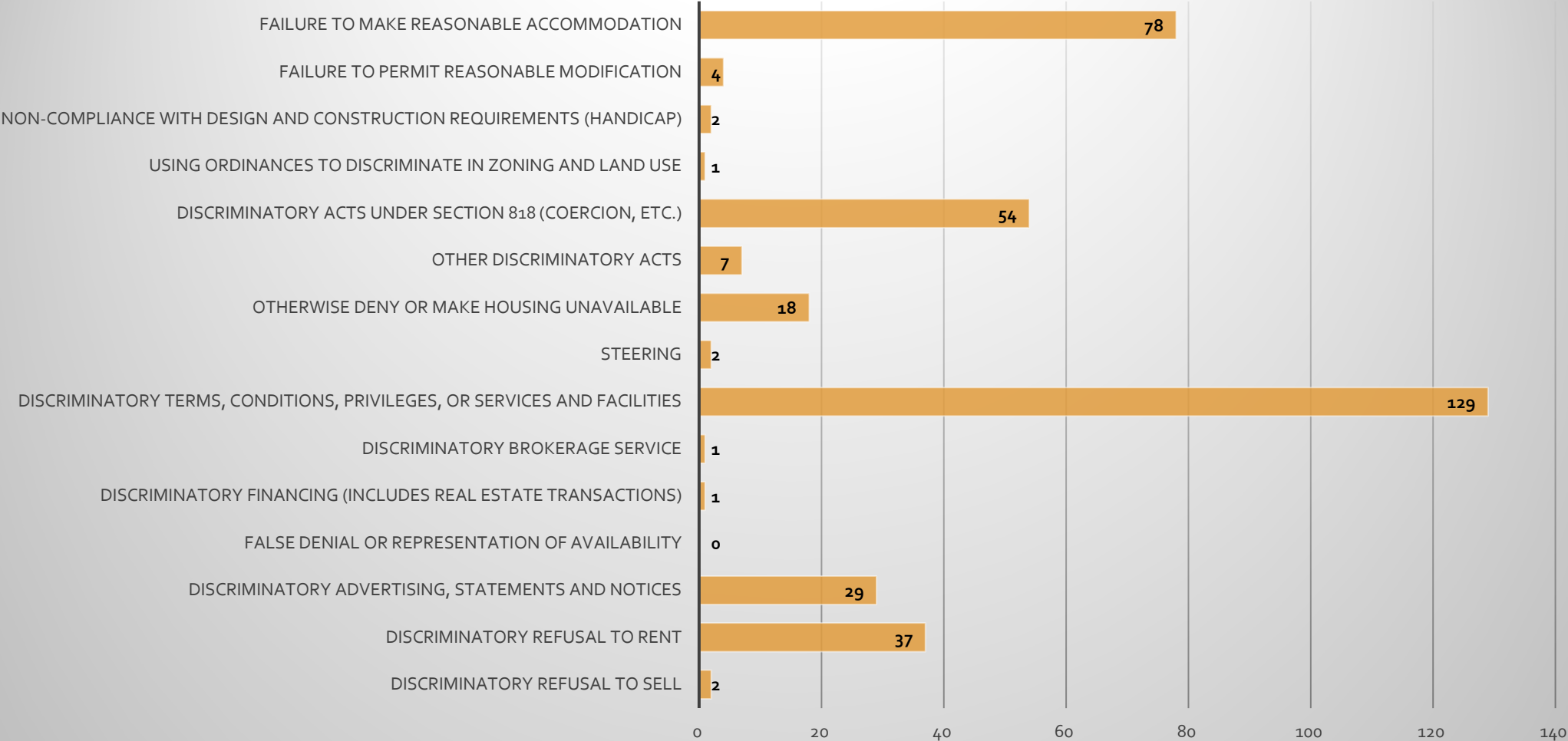


HUD CASES BY BASIS FY'24



FAIR HOUSING DISCRIMINATION CASES

R6 HUD CASES BY ISSUE FY'24



HUD Office of Fair Housing & Equal Opportunity (FHEO)

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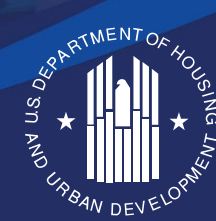
(713) 718-3185

OFFICE OF HOUSING



MULTIFAMILY
HOUSING
PROGRAMS

Multifamily FHA



Affordable Property
Kensington Apartments, Austin TX
221(d)(4) Substantial Rehab
Originally Built in 1968 as a lodging facility

Sources of Funds:

FHA Mortgage | \$15,250,000
Tax Credit Equity | \$18,042,813
HOME (ARP) Funds | \$6,000,000
Land Equity | \$5,542,501
Deferred Developer Fee | \$4,836,202

What We Do



Provide access to FHA multifamily loan insurance programs



Production and preservation of affordable and market-rate housing, including apartments and cooperatives



Loan Programs:

223(f) - Refinance/Acquisition

221(d) - New Const/Sub Rehabilitation



Multifamily FHA is self-funded through fees and mortgage insurance premiums paid by property developers and owners

Southwest Multifamily Region



Regional Office

307 West 7th St.
Suite 1000
Fort Worth, TX
76102

Satellite Office

400 State Avenue
Suite 300
Kansas City, KS
66101



Mortgage Insurance Programs



Section 221(d)(4)

Insures mortgages for the new construction or substantial rehabilitation of rental housing.

Applications

Sponsor must work with a MAP-approved lender who will submit to HUD.

MAP Approved Lenders

<https://www.hud.gov/sites/dfiles/Housing/documents/aprvlend.pdf>

 21 projects under construction in North Central TX

* Refer to the MAP Guide for detailed information

Affordable Spotlight Property



Cove in Odessa Odessa, Texas

221(d)(4) New Construction Completed 3/2024

A 200-unit broadly affordable, Class A, senior living development that utilized multiple sources of funding including:

FHA Loan | \$21.5M

4% Low Income Tax Credits | \$13M

Amenities include:

- Clubhouse
- Community Park
- Social Room
- Fitness Center
- Arts & Crafts Room
- Courtyard
- Dog Park
- Salon
- Wellness Room
- Library/Lounge



Mortgage Insurance Programs



Section 223(f)

Insures mortgages for the purchase or refinancing of existing rental housing that may have been financed originally with conventional mortgages, equity, or with a HUD-insured loan

Applications

Sponsor must work with a MAP-approved lender who will submit to HUD

MAP Approved Lenders

<https://www.hud.gov/sites/dfiles/Housing/documents/aprvlend.pdf>

Affordable Spotlight Property

North Crest Court

Waco, TX | Section 223(f)

A 119-Unit green, senior affordable property, with multiple sources of funding including:

FHA Loan | \$8M

National Church Residences – Residual Receipt Note | \$769K

Capita Magnet Funds Note | \$192K

Amenities Include:

- Community Game Room
- Furnished Seating Areas



Grant Programs



Section 202

Supportive Housing for the Elderly - aged 62+

Section 811

Supportive Housing for Persons with Disabilities Program - aged 18+

Applications

Applicants must apply in response to a Notice of Funding Opportunity (NOFO) posted on Grants.gov

Southwest Region
Section 202/811 Team
Branch Chief:
Jessie.J.Villarreal@hud.gov

* See respective NOFO for complete details

Affordable Spotlight Property



Image: GNDC / H+UO

La Vista de Lopez Austin, Texas

Section 202 and 221(d)(4) New Construction

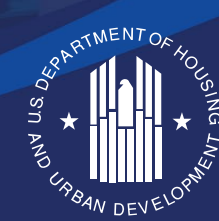
La Vista de Lopez is a 27-unit affordable senior living development that utilized multiple sources of funding including:

- FHA Loan I \$1,662,400
- City and State funds I \$2.5M
- Section 202 grant I \$4M
- 4% Low Income Tax Credits I \$5.8M
- Private Grants I \$72K

The property is an adaptive reuse of a historical single-family property to provide nine stories of senior housing.



Connect with us!



Regional Website: <https://www.hud.gov/states/shared/working/southwest/mf>

Regional and Production Division Directors

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Office of Public And Indian Housing (PIH)

**PUBLIC HOUSING PROGRAMS
AND OPERATIONS**

Office of Public Housing & Indian Housing (PIH)

Mission of the Office of Public and Indian Housing

- The mission of the Office of Public and Indian Housing (PIH) is to promote safe, decent, and affordable housing; create opportunities for resident self-sufficiency and economic independence; Ensure fiscal integrity in the administration of its programs.
- PIH works with local public housing agencies (PHAs) under an ongoing Annual Contributions Contract (ACC) to administer its programs.
- All PIH programs are published in the Catalogue of Federal Domestic Assistance (CFDA), which is available at <https://sam.gov/content/assistance-listings>.

Office of Public Housing & Indian Housing (PIH)

Office of Public and Indian Housing Core Responsibilities

- **Funding** - Ensure that public housing agencies (PHAs) properly use program funding for allowed costs and maintain adequate financial records for program expenses and revenues.
- **Performance** – Ensure that PHAs complete required tasks and achieve minimum program performance requirements.
- **Compliance** - Ensure that PHAs comply with all statutory, regulatory and other program-related requirements.

Office of Public Housing & Indian Housing (PIH)

Public Housing Agency (PHA) – Non-Federal Public Entity

- PHA are non-federal public entities that include housing authorities, cities, counties, council of governments, state governments, and non-profit organizations.
- Depending on type of PHA, board members may be appointed by a local governing official such as a mayor or county commissioner (e.g. housing authority board members) or elected (e.g. city and county commissioners).
- PHAs have autonomy to established their own policies, e.g. admissions preferences, grievance hearing requirements, and other policies to strategically address local housing needs.

Office of Public Housing & Indian Housing (PIH)

Voucher-Related Programs

Program	Description
<p>Section 8 Housing Choice Vouchers (CFDA 14.871)</p> <p><u>Includes Special Purpose Vouchers</u></p> <p>Voucher-Related Programs</p> <ul style="list-style-type: none">• VASH• Near Elderly Disabled (NED)• Emergency Housing Vouchers (EHV)• Stability Vouchers• Family Unification Program	<p>Provides vouchers for families to lease privately-owned rental units with rents based on family income. Two types of funding provided to PHAs: housing assistance payment (HAP) funds to pay landlords and administrative fee to PHA operating costs, including salaries. PHAs may project-based assistance. Benefits to families is assistance with rent based on family income.</p>
<p>Mainstream Vouchers (CFDA 14.879)</p>	<p>Modeled after HCV program.</p>

Office of Public Housing & Indian Housing (PIH)

Program Funding for Fort Worth Area

Program	2024 Funding
Public Housing Operating Fund (CFDA 14.850)	\$33,451,202
Public Housing Capital Fund (CFDA 14.872)	\$28,557,714
Section 8 Housing Choice Vouchers (CFDA 14.871)	\$650,702,451

Office of Public Housing & Indian Housing (PIH)

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Office of Davis Bacon and Labor Standards (DBLS)

U.S. Department of Housing and Urban Development

Office of Davis-Bacon and Labor Standards (DBLS)

Labor Standards at HUD **What, Why, Who and How**

Jerlinda Banks, DBLS National Director of Operations

Monday 5, 2024

Office of Davis Bacon and Labor Standards (DBLS)

DBLS Mission

- The **mission of DBLS** is to ensure that workers on HUD federally-funded/ assisted construction or public housing maintenance projects ***are paid no less than*** the wages identified in the applicable wage decision (DOL).
- Due to its wide scope, DBLS interacts with all major HUD programs to ensure that over 4,700 local contracting agencies are following the relevant laws, including FHA multi-family housing projects.



Office of Davis Bacon and Labor Standards (DBLS)

BACKGROUND ACTS

Davis-Bacon and Related Act (DBRA)

Ensures all laborers and mechanics are paid the prevailing wage rate on federal government construction projects in excess of \$2,000

Contract Work Hours and Safety Standards Act (CWHSSA)

Requires contractors on covered contracts to pay laborers and mechanics employed overtime pay for all hours worked over 40 hours in a work week

The Copeland Act aka Anti-Kickback Act

Prohibits a contractor or subcontractor from making an employee give up any part of the compensation he or she is entitled to, while also provides for Department of Labor (DOL) regulations requiring weekly submission of payrolls on construction of public buildings and works and buildings or works financed by a federal loan or grant

Fair Labor Standards Act (FLSA)

Applies to any Labor performed – child labor requirements, overtime, federal minimum wage rates (DOL enforced)

Office of Davis Bacon and Labor Standards (DBLS)

Programs Covered by DBRA

- CDBG – Community Development Block Grant
- HOME – HOME Investment Partnerships Program
- PHA – Public Housing Authority (Development and Operations)
- TDHE – Tribally Designated Housing Entities
- DHHL – Department of Hawaiian Homelands
- FHA Multifamily
- RAD – Rental Assistance Demonstration

Office of Public Housing & Indian Housing (PIH)

Thank you

You can reach us at:

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