



**Alabama Caucus Agenda**  
**Wednesday, April 12, 2023,**  
**9:00am – 1:30pm CST (10:00 am – 2:30 pm EST)**  
**NHS-Birmingham, Inc., 601 19th Street North, Birmingham, AL 35203**

**1) Welcome Members and Guests** (Tim Thrasher)

*Potential Guests: Jay Williams, Collaborative Solutions; AL Arise folks (tentative)*

**CAUCUS TIME**

**2) Fahe Membership Business**

- a. Approval of November Minutes **pp. 3-9**
- b. Caucus Chair Election - June Meeting
- c. Around the Horn

**30 minutes**

**3) AL Caucus – Supporting Members and Growth Opportunities**

- a. Affordable Housing Association
  - i. Movement on the state housing tax credit, March special session
- b. Fahe/AL Meeting – planned with State Agencies
  - AHFA; ADECA; USDA on April 13 – Fahe and Caucus Chair

**4) Advocacy pp. 10-14**

**20-30 Minutes**

- a. Federal Update – Josh
- b. State – Maggie - State Advocacy Committee Activities
  - i. AHTF
  - ii. ARPA

**STRENGTH IN NUMBERS**

**5) Member Interest/Focus Updates**

**10 minutes**

- a. Workforce Development – introduce Travis Witt
- b. Broadband

**6) Fahe Updates – Memo Attached pp. 15-16**

**25 Minutes**

- a. Report on February Board Meeting – Mary Ellen Judah; Aron Boldog
- b. Membership Updates
  - Reporting – QE 12-31-22 status- Vonda
  - Training - Jackie
  - Spring Retreat – around the corner
    - o DOE and CDFI Meetings Update
  - Annual Meeting in Charleston, WV

c. REED, Research Evaluation Evidence & Data Cmte – *(see Memo for Data)*

*Reference List) pp. 17-22*

**SCHEDULE CHANGE:** The Member REED committee meeting is being moved from Monday April 10th, 2023 to the following Monday April 17th, 2023 1:00-2:15pm. Additional reminders will be sent out next week, but this is the correct link for the upcoming meeting. Join the **Zoom Meeting:**

<https://us02web.zoom.us/j/84671456047?pwd=aE9WeXINTTVEWVlrcHpWODF5TXJtdz09>

- d. Lending – Community Lending (*James Edington*) and JustChoice Lending (*Janel Lawson, tentative*) **pp. 23-25**
- e. Partners for Rural Transformation - Jose Quinonez (tentative)

### **Upcoming Events**

- **April 17 – 1-2:15 pm ET – Fahe** Member REED Committee via Zoom
- **April 25/26, 2023 – Fahe Spring Retreat in DC!**
- **May 1-5 – NeighborWorks America NTI – San Francisco**
- **June 9 – Virtual Caucus Meeting** (likely 10 am – 2 pm Eastern)
- **Aug. 21-25 - NeighborWorks America NTI – Chicago**
- **September 2023 – week of the 18<sup>th</sup> – HOLD for Fahe Annual Meeting in Charleston!**
- **November 3 - Virtual Caucus Meeting** (likely 10 am – 2 pm Eastern)

Sign up for Fahe's Member Newsletter here: [www.fahemembers.com/signup](http://www.fahemembers.com/signup)

Sign up for Fahe's Blog here: [www.fahe.org/signup](http://www.fahe.org/signup)

AL Member Page: <https://www.fahemembers.com/state-caucuses/alabama-caucus-information/>



**Alabama Caucus Minutes**  
**Thursday, Nov. 3, 2022**  
**9:30am – 12:30pm CST (10:30 am – 1:30 pm EST)**  
**Virtual via ZOOM**

**Attendees:**

Name	Attendance	Name	Attendance
Anthony Cook	ARM	Drew Pritchard	Fahe
Carrie Lea	CAANEAL	Essence Smith	PRT
Maggie Bell	CAANEAL	Jackie Weiss	Fahe
Tyesha	CAANEAL	Jim King	Fahe
Aron Boldog	CAPNA	John Niederman	Fahe
Gena Forth	CAPNA	Joshua Stewart	Fahe
Jennifer Brown	CAPNA	Margaret Riden	Fahe
Tim Thrasher	CAPNA	Nicholaus Bormes	Fahe
Tyara Lyle	CAPNA	Vonda Poynter	Fahe
Lynn Robertson	HERO	Ted Boyatt	Fahe
Mary Ellen Judah	Neighborhood Concepts	Jose Quinonez	Fahe/PRT
Twanda Parker	NHS-B'ham	Emily Burleson	PRT
		Benjamin Trogdon	PRT

**6 of 6 Members present = 100% Attendance!!**

**1) Welcome Members and Guests** (Tim Thrasher)

Per Maggie, Jay Williams from Collaborative Solutions was unable to join today because of illness.

**CAUCUS TIME**

**2) Fahe Membership Business**

a. Approval of June Minutes - Mary Ellen, moved that the minutes be approved; Aron seconded; unanimously approved.

b. Around the Horn –

CAA Northeast Alabama: Carrie Lee – thankful to be part of the Caucus and Fahe. Looking to utilize the services that Fahe provides. Have added Jefferson County to our service area with 2 departments – housing counseling – including one HUD certified housing counselor. Family services department: Program is more intensive case management including follow-ups to get clients to Self-Sufficiency. Working on housing there.

Maggie Bell - Excited about new programs, will be up and running soon. Office space, large location; one central office in Birmingham. Now located in Bessemer which is too far west. The housing counselor will be positioned at the Birmingham office – but launching in Jefferson County.

Neighborhood Concepts: Mary Ellen – Closing on permanent financing on a 56-unit development; another 198 units under construction, about 25% complete that will go on line late next year. Application in to the state for 48 units of affordable senior housing. Loan fund is doing well; as of Sept. 30: \$3.5M to small business in North AL, expect another \$1M by the end of the year. Recently approved for some Fahe financing for lending capital – relationships and services at Fahe is part of the benefits. Missed the southern Conference.

HERO: Lynn Robertson – Nothing to share right now, just listening and learning and seeing what is involved.

Alabama Rural Ministry: Anthony Cook – We currently have 10 projects, home repair, hoping to close out by the end of Nov.; another 15 to start by January for MLK service weekend – MLK Day which will be Friday-Monday. Baptist Fellowship will be in for President's Day (Feb. 20) for 20 home repairs.

NHS-Birmingham: Twanda Parker – We will acquire 20 units from Shadowbrook Apts. from the City of Birmingham, if approved by City Council. Also have our last workshop for the year, all the lenders for speakers – with the Woodlawn Dev. Foundation. Single for ERA – Ewrap. Also working with the City on a DPA system. Tim and Kelleigh meeting soon.

CAP North AL: Aron Boldog – Have closed 3 LIHTC deals, one Acq/Rehab – some help from the state – now in construction. Jennifer Brown as a project manager – her experience and expertise in the office is appreciated – experience in consulting on LIHTC in the Southeast. Gena Forth - NWA week was very successful. Weatherization will likely increase by 5X in the next few years and ramping up for that. State representatives called about ramps on houses. Allocated some CDBG in Morgan Co for additional work. Utility assistance in the State will increase, just announced yesterday.

Carrie - We have quite a bit of utility assistance and assistance coming for families within the State to kind of level the budget.

Tim Thrasher - CAPNA has 2 HUD certified counselors. NWA week – 14 homes on one street – lots of staff involved – lots of accomplishments in 3 days. Transformed a pink house, completely different color, and good feedback from residents. Heard at the Southern Conference on Homelessness and Housing, some advocacy items. Tim noted well-run conference – folks on the federal level – Fahe did an excellent job presenting. Met some good contacts – minority dev. from South AL that he connected with.

Opportunity AL – Opal - Supporting women-owned businesses in the construction field. If you have any contacts, Mary Ellen will facilitate a connection. Look them up – opportunity zones in your area will work well there.

**From Mary Ellen in chat:** [www.alabamawahn.org](http://www.alabamawahn.org) or [www.facebook.com/ALWAHN](https://www.facebook.com/ALWAHN)

Host a Caucus meeting? Looking at Feb. to meet in-person in Alabama for the caucus meeting, may combine with outside agencies to present.... Any takers? We'd love to go down to Montgomery and meet with the Affordable Housing Finance Authority., ADECCA, maybe even USDA - have a day to do that. Then a day to gather potential members/partners together just to talk. And then the caucus meeting. Kind of general conversation with others. but and dates would matter so we've not set any of the dates for the next round of caucuses. As this would be kind of a two-day thing we wouldn't want to make it whenever it's most convenient, but sometime in that February timeframe and I know Maggie's got some things that we're planning and working on that we'd want to make sure that we don't overlap some stuff, so if there's a just a just a thought, as we think about thinking about Birmingham or the Huntsville area.

Mary Ellen – can find space in Huntsville – banks space or meet in one of the clubhouses in Huntsville. NSH'B – Tour Carrie Lee's new office... was going to ask about space – another organization has a large meeting space; they have a huge foyer adjacent to the board room.

Twanda – have met at the NHS-B'ham office before, not sure there's enough space for a larger group.

Tim - We probably could have some connections in Montgomery, even if we needed to go that far south and be right there with some of those agencies. Maybe we could tour Carrie Lee's new office and Jefferson at some point. You'd probably be looking at around 30 people.

Carrie Lea: There is another organization that's across from us that also has a large meeting space, and then we have like a big foyer, so that adjoins the board room; a very nice reception area.

### 3) AL Caucus – Supporting Members and Growth Opportunities

#### a. Affordable Housing Association

##### i. Movement on the state housing tax credit, March special session

Tim involve in AHA, found that \$100K raised for that effort – Paul Compton, atty in Birmingham, Bradley Law Firm – spearheading. Paul and Adkins Robert working on that. Working hard with the Realtors Association. Asking for a Special Session in Feb/March – the legislation for the state tax-credit of \$15M = \$150M impact over 10 years. **From Mary Ellen, in chat:** Cindy Prater [cindy@thebennettgrp.net](mailto:cindy@thebennettgrp.net) AHFA has allowed the AHA to have a liaison group – quarterly or as-needed for discussion of housing issues. State tax credit, QAP issues, dev. issues, property management, asset management issues, AHTF. That is a breakthrough. Recommendation of David Young at AHFA.

#### b. Southern Conference on Homelessness and Housing – download

##### i. Participation –

Anthony: One of the things I find most helpful was the Advocacy toolkit that they talked about. Each housing agency to either speak to our representatives, local mayors, politicians, or whatnot and advocate for the Alabama housing trust fund. Have gone through it and finding a lot of stuff that's useful, including a script, suggest that everyone at least takes a look at it. On the LIHCA website: <https://lihca.org/> very first homepage you just scroll down about halfway, and you'll see what you can download.

Tim: Everything that we can get use! Jay Williams put that together from LIHCA and Jay presented on Alabama Trust Fund State Trust Fund. I found out more about Jay at that which he's had some lived experiences with homelessness, and so forth. He did an excellent job presenting. It has more flexibility than the Federal Housing Trust Fund. And it will allow us to fill some gaps for both single family homes as well as a multi-family. in these law tech deals. We're very excited about the opportunity. I think the initial ask. We're looking at Maggie, and you can come in here as well, too, but is 25 million is the initial asset.

Aron: They're looking at 22, does Jay have a timeline of when this proposal might try to go? If we have both of these going in the State tax credit and the State Housing Trust Fund at the same time, you know, does that pose any issue? Right now is kind of the time when they have some ARPA funds and excess funding available. that they're looking to spend opportunity time for that.

Tim: This is getting that support which comes from us as volume members and those developers within the State. I think that they're using part of that is for the study through collaborative solutions. Legislators can see the normal need I think there's no questioning the need for housing for one housing up to, and it's not limited to this 30%. It goes up to 60%, which is more appealing.

Mary Ellen: I would just add I think that's a very valid concern, because the state has not in the past demonstrated a real interest in putting dollars into affordable housing. There's an opportunity to connect both groups that are advocating for different things to talk about messaging. How can we connect to these folks?

Maggie can help us distill the message.

- c. November webinar to introduce AHFA, ADECA, AL-USDA to Fahe  
Do it sooner – great information. Heard from our team immediately – very helpful.  
Planning and will have Tim join.
- d. Fahe AL Meeting – planning for February
  - i. Date - AHFA has LIHTC applications due in February? Will need to check before we can settle the date.

Planning for February, will need all of the below, so start thinking about it.

- ii. Location
- iii. Invite list
- iv. Followed with a Caucus meeting?
- v. Preceded by meeting with AHFA, ADECA, AL-USDA

#### 4) Advocacy

- a. Federal Update – Josh [jstewart@fahe.org](mailto:jstewart@fahe.org)  
Some folks in the Senate – first legislative action on the rural income fairness issue. Oddly simplistic and complicated and doesn't seem impactful as it is data, but the way AML is calculated it is a systemic issue.  
Other stuff: DASH act,  
Hearing on Infrastructure act and Green initiative. Distributed some info.  
If there is a particular angle you are interested in, there are some \$ for CDFIs to apply for – want to know what that looks like. Interest in some items – share? NCI board member – CEO Energy AL focused on the green/EE possibilities – a good resource – JK asked for contact. What the outcomes should look like.
- b. State – Maggie - State Advocacy Committee Activities  
Meeting as a small group with LIHCA to move the AHTF forward – one-time investment and some dedicated funding moving forward. Overview: 2014 Economic Benefit of AHTF, dated, not present realities or economic benefits of smart investment in housing. Vonda initiated conversation, willing to update, did some rapid turn around fundraising \$15K for the update – talking macro about other campaign opportunities – launch event, marketing materials, collateral. All prior to legislative session. Jay got the proposal to do the exact same report is \$12,500. Go back to the funders for additional funds – we appreciate the increase costs, but you are largely updating the work you have already done, but adding in the one-time investment – Maggie with Jay. Jay's colleague shared a conversation with the assistant director of Finance – the state will not be putting any \$ in the AHTF. It isn't an obligation or disbursement.  
Spend \$25M by 2026 – we may have to work the legislature who can softly engage or pressure the Director of Finance.  
MEJ: Cadence provided \$10,000; PNC provided \$10,000 (PNC had not received the proposal). Had coffee with Mike Ball, Rep. soon to be retired – very enthusiastic about this as is his daughter who has written a book to uncover corruption... can't consult for 2 years. Some constraints. He says we have to get some of the far-right folks on board and some suggestions. PNC ship has sailed – by the end of October, Jay likely didn't follow-up. Can we ask Truist. PNC is under Community Action Plan – have to make investments – straight back to PNC. Work with the Dev. Team to make a couple of asks. SVP on CRA – Heidi was at SCHH – with Truist – JK on the CD Board – make the ask.  
United provided \$1,000.  
Finance Director – Bill Pool. Finance Director at the State – an Asst. Director of Finance...

Jim King – mentioned the closing session of the Annual Meeting – Meet the Moment – and that everyone heard Dana Bazera at the Heron Foundation's comments about giving the people that

know how to get it done the money and get out of the way – moves people out of persistent poverty. Since then, a couple of Fahe Staff spent time with the Heron board in Selma to talk about what kind of commitment they would make to this work? Build a three-legged stool – Fahe as practitioners; USDA as federal friends (Not a formal working group as that gets federal scrutiny – pot lock and they show up); and the Foundations – specifically in the black belt. Dana has a green light from the Board to move this work forward. USDA has made a grant for TA of \$1.3M (usually national intermediaries) but thinking about work at a community level and the regional groups that are tied to that work. Income eligibility that Josh has been working on may see this as competing on a national level.

Calendar a meeting, set an agenda, work together on the vision (theory of change – 2 sentences on what we are solving for). Use the meeting to align the groups around program that work. Tried to align to programs has not helped us. Dana is committed to bring other Foundations to the work. Farah Ahmed – Deputy Secretary at USDA that took Justin Maxson's place – bring HUD, Treasure into the mix as well.

This is a good moment – good attention – we want to change the game.

Line up to create pass-thru capacity money and others in similar footprints (PRT). Waivers for your programs – what statutory requirements need to change – what makes it work in our communities. They are dying to work together and Fahe is a broker in the group.

Before Feb. we will make progress.

Aron – investment in the black belt in AL and what it means?

Jim noted the Heron Foundation used to fund 80-100 NPs on an annual basis – small \$50-\$100K – not going deep but touching a lot of places. 10 year ago they changed strategy – looking for financial return – didn't work for Fahe. Dana was on staff, president a year ago and rejiggered the Board. They want to go deep – work with Fahe ad other PRT partners and connect to communities. They approved a PRT program that will run through Fahe.

Ford, Kellogg, Robert Wood Johnson, Rockefeller – on the list and looking at west coast for Dana to get Fahe in front of.

Jim – folks are willing to hear that what has been done in the past could have worked better if they had understood what organizations need on the ground.

You can't live on grants, have to have a business model for cash flow. They want to invest in a strategy that works.

## **STRENGTH IN NUMBERS**

### **5) Member Interest/Focus Updates**

#### a. Workforce Development

Vonda noted we are still evaluating funding – not funded for the Good Jobs Challenge Grant, waited until August to find out. John Niederman has been working with Nicholas, previously with Advocacy staff – Nick Material, AmeriCorps VISTA and two interns on existing Workforce Development training opportunity – who and where. And we will be looking for further opportunities for funding but are learning while we review opportunities. It is a big elephant – eating one bite at a time. Interviewing an Advancement Director in Membership that would move this work – excited about this. John noted some work he is doing on child care initiatives – entrepreneurial mindset – how do you build child care seats and increase the number of individuals with home-based settings. Workforce Dev. to look at entrepreneur as a strategy as well as Workforce development that is entrepreneurial - come to my community and create it – a workforce issues – as you heard – gig economy – insufficient support systems.

b. Broadband – still in review – looked at USDA Reconnect program but it is not the right fit. John will be doing some work to determine options to consider.

## 6) Fahe Updates – Memo Attached

- a. Report on September Board Meeting – Mary Ellen Judah; Aron Boldog  
MEJ: Good meeting, virtual, spent some time on financial position – strong organization. Generative conversations on Concrete Solutions – next steps for that – strategic planning for the next 5 years.  
Aaron: nothing to add. Jim's evaluation went well.  
Tim noted it was nice to have representation on the board.
- b. Membership Updates
  - Reporting – QE 6-30-22/9-30-22 status- Vonda – AL was at 80% for the QE 9-30-22; overall a little under 86.8% reporting across the membership. Reporting is important for our collective impact; we watch reporting, attendance and Membership renewal materials. Currently on two Members are working on renewal materials but they are in communication and that is most important.
  - Training – Jackie – a virtual NTI is planned for early February in February is coming in.
- c. REED, Research Evaluation Evidence & Data Cmte - Katy Stigers, Camila Moreno  
Office hours will be available for Members to stop in, – digitally represent data, research, topics
- d. Lending – Community Lending and JustChoice Lending  
Drew – Bond Guarantee \$ for rental – it is Treasury – rates are fickle – USDA CF Relending – applies to the project in Foley – for a library and downtown improvements. 4% interest for CF – looking better every day. We are here – can help in different ways – meet different needs, let us know about your ideas/projects and we will see if we can build a project with you. [dpritchard@fahe.org](mailto:dpritchard@fahe.org)
- e. Virtual CFO Services (Rae Williams) – Updated FASB in the packet
- f. Partners for Rural Transformation - Jose Quinonez, Essence Smith, Benjamin Trogdon  
Recently received \$500K for research from Google – 2 year program – research on rural and ROI in persistent poverty in rural America. Working to expand the story map – Essence shared link. Expand in rural areas, census is “everything else” – not appropriate for rural America... need a strong definition of Rural America. Google grant – 8 stories on peoples' issues. Food insecurity from NP, local official, agencies. CFPB – learning about cash back fees that people in rural are being charged. If you are interested in discussing, we will reach out and have you join us on the call. Heron Foundation – she can run for president – she gave a large grant to PRT – largest grant – it will run through Fahe. USDA provided a TA grant of \$1.3M – PRT is moving and good stuff.  
**From Essence in chat:** <https://storiesofruralamerica.com/> to inquire about "everything else"/participation/suggestions for future stories, please email me: [essence@pfrt.org](mailto:essence@pfrt.org)

Tim noted that CAPNA was starting a Podcast – Problems with Poverty – will reach out and share about that for a PRT review.

Tim noted a Georgia group was providing laptops - \$5 each with 5 years of free internet....  
Connecting Broadband with LI families - digital connection opportunities.

## Upcoming Events

- **Nov. 9-11 – [ReFrame Conference](#):** MeadowView Conf. Center, Kingsport, TN There is a special offer for Fahe Members who register. Use promo code **Fahe** to save \$25. If you need a bigger scholarship to be able to participate, email [becca@coalitionforhomerepair.org](mailto:becca@coalitionforhomerepair.org).



- **Tues. Nov. 29<sup>th</sup> 1:30-3:30 – Workshop:** Strategic Visioning for Fahe's 2024-2028 Strategic Plan
- **Dec. 7-9** – Rural LISC Annual Seminar - [Rural Talks: Workforce + Small Business](#)
- **Feb. 6-10 – NWA Training – virtual**
- **April 2023 – week of the 24<sup>th</sup> – HOLD for Spring Retreat!**
- **September 2023 – week of the 18<sup>th</sup> – HOLD for Fahe Annual Meeting in Charleston, WV!**

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## Fahe Caucus Advocacy Update

February 2023

### **Quick Asks:**

1. We need the projects you're most proud of for our congressional district one pagers. Please send a paragraph and photo (if possible) to Andrew Bates; [abates@fahe.org](mailto:abates@fahe.org)
2. We need to make sure we have your Spring Retreat Point Person and the congressional districts where you serve. Please pass these along to Jackie.
3. Do you have feedback about how Federal Recovery Funds flowed into your communities? What worked and didn't in rural areas? Treasury would love to know. Contact Maggie for more info. [Mriden@fahe.org](mailto:Mriden@fahe.org)
4. Want to join a state advocacy coalition?
  - a. For WV and KY Contact: Andrew Bates, [abates@fahe.org](mailto:abates@fahe.org)
  - b. For AL, TN and VA Contact: Maggie Riden, [mriden@fahe.org](mailto:mriden@fahe.org)

### **State Advocacy:**

#### **Tennessee (Partners: The Neighborworks Alliance of TN & TN Association of Housing Redevelopment Authorities - TAHRA)**

**SAVE THE DATE: 2023 Hill Day March 1, 1pm after THDA Conference**

#### **Standing Meeting Date: Rolling and As Needed**

- Advocate for \$100 million in American Rescue Plan State Funding (ARPA) to support Fahe members in low/moderate income housing production statewide.

The Tennessee Caucus continues to make progress. We successfully presented our \$100 million in ARPA funding ask to the Governors team in early November. Jackie joined THDA Director Ralph Perry to present our proposal. While a decision was not made at that meeting (or a December meeting), our proposal was well received by the FSAG group. There were a handful of questions about how this proposal intersected with other funding streams and Fahe's history in the state and region. And at least one member of the FSAG group voiced his support for using ARPA funding for affordable housing. Although it was disappointing to not get a decision before the start of the new year, our ongoing outreach and the questions posed at the FSAG meeting helped Fahe staff and members better understand the amount of education that must be done with legislators on affordable housing needs; and generated some good insights into possible allies or avenues to move larger housing investment conversations forward. In addition, we submitted a second revised proposal in late January. We hope

to have more details to share about the reception of that proposal when we meet in person.

### **Kentucky (Partners: Urban League, Housing and Homelessness Coalition of KY) - AHEART Proposal:**

**Standing Meeting Date: 4<sup>th</sup> Wednesday of the month, 3pm EST**

**SAVE THE DATE: February 21<sup>st</sup> Hill Day with HHCK**

- \$300 million spread over two years to establish and fund a Disaster Response Housing Trust Fund (home repair, new home build, capital repairs, tech assistance to include housing counseling)
- \$40 million one-time investment (ARPA or Budget Surplus) in the AHTF
- \$75 million (ARPA or Surplus) for vacant and abandoned property mitigation
- Increase the fees that fund the traditional AHTF from \$6-\$12

Our efforts in Kentucky continue to be largely defined by the July flash floods. During the second quarter, Advocacy team worked closely to support members of our KY Coalition in engaging in candidate/legislative outreach and media engagement. This work resulted in three very clear legislative champions (Smith, Adkins and Blanton. We also saw increased engagement from the Governor's Office, with a major project announcement in late December outlining his plan to invest in new community builds. Equally important, Fahe leadership remains a major source of insight and recommendations for the Governor; a strong indicator of the power we hold in local politics at this time. The second quarter also saw a flurry of media coverage on the limited action taken by KY leadership with regard to the Flooding. In the lead up to the Holidays, our issue received some useful media coverage, some of which mention our AHEART proposal, and we know of at least 3 -5 more pieces coming in January.

- [Herald-Leader Dec 30](#)
- [Public News Service Dec 30](#)
- [Courier Journal Dec 23](#)

### **West Virginia (Partners: The Hub and The WV Land Stewardship Corp/Vacant and Abandoned Properties Coalition)**

**Standing Meeting: 4<sup>th</sup> Tuesday of the Month, 3pm EST**

- Tax Credit to support community development projects
- Dedicated funding for a Federal Fund Matching Pool
- Increased use of project-based vouchers
- Increased support for more robust financial literacy training for high school students

This second quarter brought some ups and downs for the WV coalition. We heard back in late November from a prominent education advocacy group in WV that our goal to increase the rigor of financial literacy at the state level was likely a non-starter (given

state politics and existing education priorities). Rather than spin our wheels with the state, we're working with a WV member to identify possible funding to support the pilot partnership she's developed with a handful of WV High Schools with the hope that this program can serve as a future proof of concept.

Our work on a state-based tax credit and dedicated funding match pool will begin in earnest with the start of this legislative session. We anticipate working closely with other state-based advocacy groups to identify possible allies to elevate these priorities. With regard to project-based vouchers; we're working to get a joint exploratory session between Fahe members and state Housing Authorities to explore opportunities to expand the use of project-based vouchers. Finally, SALS has elevated a major local challenge related to rental increases and the purchase of mobile home parks by for profit developers. Fahe Advocacy is doing some initial exploration into the scope of these issues in WV and the region more generally. While still in an early exploratory phase; the trends we're seeing in WV and other non-Appalachian communities-particularly with regard to the purchase of mobile home parks may have relevance to the region. More to come.

### **Virginia (Partners: VA Housing Alliance)**

#### **Standing Meeting Date: First Thursday of the Month, 11am EST**

- Secure increased housing funding and a special carve out for SW VA.
- Work with Housing Agencies and the state to provide developers with the ability to transition tenant-based vouchers to project-based vouchers
- Eliminate the prohibition of using Homeless Assistance Grant Money to pay rent on units owned by the same agency. This could be specifically targeted to rural parts of VA.

Our VA Coalition continues to make progress- particularly in their work to elevate specific funding for SW VA. In late November the coalition contracted with VA Tech to complete a housing needs assessment specifically focused on SW VA. The information that this analysis provides will allow Fahe Advocacy team to draft a robust funding and policy proposal we will begin to circulate in Q3 and 4 of this year. Members continue to elevate the need to transition tenant-based vouchers to project based vouchers; and to address the prohibitions on Homeless Assistance Grant dollars as they meet with relevant agencies.

### **Alabama (Partners: AL Arise, Low Income Housing Coalition of Alabama)**

#### **Standing Meeting Date: Third Wednesday of the Month, 11am EST**

- Dedicated, recurring \$20 million for their AHTF, and an additional \$20 million in one-time ARPA funding for their Trust Fund. To kick this off- we've commissioned an update to a 2014 housing study that looked at the economic benefits associated with a funded Trust Fund.
- State Low Income Tax Credit
- Increase in membership size

Alabama is our small but mighty caucus. In November of 2022, this coalition confirmed a contract with an AL based researcher to update a dated economic analysis that outlined the benefits to funding the states affordable housing trust fund. We are awaiting the final report now, As we wait, the coalition has done a deep dive on the original legislation to identify possible updates; is working to develop talking points that clarify how funding the Trust Fund is complimentary to a State Low Income Tax Credit (another advocacy priority that Fahe is supporting but not leading), and identifying possible champions for our ask within the Governor's office. The final report, and this work will inform the development and launch of a robust advocacy campaign for AHTF funding in advance of the 2023 legislative session.

### **Federal Advocacy:**

Finally, we are continuing to make headway in our Federal Advocacy Work. As we have reported in the past, our strategic focus here has been the passage of a legislative fix to the rural income limit fairness proposal Fahe has created. We have seen some progress towards that end this quarter. Congress directed, through its year-end spending bills, that HUD report on the impacts of Fahe's proposal by the end of June 2023. This will be the first time HUD is put on record on the issue, and is the first time Congress has acted in any way on our income limit issue. While only a first step, it is an important one.

Elsewhere on the topic of our income limit work, we have been working to educate our congressional delegation, raise the issue with federal administrative leadership during coalition meetings (e.g. National Rural Housing Coalition meetings), and work to include the proposal in ongoing advocacy work with the Partners for Rural Transformation. We have also made it the center piece of a public comment to the Interagency Community Development Committee, an arm of the federal government which brings together administrative staff from different federal departments to discuss cross-governmental issues with community development funding.

Finally, on the topic of our income limits work, we are glad to announce that we are in the early stages of planning Fahe's first ever congressional briefing. Planned for early Spring, it will bring together Fahe Members, representatives from the PRT and the research community, to host an event in the Capitol building aimed at educating as wide a swath of congressional staff as possible. The planning for this is in the early stages, but we hope that this event will set the stage for the later Spring Retreat advocacy of our Members.

The other large-scale projects which the department has focused on have been appropriations work and the summer flooding in the Region. We have worked to keep the flooding foremost in the minds of our congressional representation, not only to increase spending on year-end appropriations for programs like CDBG:DR (\$3+ billion) but also to ease administrative burdens on programs to help in the short term (mainly USDA housing programs), and to speed the process of administering federal funding (less successfully).

Appropriations have played out as expected, with a full year funding bill passed at the end of the calendar year, avoiding a continuing resolution. Unfortunately, the final funding levels are not as robust as they were in some proposals throughout the year. Most programs were flat funded. Some exceptions to this are found in increases to USDA Rental programs, the CDFI Fund, and CDBG earmarks from Members of Congress. But by and large, core programs like HUD's HOME Investment Partnership Program and USDA's Section 504 Home Repair remain flat funded at their FY2022 levels.

Elsewhere, Fahe made public comments on the future of the Federal Home Loan Bank system, as well as the CDFI Certification Application this quarter. We also gathered Member input on the potential for network usage of the new funding made available in the Inflation Reduction Act, to being identifying and facilitating the delivery of these funds.

This is by no means an exhaustive list, but a set of highlights to date. With the end of the 2022 campaign cycle, we will be identifying future champions and opportunities to elevate the needs of the region given the division of party leadership in the House and Senate. Other priorities were also pursued this quarter and will continue to be pursued next quarter as well (e.g. creation of a Neighborhood Homes Investment Tax Credit), but no significant progress was made this quarter to report on.

On a personal note, your staff is very glad to report that Capitol Hill is slowly getting back to normal following the restrictions of the pandemic. It is now possible to take meetings with congressional offices in person, and coalitions and organizations are beginning to host events in the city again. We take this time to remind you that Fahe has an Advocacy staff member in the DC area, and he is looking forward to accompanying you or facilitating your visits, if you should want to include Fahe in your advocacy.

### **Big Picture Policy Committee:**

The BPPC committee continued to meet throughout this quarter. Although we had slightly reduced attendance due to some members having standing conflicts for the fall period- we were able to maintain quorum and produce some good work focused on strengthening Federal Disaster Recovery to maximize its utility in rural and hard to serve areas. The board will review and vote on this policy on during the February meeting.

## Fahe UPDATES

### USDA 502 Update from Jamie Puckett:

- The current rate as of 2/1/2023 has decreased to 4% from 4.25%.
- Phase 2 applications are to be submitted to Fahe if they are not already doing so if members are Qualified Employers/Certified Packagers with Fahe. Submit Phase 2 to [Phase2@fahe.org](mailto:Phase2@fahe.org)
- Reminder to keep Fahe copied on all correspondence with RD. This ensures that all parties are kept apprised of the applications statuses throughout the Direct application process.
- Please remember that Fahe is here as a resource for your organization to utilize if you have questions, need guidance, technical support, advocacy, additional training or assistance with marketing.

### Quarterly Reporting Information – Quarter Ending 12/31/22

<b>KY Organizations</b>	<b>13</b>		<b>KY Organizations</b>	<b>15</b>	
Turned in by 7/10	3	23.08%	Turned in by 7/10	5	33.33%
Turned in by 7/15	10	76.92%	Turned in by 7/15	12	80.00%
Turned in by 7/25	13	100.00%	Turned in by 7/25	15	100.00%
<b>AL Organizations</b>	<b>4</b>		<b>AL Organizations</b>	<b>6</b>	
Turned in by 7/10	1	25.00%	Turned in by 7/10	3	50.00%
Turned in by 7/15	3	75.00%	Turned in by 7/15	5	83.33%
Turned in by 7/25	4	100.00%	Turned in by 7/25	6	100.00%

### Trauma Informed Care Information & Schedule from Nicholas Bormes

Good news! After coordinating with UWSWVA (United Way of Southwest Virginia), SAMSHA (Substance Abuse and Mental Health Services Administration), and Bristol's Promise, we've selected the following dates for standing trainings via Zoom for Fahe staff and member organizations:

**Thursday, April 20:** 1p - 3p; **Monday, May 1:** 1p - 3p; **Thursday, May 25:** 10a - 12p

Following, is a flyer for the upcoming training. All participants (individually) will need to follow the link within the flyer or directly visit the Eventbrite page [HERE](#). The e-ticket "purchase" will be on the right side and the price is free. Once you register, you will receive an email – click "view the event" in your email, where you will choose from the dates above to attend the training. This will also give you the option of saving the zoom appointment to your calendar. After that, you're all set!

ONLINE TRAINING

# Trauma & Resilience Basic Training

Learn how healthy brain development can be derailed by toxic stress and what you can do in your workplace and community to build resilience across the course of a lifetime.

**MULTIPLE DATES AVAILABLE**  
**FEBRUARY THROUGH MAY\***

\*Each training in this series is the same training. Additional types and depths of training are available upon request.

**REGISTER NOW**



Hosted by:



United Way of  
Southwest Virginia



- Last Updated 2-14-2023, First Updated 5-28-2019
- State Housing Agency Consolidated Plans
  - Kentucky
    - <https://www.kyhousing.org/Planning-Documents/Pages/Consolidated-Plan.aspx>
  - Alabama
    - <https://www.ahfa.com/multifamily/allocation-application-information/current-year-allocation-plans>
    - <https://adeca.alabama.gov/strategic-plans-and-action-plans/>
  - Virginia
    - <https://www.dhcd.virginia.gov/consolidated-plan>
    - <https://www.dhcd.virginia.gov/sites/default/files/Docx/consolidated-plan/2022-2023-annual-action-plan-draft.pdf>
  - Tennessee
    - <https://thda.org/research-reports/consolidated-planning>
    - 2020-2024 Plan [https://thda.org/pdf/RP\\_2020-ConPlan\\_Final\\_Updated.pdf](https://thda.org/pdf/RP_2020-ConPlan_Final_Updated.pdf)
  - West Virginia
    - <https://www.wvhdf.com/wp-content/uploads/2020/08/2020-2024-ConsolidatedPlan-and-FY-2020-Annual-Action-Plan.pdf>
    - <https://www.wvhdf.com/programs/statewide-housing-needs-assessment> (2019)
  - Maryland
    - <https://dhcd.maryland.gov/Pages/ConsolidatedPlan.aspx>
- State-level Covid-19 Data Dashboards
  - Alabama -
    - > <https://alpublichealth.maps.arcgis.com/apps/opsdashboard/index.html#/6d2771faa9da4a2786a509d82c8cf0f7>
  - Kentucky -
    - > <https://experience.arcgis.com/experience/647a7cae97c64091b63fee0bd55b140c>

- Maryland -> this one is a little hard to navigate - click around <https://coronavirus.maryland.gov/datasets/md-covid-19-data-dashboard>
  - Tennessee -> <https://experience.arcgis.com/experience/885e479b688b4750837ba1d291b85aed>
  - Virginia --> scroll down <https://www.vdh.virginia.gov/coronavirus/>
  - West Virginia -> scroll down <https://dhhr.wv.gov/COVID-19/Pages/default.aspx>
  - Appalachian Regional Commission County-level Dashboard Planning: <https://esridc.github.io/covid-report/?county=#> (just type in the county you are looking for)
  - Johns Hopkins State Level Covid-19 Dashboard --> [https://coronavirus.jhu.edu/testing/individual-states/usa?fbclid=IwAR38Mc2QrUzAE1Ac3cCw8pLxg\\_usCTie1T\\_2VzM7Y55FkrNrRddWYemQDaQ](https://coronavirus.jhu.edu/testing/individual-states/usa?fbclid=IwAR38Mc2QrUzAE1Ac3cCw8pLxg_usCTie1T_2VzM7Y55FkrNrRddWYemQDaQ)
- **Community Investment Explorer 2.0 (Federal Reserve Bank of St. Louis) [TOOL LINK](#)**
    - ***ABOUT:** The newly enhanced Community Investment Explorer (CIE) 2.0 enables users to analyze the equitable distribution of capital from 2012 to 2020 in regions throughout the U.S. Data are available from 10 community and economic development programs, including the Community Development Financial Institutions (CDFI) Fund, the Community Development Block Grant (CDBG), the New Markets Tax Credit (NMTC) program and others.<sup>1</sup> Capital flows are shown across four dimensions:*
      - Total funding
        - Funding in low- and moderate-income neighborhoods
        - Funding in majority nonwhite neighborhoods
        - Use of funds by program
        - <https://www.stlouisfed.org/community-development/data-tools/community-investment-explorer?>
  - **The National Association of Counties Data Explorer:** <https://ce.naco.org/>
    - Includes maps on county level finances, governance, workforce, demographics, economy, education, energy & environment, federal funding, health & human

services, housing & community development, justice & public safety, public lands, transportation and infrastructure

- Includes county profiles on economies, housing affordability, payments in lieu of taxes, secure rural schools, state child care and development block grants, statewide municipal bonds, state and local tax deduction, statewide bridge inventory, supplemental nutrition assistance program, community development block grant, HOME Investment Partnership Program, Temporary Assistance to Needy Families
- **DEI Glossary** <https://www.naco.org/resources/featured/key-terms-definitions-diversity-equity-inclusion>
- **National Low Income Housing Coalition:** The GAP 2020 Annual report is available [here](#), including tabs to access state level data and their annual out of reach report is available [here](#) (Kentucky is landing page)
  - The 2021 Out of Research Report is available [here](#)
- **Federal Housing Finance Agency Tools - Including Duty to Serve Maps**
  - Dashboards and Maps - including Housing Price Index, Duty to Serve <https://www.fhfa.gov/DataTools/Tools>
  - Stats Blog <https://www.fhfa.gov/DataTools/Pages/FHFA-Stats-Blog.aspx>
  - Public Use Databases <https://www.fhfa.gov/DataTools/Downloads/Pages/Public-Use-Databases.aspx>
  - Definitions for Duty to Serve Data <https://www.fhfa.gov/DataTools/Downloads/Pages/Duty-to-Serve-Data.aspx>
- **Rural Data Portal (Housing Assistance Council):** <https://www.rd.usda.gov/rural-data-gateway>
  - Data primarily comes from custom tabulations of 2010 Census of Population and Housing, American Community Survey, and Home Mortgage Disclosure Act.
  - Includes demographic, social, economic, housing, and housing finance information for rural, suburban, and urban geographies at the national, state, and county level.
- **Annie E. Casey Foundation Kids Count:** <https://www.aecf.org/interactive/databook/>
  - Each year, through this data collection effort Kids Count assesses child well being in the United States
  - For most states and indicators data is available at the national, state, county, school district, city, congressional district and council level

- Display options include tables, maps, trends, and bar charts.
- Options will depend on the geography of data collection -- not all indicators are available at every level.
- 2021 <https://www.aecf.org/resources/2021-kids-count-data-book>
- **County Health Rankings (Robert Wood Johnson Foundation):** <http://www.countyhealthrankings.org>
  - Data collected nationally and reported at the county level.
  - Due to differences in methodologies across states, check definitions before making cross state comparisons on individual indicators.
  - [County Health Rankings Key Findings Report 2022](#)
- **Health in Appalachia, Health Disparities Data and Research Reports on Bright Spots** (<https://healthinappalachia.org/disparities-report/downloads/>)
  - A comprehensive review and discussion of the health disparities documented through the initiative's data analysis is available in the report *Health Disparities in Appalachia*. Created in Partnership with the Appalachian Regional Commission and Robert Wood Johnson Foundation, among others.
- **2022 Choice Neighborhoods HUD Grant Application** - <https://www.huduser.gov/portal/maps/CN/home.html>
- **Index of Deep Disadvantage** (University of Michigan Poverty Solutions Lab, led by friend of Fahe Lance Shaeffer) <https://tableau.dsc.umich.edu/t/UM-Public/views/IndexofDeepDisadvantage/CountiesCitiesMap?:isGuestRedirectFromVizportal=y&embed=y>
- **Appalachian Overdose Mapping Tool (NORC at University of Chicago and Appalachian Regional Commission):** <http://overdosemappingtool.norc.org/>
- - Visualizes incidence of drug-overdose and other economic and demographic characteristics for the 420 county Appalachian Region
  - Illustrates correlations between various characteristics and opioid misuse.
- **St. Louis Fed Economic Resilience and Inclusion Navigator:** [https://bsr.stlouisfed.org/ERIN?utm\\_source=CBNList&utm\\_medium=email&utm\\_campaign=CentralBankerNewsletter04\\_19](https://bsr.stlouisfed.org/ERIN?utm_source=CBNList&utm_medium=email&utm_campaign=CentralBankerNewsletter04_19)
  - Creates maps (county level) for a variety of economic, business, and socio-economic indicators

- **GeoFRED: Geographical Economic Data from the St. Louis Fed**  
<https://geofred.stlouisfed.org/>
  - Creates maps at a variety of geographic levels for many data points of interest
- **St. Louis Federal Reserve is now tracking prices for manufactured housing:** <https://fredblog.stlouisfed.org/2020/07/new-to-fred-manufactured-home-prices/>
- **Philadelphia Federal Reserve "Map Your Community"**
  - This tool creates maps for specific areas, including micropolitan areas, and allows users to plot HUD public housing, USDA Rural Development Multi-Family, LIHTC, and Historic Tax Credits
  - <https://www.philadelphiafed.org/community-development/map-your-community>
- **Atlanta Federal Reserve**
  - Jobs Calculator <https://www.frbatlanta.org/chcs/calculator> - available for state level use
  - Unemployment claims monitor: <https://www.frbatlanta.org/cweo/data-tools/unemployment-claims-monitor?>
- **Rural Health Research Gateway**
  - [Rural Health Research Gateway](#)
  - Provides free, easy, and accurate access to research undertaken by the Federal Office of Rural Health Policy-funded Research Centers
  - **Am I Rural Geographic Tool** <https://www.ruralhealthinfo.org/am-i-rural>
- **Living Wage Calculator (MIT)**
  - **"WHAT IS THE LIVING WAGE CALCULATOR?**  
Families and individuals working in low-wage jobs make insufficient income to meet minimum standards given the local cost of living. We developed a living wage calculator to estimate the cost of living in your community or region based on typical expenses. The tool helps individuals, communities, and employers determine a local wage rate that allows residents to meet minimum standards of living."
  - <https://livingwage.mit.edu/>
- **Center for Rural Innovation**
  - Rural Opportunity Map Gallery -><https://ruralopportunitymap.us/maps/>
    - Individual topics include

- Start Up Scout
  - Local Leader Action Map
  - Several Maps in Beta testing
- **Master Card Inclusive Growth Score:** <https://inclusivegrowthscore.com/>
- **National Center for Education Statistics Data Explorer:** <https://nces.ed.gov/datatools/>
- **National Association of Realtors Housing Statistics:** <https://www.nar.realtor/research-and-statistics/housing-statistics>
  - Includes:
    - [Existing-Home Sales](#)
    - [Pending Home Sales Index](#)
    - [Housing Affordability Index](#)
    - [REALTORS® Affordability Distribution Curve and Score](#)
    - [Metropolitan Median Home Prices and Affordability](#)
    - [Home Buyers and Sellers by Metropolitan Statistical Area](#)
    - [County Median Home Prices and Monthly Mortgage Payment](#)
    - [Housing Shortage Tracker](#)
    - [State Housing Statistics](#)
- **Mapping Inequality - Redlining in New Deal America** <https://dsl.richmond.edu/panorama/redlining/#loc=5/39.1/-95.81>
- **PolicyMap -** <https://www.policymap.com/>
- **Childcare Deserts** <https://childcaredeserts.org/>
- **Bipartisan Policy Center** [National and State Child Care Data Overview](#)
- **CDFI Information Mapping System** <https://www.cdfifund.gov/Pages/cims3.aspx> (Updated Nov. 2020).
- **USA Spending – understand federal spending across time and programs** <https://www.usaspending.gov/explorer>
- **YWCA Data Clearinghouse** --> statistics and resources about Racial Justice and Civil Rights, Empowerment and Economic Advancement, and Health and Safety for women, girls, and BIPOC <https://www.ywca.org/what-we-do/data-map-landing/national-clearinghouse-research-and-data/>

## **JUSTCHOICE LENDING UPDATE** from Janel Lawson:

### **Welcome Home Program – Opens February 6!**

JustChoice Lending's partner Federal Home Loan Bank of Cincinnati just announced the opening date for the Welcome Home grant program. It will open February 6 and July 6<sup>th</sup>, 2023. Funds will be available for reservation on a first-come, first-served basis beginning at 8:00 a.m. ET.

The grant will be \$10,000 (\$15,000 for veterans) for household incomes that meet the limit. Don't miss out on an amazing opportunity for your clients to buy a house and have a \$10,000 down payment. Contact us today at [lockdesk@fahe.org](mailto:lockdesk@fahe.org).

Learn more here: <https://www.fhlbcin.com/housing-programs/welcome-home-program/welcome-home-program-homebuyer-information/>  
Income Limits- KY,TN,OH: <https://www.fhlbcin.com/media/3032/income-limits.pdf>  
Income Limits outside of KY,TN, OH- <https://www.ncsha.org/housing-help/>

**See following pages for program flyers!**



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Strength in Numbers

319 Oak St. | Berea, KY 40403  
859.986.2321 | [www.fahe.org](http://www.fahe.org)

# Welcome Home

BROUGHT TO YOU BY:

**JustChoice** Lending



JustChoice Lending and the Federal Home Loan Bank of Cincinnati have partnered to offer a \$10,000 or \$15,000 grant for down payment and closing cost assistance to qualified buyers.

- Product opening begins February 6 and July 6, 2023.
- Applicants must contribute no less than \$500 towards the closing, but up to \$300 of that may be a gift.
- \$15,000 grant available for honorably discharged veterans, active duty military, reservists, and surviving spouses of service personnel.
- Applicants need not be a 1st time homebuyer; 1st time buyers must complete a Homebuyers Education Course.
- 5-year deed restriction
- Allow 4–6 weeks for approval
- Subject to restrictions and funds availability

*Household income must be under the county income limits to be eligible.*

FOR MORE INFORMATION, CONTACT:

Jamey Jessee, Loan Officer NMLS# 2395952

(859) 756-6325 | [jjessee@justchoicelending.com](mailto:jjessee@justchoicelending.com)



 **Equal Housing Opportunity**

JustChoice Lending is an Equal Housing Opportunity Provider and does not discriminate on the basis of handicap, race, color, national origin, religion, sex, familial status, or age.



**NOW AVAILABLE!**



JustChoice Lending

-A Division of Fahe

NMLS 52473



# FAHE COMMUNITY LOAN PROGRAM

OFFER VALID NOW- MAY 1, 2023

- 20% 2nd Mortgage for Down Payment and/or Closing Costs
- Fixed 4.50% Interest Rate 2nd Mortgage\*
- The term of the 2nd Mortgage will match the term of the 1st Mortgage
- \$500,000 Available (first come, first serve- must be under contract)
- Offer valid for Fahe Network Members and Third Party Originators only
- Borrower must purchase in a CDFI Target Market or be under 80% AMI
- Can be paired with any Secondary Market 1st Mortgage
- Homebuyer Education Required
- Loan must close on or before May 15, 2023

**Ask Questions or Reserve Funds at:**  
**lockdesk@fahe.org**

**CDFI Investment Area Lookup Tool: <https://cimsprodprep.cdfifund.gov/CIMS4/apps/pn-cdfi/index.aspx?center=98.212,38.724&level=4>**

\*All information contained herein is for informational purposes only. Rates, terms, programs and underwriting policies are subject to change without notice. This is not an offer to extend credit or a commitment to lend. All loans are subject to underwriting approval. Additional conditions and limitations may apply. Secondary Market, purchase transactions only. USDA 502 Direct loans are not allowed. The funds cannot be used for the borrower's 3.5% required contribution for FHA loans. The Annual Percentage Rate (APR) for the second mortgage will not increase after consummation. Your interest rate of 4.50% listed for the second mortgage is for a secured home loan. The term (the amount of monthly payments due) of the second mortgage will match the term of the first mortgage.

Payment Example, assumes a 740 Credit Score. Purchase Price: \$200,000  
Monthly principal and interest payments for the \$160,000 first mortgage loan at 7% interest rate (7.077% APR) with a term of 30 years would result in 360 monthly payments of \$1,064.48. Monthly principal and interest payments for the \$40,000 second mortgage loan at 4.50% interest rate (4.639% APR) with a term of 30 years would result in 360 monthly payments of \$202.67. Total monthly principal and interest payment for the first and second mortgage with a term of 30 years would result in 360 monthly payments of \$1,267.15. Taxes and insurance not included.

