



Kentucky Caucus Agenda
Tuesday, February 15, 10:00 am - 3:00 pm
Fahe Office, 319 Oak Street, Berea, KY 40403

1) Welcome Members and Recognize Guests (Cassie Hudson, Vonda Poynter)
Lona Brewer- KY EEC; Adrienne Bush(virtual) – HHCK; Keli Reynolds - KHC; Blaine Barnes - USDA-RD; Cassandra Larcarte, Conner Creaghead, Jalynn Lunsford - FHLB-CIN

2) Review Previous Minutes and Action Items **pp. 3-9**

3) Fahe Membership Business

- a. Caucus to review recommendation for a new Nominating Cmte representative
- b. Caucus – Around the Horn **20-30 Minutes**
Come prepared to introduce yourself, and share

PARTNER TIME

4) USDA Updates - Blaine Barnes **15 Minutes**

- a. 504 Exceptions and Waivers – Presidentially Declared Disaster Areas
- b. 502 Direct Loan Interest Rate
- c. Funding for Fiscal Year 2023
- d. Response to 3D building presentation

5) KHC Updates - Curtis Stauffer, Keli Reynolds **15 Minutes**

- a. ARPA program(s) status, HOME-ARP with Supportive Housing
- b. Other Program Updates – HOME/AHTF Round applications submitted Jan. 13

6) Federal Home Loan Bank Update - Cassandra Larcarte **pp. 10-11** **10-15 Minutes**

Congratulations to AHP Award winners: Beattyville Housing, Frontier Housing, HDA, KCEOC, & Partnership Housing!

*FHLB Advisory Council and Joint Committee meeting – Advocacy from Fahe Members for Carol Peterson

7) HHCK update - Adrienne Bush **10-15 Minutes**

- a. KY Legislature Affordable Housing Caucus
- b. State Legislative Actions on Housing

8) Other Updates

- a. CDBG Update – 21 CDBG-DR for WKY and EKY flooding **5 Minutes**
- b. From the floor....

CAUCUS TIME

9) EEC, Ky DOW – Lona Brewer, - Upcoming Inflation Reduction Act components;
Second Energy Efficiency and Housing Funding Stakeholder Meeting Feb. 16 **15 Minutes**

10) Housing Can't Wait – Update **p. 12** **15 minutes**

By 12:30 – Break / Lunch

STRENGTH IN NUMBERS TIME

11) Advocacy pp. 13-17

15-20 Minutes

- a. State Updates – Maggie Riden
 - i. State Advocacy Committee
 - ii. Further engagement
- b. Federal Updates - Josh Stewart
 - i. Big Picture Policy Committee Work
 - ii. Federal Appropriations
 - iii. Spring Retreat Expectations

13) Fahe Updates – Memo Attached pp. 18-20

based on time remaining

- a. December Board Meeting Report - Board Members Scott McReynolds, Seth Long
- b. Strength in Numbers – Member Interest/Focus Updates
Workforce Development
Broadband
- c. Membership Updates
 - Reporting – QE 9-30-22, 12-31-22 status- Vonda
 - Training - Jackie
 - Health & Housing (TIC Training, Unite Us in KY) – Nicholas Bormes
 - Spring Retreat – Make the Investment!
- d. REED, Research Evaluation Evidence & Data Cmte - Katy Stigers, Camila Moreno
https://www.fahemembers.com/wp-content/uploads/Data-Reference-List_updated-2-14-23.pdf
- e. Lending – Community Lending and JustChoice Lending **pp. 21-23**
- f. Partners for Rural Transformation - Jose Quinonez, Essence Smith

Upcoming Events

- **Feb. 21st** Housing Day at the Capitol
- **Wed. March 29 – 11am-12:30 pm ET – Fahe Advocacy Training #2:** How to Run an Effective Legislative Meeting (Virtual meeting info to come)
- **April 11 & 13 - Fahe Advocacy Training #3:** By Invitation – Practice Sessions for Hill Visits
- **April 25-26 (Tues/Wed) – HOLD for [Spring Retreat in DC!](#)**
- **May 1-5 – NeighborWorks America NTI – San Francisco**
- **June 6 (Tues) – KY Caucus Meeting – Partnership Housing, Booneville**
- **Aug. 21-25 - NeighborWorks America NTI – Chicago**
- **September 19-21 (Tues-Thur)– HOLD for Fahe Annual Meeting in Charleston!**
- **Oct. 31 (Tues) – KY Caucus Meeting – Location TBD**

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Kentucky Caucus Minutes

Tuesday, November 1, 2022, 9:30 am - 3:00 pm
Fahe Office, 319 Oak Street, Berea, KY 40403

Attendees:

Name	Organization	Name	Organization
Wilma Kelley	Beattyville Housing-Virtual	Wendy Smith	Guest - KHC
Charles Lester	Bell-Whitley CAA	Blaine Barnes	Guest - USDA RD
Kaleigh Straup	Bell-Whitley CAA-Virtual	Rachel Chambers	Guest - USDA RD
Bryan Byrd	CAP-Virtual	Tom Carew	Guest - USDA RD
Donna Noe	COAP-Virtual	Joe Woody	Guest - USDA/FEMA
	Community Ventures	Sandra Bowling	Guest - FEMA
Angie Allen	Frontier Housing-Virtual	Charles Heltsley	Guest - FEMA
Jessica Conn	Frontier Housing	Mary Kucenski	Guest - FEMA
Tod Barhorst	Frontier Housing	Ashton Whitney	Fahe
Tom Manning-Beavin	Frontier Housing	Clay Smith	Fahe
Scott McReynolds	HDA	Diedre Kendall	Fahe AmeriCorps
Chris Combs	HOMES	Drew Pritchard	Fahe-Virtual
Michael Swafford	KCEOC	Jerri Dyer	Fahe
Gordon Kidd	KHIC/HH	Jim King	Fahe
Katie Smith	KMHDC	Nicholaus Bormes	Fahe AmeriCorps
Rebecca Sizemore	KMHDC	Sara Morgan	Fahe
Angela Crase	KRCC	Vonda Poynter	Fahe
Lyndze Smoot	KRCC	Amanda Scalph	Fahe-Virtual
Paula Adams	KRFDC	Benjamin Trogdon	PRT/Fahe-Virtual
Jimmy Stone	KRFDC	Camila Moreno	Fahe-Virtual
Cassie Hudson	Partnership Housing	Emily Burleson	PRT/Fahe-Virtual
Anne Price	PSHH	Jackie Weiss	Fahe-Virtual
Dave Kreher	PSHH	Jose Quinonez	PRT/Fahe-Virtual
Gerry Roll	Guest-Fndtn for Appalachian KY	Joshua Stewart	Fahe-Virtual
J.R. Sanderson	Guest-St. Bernard Parish (SBP)	Maggie Riden	Fahe-Virtual
Adrienne Bush	Guest - HHCK	Pam Johnson	Fahe-Virtual
Curtis Stauffer	Guest - KHC	Rae Williams	Fahe-Virtual
Keli Reynolds	Guest - KHC	Susan Hammond	Fahe-Virtual

14 of 15 Members = 93.3% Attendance, those in **red** were not represented at the meeting

Action Items:

- **SAVE THE DATE: Tues. Nov. 29th – 1:30-3:30 pm ET (12:30-2:30 Central)** – Strategic Planning Workshop, additional materials to be sent out ahead of time
- **SAVE THE DATE: Week of April 24th – Spring Retreat in Washington, DC**
- **SAVE THE DATE: Week of Sept. 18th – Fahe Annual Meeting, Charleston, WV**
- **For Extending Subsidy Limits at KHC** - Watch for **letter from Cassie/Vonda**
- **Larger conversation – broadly, in the state on rising costs?** Jim willing to convene.
- **CDFI Working Group** – if interested, please complete survey:
[https://www.surveymonkey.com/r/CDFI Interest Survey](https://www.surveymonkey.com/r/CDFI%20Interest%20Survey)
- **KY Caucus Nominating Committee Rep.** With the retirement of Dave Kreher we will need to have a new representative to the Fahe Nominating Committee, please consider whether you could serve in this position. A vote will take place at the Feb. Caucus.

Called to order at 9:47 am.

1) Welcome Members and Recognize Guests (Cassie Hudson, Vonda Poynter)

Gerry Roll – Foundation for Appalachian KY, J.R. Sanderson, St. Bernard's Parish;
Adrienne Bush – HHCK; Wendy Smith, Curtis Stauffer, Keli Reynolds – KHC;
After Lunch: Tom Carew, Blaine Barnes, Joe Woody- USDA-RD; FEMA Guests for
Training Session

2) Review Previous Minutes and Action Items- Michael Swafford moved for approval, Jimmy Stone seconded, all approved.

3) Fahe Membership Business

a. In February, the Caucus will approve a new Nominating Cmte representative

b. Updates since our last meeting in June, around the table from Members, Guests

HHCK: Adrienne – won an award for HMIS

KHC: Curtis – KHC – ARPA NOFA – virtually impossible to use per HUD

USDA: Blaine

KRCC: Lyndze – Working on ERA2 program – till 12-23

KHIC/Highlands Housing: Gordon Kidd – Cumberland Horizon Village opened July 1

Foundation for Appalachian KY: Gerry Roll, Big Ideas Festival

St. Bernard Project: J.R. Sanderson – New Orleans, Katrina – national Nonprofit

HDA, Scott – Flood, we initially paused everything for flood work, but now on a dual path for flood relief and homeownership – doubling capacity.

Fahe: Jim King – Welcome everyone

PSHH, Dave Kreher, Asst. ED – 5 months left to go – still there. Started early, found Anne Price connected, transition in the works. Awarded KHC's Mae Street Kidd Award – he is sharing it today

BWCAA: Charles Lester

HOMES: Chris Combs, Consumed with flood work/recovery

KCEOC: Michael Swafford, – technical school, ribbon cutting \$1.2M for CDL truck driving

KRFDC: Jimmy Stone – Kit Carson Commons – single parent with children – ECU – other schools – education based. Paula Adams, KRFDC also in attendance

KMHDC: Katie Smith – a couple of new construction projects – major repairs. Rebecca Sizemore – work in development with Katie.

Partnership Housing: Cassie, 18 months ago – tired of disaster, we are making some great inroads – 3 duplexes leasing this week, 2 under construction. 10 year to go out of Owsley County – digging in Footers – Scrabble Creek area in Perry County.

COAP: Donna Noe, Fahe staff – Jose, Josh, Maggie, Drew CL, Clay IT, Camila, Amanda, Susan, Fahe: Pam, Strategic Programs, Jerri Dyer; Ashton Whitney.

BWCAA: Kaleigh,

Beattyville Housing: Wilma – attention might be divided – new subdivision blacktop, 7 lots.

Frontier Housing: Jessica Conn, Tom Manning-Beavin, Tod Barhorst, new Construction Mgr;

c. Strategic Visioning/Fahe's 2023-2028 Strategic Plan – Workshop on Nov. 29 (see below and in Fahe Updates Memo) Watch for appointment and additional materials for your input.

PARTNER TIME

4) USDA Updates - Blaine Barnes

a. Operating under a continuing resolution until December 16, 2022

i. Already received quite a bit of funding this year, 504 grant program and

guarantee program, got things funded. Not sure how much money will have in 502 Direct Program but plenty in 504. Changing up operational model across the state, looking at centralizing. Will be communicating about any changes. Technology upgrades at end of calendar year.

- ii. Having staffing problems, have some new hires and trying to get more, changing time. With flood and tornadoes before that, looks like will be recurring problem.
- iii. Appraisal authorization, extended for a year to Sept 2023. Homeowner does not have to choose appraiser.
- iv. One exception that has been approved is the 504 Disaster Recovery Program, will really help with flooding. Trying to get funds out to people faster.
- v. Foreclosures going to be handled by St. Louis office.
- b. 502 guaranteed loan program funding is now available
- c. Limited amount of 504 grant funding has been received
- d. Currently, no 502 Direct or 504 Loan dollars have been made available: hoping for additional funding any day
- e. ARPA Refinance funds under the 502 Direct Loan Program, now available

5) KHC Updates - Curtis Stauffer

- a. ARPA program(s) status, HOME-ARP with Supportive Housing
 - i. Restructuring of system, 45 from application to payment. Get an application, turn around pretty quickly, can cover a lot of housing expenses.
 - ii. Way ahead of every other state in the country in using ARP. 25% exhibition match, anybody applying has needs to have total PVC (finances) for 10 years, 15 years for new construction.
 - iii. First homeowner funded beginning of the year from workshop.
 - iv. Release Nov 14 two applications, home repair, homebuyer construction, if have any questions, email Keli Reynolds. Trying to keep as lenient as possible due to Covid, natural disasters. Thru January 13th. Applications are rinse and repeat. Trying to help with flooding, new ideas.
 - v. State plan has not been reviewed, have gotten 15% percent. Do have agencies running out of money. Pulled back contract from Middle KY Community Actions, opened allocation to CAA network, no one applied for that territory so looking for someone interested into serving those four counties with weatherization. Have money to help with training. Training requirements are fairly strict.
 - vi. Cassie said Annual meeting/conference, presented to KHC a plaque, congratulations on a good year, said how much we appreciate the partnership.
- b. Other Program Updates

6) Federal Home Loan Bank Update - Cassie

Judy not present, Cassie updated. Allocations go by earnings every year, since Covid earnings are down, allocations took a hit. Increased application by around 3 million, should announce around Thanksgiving. For counties in disaster, they have disaster response dollars. Will pay 20% of new construction dollars of \$100,000, will pay up to 20,000, if doing a rehab of house, also 20,000. House by house.

7) HHCK update - Adrienne Bush

- a. KY Legislature Affordable Housing Caucus
 - i. Met at end of Sept – Lots of engagement from members, next meeting November 14th, currently putting together agenda, if someone besides disaster needs on the agenda, let her know.
- b. State Legislative Actions on Housing
 - i. In the process of tweaking, looking at release Nov/Dec, let her know if need anything on it.
 - ii. From Scott: Make sure as talk to state folks, make sure they know how KHC works.
 - iii. State is trying to move to lower income tax? If any requests are going to legislature for rainy day fund, is that affected? Right now the rainy day fund has significant amount of money in it, but in past session there is a series of triggers and then income tax will decline half a percentage as each of those triggers are met. Doing a graduated version, the theory is if doing it over a period of a few years, it'll be fine. State has no obligation to provide services if they do not have money to do so.
 - iv. Centralizing foreclosures – St. Louis. USDA has 60 now with local staff. free us up to concentrate on processing. Will be done by the end of FY23. Put those back into the housing stock – trying to do this when local.

Jimmy Stone asked about USDA offering nonprofits first option at foreclosures like FHA has done, NPs could tell you about which to prioritize. RD could grant the foreclosure homes to the nonprofits – has it ever been done? Per Blaine, No, closest was to use for transitional housing. Providing first options to NPs on foreclosed.

8) Other Updates

- a. CDBG Update - CDBG-CV for WKY and EKY flooding (March, 21)
 - i. Related to CDBG-DR – 225 pages. The last chapter is the one that seems to be the most important, still looking into that. Maggie with Advocacy is working on making comments statewide but also that KY might share with members. Share responses so we are all on the same page. Precedent setting. Comments is where could make some specific comments about what should happen. Never had as much DR money. Action Plan comment plan is important – comments need to be in November 20th.
- b. [Touchstone Energy CARES Rebate Program](#)
 - i. Additional information in packet.
 - ii. 3 buckets of funding that they are looking for practitioners. Will see if can meet again, waiting for fund announcement, will be forthcoming.

CAUCUS TIME

9) EEC, Ky DOW – Lona Brewer upcoming webinar, update from Vonda:

Please let your members know about the funding our office will be receiving – and hopefully I will be able to attend another meeting to see everyone in person. Our office will be holding the meeting on the funding and the best methods to use to use those funds next week. There was a serious discussion this morning on whether we should have our housing meeting prior to the release of the RLF call for applications that is supposed to take place about mid-month. The decision has been made to move back the housing stakeholder meeting to be able to send the U.S. DOE funding announcement and have it in front of the stakeholders prior to holding the meeting. The announcements for the HOMES and Electric appliance rebates won't be available till 2023 but we want to make sure we have enough information to participants to get

feedback. We will plan on the meeting to late November or early December. Complement WX – really responsive. Rebate program – they are responsive. Waiting on IRA – rebates on appliances.

10) Foundation for Appalachian Kentucky - Gerry Roll – Priorities and Funding

Raised about 12 million after flood, 6 million back out the door for relief. Have about 5 million dollars left. All either rehabs or new houses, so want to put that back out to people. Have 10,000 new donors and foundations. Foundations want more information on them – need to demonstrate results so can ask for more money to keep doing what we do. Doesn't know how to parse out another 5 million dollars or keep from getting ahead of CDBG. Partner with SBP (SVP?), roots in Katrina in New Orleans, matched dollar for dollar. JR is CDBG expert, will speak. How to move the money effectively.

JR – Nationwide nonprofit for disaster recovery. All over Eastern KY, did respond to floods Western KY. Nature of disaster – absolutely dynamic in terms of river. IA – Individual assistance. PA – public assistance – emergency managers and government officials, infrastructure. FEMA is pulling out by 22nd of December. They have already stopped individual assistance programs. Big gap between FEMA and CDBG. CDBG has a lot of requirements you have to meet. Move the CDBG grant into funding grant, or it won't show up until it has to. Push it as far as possible. Starting to rebuild the flood plain, that because more arduous. Need to move people away from water, have hard conversations. Focus on rebuilds and building outside of flood plain, don't duplicate money.

Will post in federal register, will lay out all qualifications. Work on multi-family with this money. Tremendous problem with access to homes, i.e., bridges. Under CDBG program, you can offer incentives to people to buy them out. If you stay in the county, can also offer incentive. Federal register notice can take up to 28 months, then state has 120 days to come up with plan. Use federal power to push HUD release quicker. Have to do environmental as well. DRSI is the specific people to check for register.

15% of the funds have to be used for mitigation – you can pull money aside to buy a physical structure, can put it in housing.

Gerry wants to know if list make sense. Scott thinks it would be better to fund partners for long term recovery rather than funding an individual.

HUD announced allocation of money this week, ESGBR. Is that a resource that could be used? Will add it to Advocacy list.

Gerry wants to know what members want to see done with their dollars. Environmental, communities need to have resources, so organizations that work with resources, pay for Advocacy work that we are doing.

STRENGTH IN NUMBERS TIME

11) Advocacy

a. Federal Updates – Josh Stewart

Big Picture Policy Committee current work: Income Eligibility Proposal on Federal Stage – pushing policy suggestions. The Senate in appropriations bill, directing HUD to comment on Fahe's eligibility proposal and how it would affect their work. Legislating on issue. Some real pressure on the issue, not law yet but in the Senate text and working with allies at Senate and House to make sure it ends up in final bill.

b. State Updates – Maggie Riden

State Advocacy Committee Activity

- KY Caucus has pretty robust advocacy coalition, now includes NeighborWorks America and Urban League. Proposal with governor's folks. Pushing on federal side with McConnell and Rogers when do hear from CDBG monies. Should have a summary of plan and talking points.

- Apply soft pressure for Hud to release press release and what is included in recovery plan.
- AHRT – not much has changed since last time. Increase in consistent funding for trust fund, asking for 40 million, doubling of fee structure to be funded year to year. Push forward both emergency effort, disaster relief, as well as long term plan.

13) Fahe Updates – Memo Attached

- a. October Board Meeting Report, Board Members - Scott McReynolds
 - Board meeting in October, Jim's evaluation. Strategic plan revisited. Made send survey out as short on time. Information is important because disasters happen all the time.
- b. Strength in Numbers – Member Interest/Focus Updates

Workforce Development- Vonda: Membership is also hiring Advancement Director that can move that work with the ARC and Workforce Alliance. It is a huge issue, and we can't solve it. Been doing research under John Niederman. Where do we find money for additional work. Will keep you apprised going forward. A yearlong or 18-month planning exercise.

Broadband – Also will be exploring this with John, new-hire. Much needed to move forward, jobs, schools, tele-health all need good internet.
- c. Membership Updates
 - Reporting – QE 6-30-22/9-30-22 status- Vonda: Memo in packet. At end of 9/30/22, KY had 100% reporting. Strength in numbers. 1st quarter has started for NeighborWorks, if there is a change in reporting, Vonda/Jackie will send it out, webinar to go over changes.
 - Training – Jackie: If signed up for any free online self-paced courses, deadline for finishing the courses is coming up, Nov 28th. Finish up and send course completions to Jackie for when NeighborWorks asks. Coming up on virtual training institute in February, will get that information out to everyone, have not heard anything about training funds to support that.
 - Annual Meeting: Good responses about the final panel. It is posted on Fahemembers.com, previous events and presentations. Fahe.org site is in the process of being updated.
 - Spring Retreat - Income eligibility in February, want to follow that up with Spring Retreat in Washington, looking at week of April 24th. Want to make it convenient to have concentrated time in Washington, will be able to meet your own representatives. Will do best to make sure that have time to do that kind of work. Have a survey in the packet. Hoping to have travel plans nailed down soon.
- d. REED, Research Evaluation Evidence & Data Cmte - Katy Stigers, Camila Moreno
 - Internal and external committee, external kicking off Nov 3rd but is still open to new members. Offering office hours, 2 hours window or so. Encourage members to attend.
- e. Lending – Community Lending and JustChoice Lending
 - Have a team now. Rates have been fluid, we are still lending and still opportunities out there. If have any project ideas, can help. Have bond guaranteed money still.
- f. Virtual CFO Services (Rae Williams) – Updated FASB included in packet
- g. Partners for Rural Transformation - Jose Quinonez, Essence Smith

- Emily spoke – Working with Google to get grant to research investments, working on expanding a story map of rural America. Had partnership with Forbes, surpassed expected views by 80%. Doing research and advocacy work, the story map shares rural American stories via interviews, have stories in the coming months, please email Essence Smith at essence@pfrt.org or Emily Burleson Emily@pfrt.org if you have any suggestions on who to interview next!
- <https://storiesofruralamerica.com/> Rural America Story Map from PRT
- PRT Forbes articles:
<https://www.forbes.com/sites/forbeseq/people/partnersforruraltransformation/?sh=3182934453b0>
- Legislative – flexible capital into persistent poverty areas.

By 12:30 – Break / Lunch (working lunch)

Federal Coordinating Officers with FEMA, USDA showed up after lunch

12) KHC/USDA - Wendy Smith and Tom Carew – Mini-Training

Blending AHTF Home Repair and the USDA 504 Program

How to Band-Aid houses so people can live in their homes? Minimum habitability standards so all projects have to meet those standards with their funding. Not super strict. Does have a cap with applications. Nov 14 deadline for those applications. Homeowners have to be 60% of income, no more than \$50,000. Can't be renters, must own the land/house. \$15,000 per home max. Pictures, inspection, restriction on property for 5 years. 7.5% in admin per unit.

USDA – How to see where the applicants are. Have the opportunity to reach out to all these individuals over the next couple of weeks that qualify. Going to try 3 times to call 2300 households. Some of the 2300 won't qualify, it's not 100% accurate. Can give members a concentrated pull of applicants.

FEMA – Replacement houses – cannot put units into special designated area, not feasible. Cottage type homes instead of normal trailer type homes. Move them onto particular sites, four can stay in those homes as alternative housing for 18 months until they can move into their permanent housing. Through sales and donations and working through nonprofits to accelerate house sales to hurry the transition. FEMA offers direct housing, then help individual to find a home with help from nonprofits/partners. 250 people have been approved, 55 homes/trailers.

Q&A - Adjourned at 2:45 pm ET.

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.
- **Tues. Nov. 29th** 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](#)
- **April 2023 – week of the 24th – HOLD for Spring Retreat!**
- **September 2023 – week of the 18th – HOLD for Fahe Annual Meeting in Charleston!**

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FAHE Caucus

FHLB CINCINNATI HCI PROGRAM UPDATE

Welcome Home Program

- The Welcome Home Program (WHP) has increased its grant amounts from \$5,000 (\$7,500 for veterans) to \$10,000 (\$15,000 for veterans) to fund down payment and closing costs for low- and moderate-income homebuyers.
- WHP will now also be available for reservation during 2 rounds during the 2023 year – February 6 and July 6, 2023.
- WHP funds will be available for reservation on a first-come, first-served basis beginning at 8:00 a.m. ET on the days listed above, and will remain available until all funds have been reserved.
- All program documents and webinars are available on our website

Carol M Peterson Housing Fund

- CMPHF provides grants up to \$7,500 per homeowner to fund accessibility and emergency repairs for low-income special needs and elderly homeowners.
- Program will open on June 1, 2023 at 10:00am ET with \$1.5 million in funds. Program is first come, first served and program typically closes a few hours after opening.
- All funding requests must be submitted by December 1, 2023.
- Funds are requested through the Member Portal with the following documents attached:
 - Post-rehabilitation Inspection Form
 - Deed for the subject property (FLHB retention is no longer required)
 - Sources and Uses Statement
 - Invoices and/or receipts for all materials

Affordable Housing Program

- The Affordable Housing Program 2023 round will open May 31 and close July 21.
- Notable changes for the AHP 2023 round:
 - Increased the maximum AHP subsidy per project that can be requested from \$400,000 to \$800,000
 - Increased the maximum AHP subsidy per Member from \$800,000 to \$4,000,000
 - Increased the maximum amount of subsidy per unit that a project may receive from \$50,000 to \$55,000 and the amount of subsidy per bed or owner-occupied rehab unit from \$15,000 to \$16,000
 - Project Sponsorship – Increased the minimum cash contribution necessary to receive two points for the Sponsor's payment of development costs from \$500 to \$2,000
 - Empowerment – Streamlined the requirements and activities required for points within this scoring category

- For funded projects, Periodic Project Reports went out on February 1 and were due back February 10. The process now is paperless and goes through the OASYS portal where the application was completed and submitted.

HCI RESOURCES

Information on all programs offered, as well as manuals, forms, and recorded webinars, can be found on the FHLB website at www.fhlbcin.com/housing-programs/.

Contact FHLB directly using one of the following:

- **Welcomehome@fhlbcin.com** for welcome home and Subsidy payoff questions
- **AHPApplication@fhlbcin.com** for application questions (the AHP online application also communicates from this address)
- **AHPDisbursement@fhlbcin.com** for disbursement questions
- **AHPmonitoring@fhlbcin.com** for compliance questions
- Contact Cassandra Larcarte at **larcartecl@fhlbcin.com**, or Connor Creaghead at **creagheadcb@fhlbcin.com** if an organization in which you are involved would like group training on any of the HCI programs.
- If celebrating a ribbon cutting, ground breaking, or other event involving FHLB Cincinnati funds from any HCI program, please contact us. We would love to participate virtually, and if possible, at in person events. Contact Brooke Smith at **SmithB@fhlbcin.com**, or HCI staff.





HOUSING
CAN'T WAIT

In the past 132 days,
we have 59 New
Homes and 193
Rehabbed Homes in
the works.

Members & Partners	Complete		Homes Under Construction	Pipeline	
	Rehab	New Homes		Pending New Homes	Pending Rehab
HOMES, Inc.	11	2	6	2	35
Hazard HDA	17	0	6	16	24
CAP	60	0	0	2	29
ASP	0	2	7	1	0
Partnership Housing	15	2	3	0	0
Kentucky Habitat for Humanity	0	0	1	9	2
Total	103	6	23	30	90



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
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
4. Want to join a state advocacy coalition?
 - a. For WV and KY Contact: Andrew Bates, abates@fahe.org
 - b. For AL, TN and VA Contact: Maggie Riden, 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: 4th Wednesday of the month, 3pm EST

SAVE THE DATE: February 21st 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: 4th 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
- 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.

Fahe Strategic Planning Timeline from Sara Ball:



Quarterly Reporting Information – Quarter Ending 12/31/22

Without NWOs			With NWOs		
Total Organizations	46		Total Organizations	54	
Turned in by 7/10	11	23.91%	Turned in by 7/10	19	35.19%
Turned in by 7/15	30	65.22%	Turned in by 7/15	38	70.37%
Turned in by 7/25	39	84.78%	Turned in by 7/25	47	87.04%
KY Organizations	13		KY Organizations	15	
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%

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:

Tuesday, February 21: 1p - 3p

Wednesday, March 8: 1p - 3p

Tuesday, March 21: 10a - 12p

Monday, April 3: 10a - 12p

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!



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859.986.2321 | www.fahe.org

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:



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 6th, 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.

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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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



 **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.

