



Alabama Caucus Agenda Tues., Oct. 26, 2021, 9:00-Noon CT (10:00-1pm ET) Via ZOOM:

<https://us02web.zoom.us/j/84750547460?pwd=THZsa2MzczM3REZYcldGRtF3UnJjQT09> Passcode: 4231980

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

2) AL Caucus Business

20 Minutes

- a. Approve Minutes of June meeting **pp. 3-7**
- b. Alabama Rural Ministries, new Fahe Member
- c. Download from the Annual Meeting – Jim
 - i. What did you hear that you liked; any ideas for follow-up
 - ii. Member interest in replicating workforce development through housing work following HOPE building model with Fahe staff support – w/Nick Martire (VISTA) **pp. 8-9**

3) Caucus Conversation

- a. American Rescue Plan HOME – What we know and potential Next Steps **20 Minutes**
- b. ARPA - \$41MM for utility assistance (\$300/season) distributed via CAA.
- c. Other funds from ADECA – CARES Act expenditures; AHFA expenditures

4) AL Caucus – Growth Opportunities

20 Minutes

- a. Membership Application received from CAANEAL, in review
- b. Recruitment Strategy - focus on building Fahe Membership
- c. Other Associations to reach out to? Engagement Grid **p. 10**
- d. Alabama Events – participation/support – ideas?

5) Advocacy

20 Minutes

- a. Income Eligibility Update, and
 - i. prospects for passage of major legislation
 - ii. Infrastructure Bill, Early Education side will impact CAA, also Weatherization
 - iii. DASH Act (Decent, Affordable, Safe Housing for All, LIHTC reform, MIHTC; new tax credit for first time homebuyers
- b. Leadership Development Update *(Andrae Hash)*

6) Communication – Communication Collaboration – Ted Boyatt

7) Suggestions for Caucus Friends Email List

5 Minutes

Development of Friends List in the coming months – send specific staff contacts to Jackie/Vonda: Consider staff at Alabama Housing Finance Agency; AL USDA-RD; LIHCA; Habitat Affiliates; CSPWAL; North AL CDC; CAA of AL; North AL Coalition for the Homeless; Family Services Groups

5 Minutes

9) Fahe Updates – Memo Attached **p. 11-12**

30 Minutes

a. Member Updates (*Vonda*)

- Reporting – QE 9-30-21
- Training Plan for FY22, in process
- Attendance
- NeighborWorks America Training (*Jackie*)

b. Resources/Innovation (*Pam Johnson*)

- Heirs Property
- ARP Local Funding
- Resource Plan Working Group Update

c. REED – Research Evaluation Evidence and Data Committee (*Katy Stigers*)

d. Lending – Community Lending, Just Choice Lending (*David Brock, JCL Account Executive*)

e. Partners for Rural Transformation (*Jose Quinonez*)

Upcoming Events

2022 Caucus Meeting Dates - Yet to be Determined

- **Feb. 7-11** - NeighborWorks America Virtual Training Institute
- **April 2022** - Fahe Spring Retreat
- **Sept. 2022** - Fahe Annual Meeting - week of Sept. 19

Sign up for Fahe's Member Newsletter here: www.fahemembers.com/signup

Sign up for Fahe's Blog here: www.fahe.org/signup



Alabama Caucus Minutes Wed., June 16, 2021, 8:30-11am CT via ZOOM

Attendance:

Name	Organization	Name	Organization
Aron Boldog	CAP - North AL	Jackie Weiss	Fahe
Tim Thrasher	CAP - North AL	Jim King	Fahe
Concepsheon Hall	HERO	Joshua Stewart	Fahe
Mary Ellen Judah	Neighborhood Concepts	Katy Stigers	Fahe
	NHS-Birmingham	Pam Johnson	Fahe
Lisa Pierce - ARM	Guest-AL Rural Ministries	Sara Morgan	Fahe
Carrie Lea	Guest - CAA of NE AL	Ted Boyatt	Fahe
Luke Laney	Guest - CAA of NE AL	Vonda Poynter	Fahe
Maggie Bell	Guest - CAA of NE AL	Christina Tetrick	UChi, Inst.of Politics, Intern
Jose Quinonez	PRT	Claire Silberman	App CARES AC/VISTA
Alex Dadok	Fahe	Sarah Weintraub	Fahe AmeriCorps
Colby Lilly	Fahe	Shannon Howley	AC/VISTA Summer Assoc
Dwain Neeley	Fahe		

3 of 4 Member Groups in attendance = 75%

- 1) **Welcome Everyone**, guests from CAA of Northeast Alabama, summer VISTAs, Advocacy Interns, Caucus Members and Fahe Staff.
- 2) **AL Caucus Business**
 - a. **Approve Minutes of February meeting** – Aron moved for approval, Mary Ellen seconded; approved unanimously
 - b. **Nominating Committee** (Mary Ellen Judah) – since we elected the Caucus Chair and Mary Ellen offered to serve on the Nominating Committee, we won't have another go-around until June 2022. Make recommendations for easing the lift – caucus chair – what would make it easier to serve – want to make sure that there are numerous opportunities – not only at the board and at the Caucus meetings. Mary Ellen is always looking for opportunities and serves on the Membership Committee and the Finance Committee. You get to see the breadth and depth of the work across the region.
- 3) **American Rescue Plan**

Aron – guidance coming in the Fall per Ellen Wallace at AHFA

Mary Ellen – seeing a little of the Rental Asst. \$ trickling in – difficulties getting residents to fill out the paperwork

Tim – HeadStart \$\$ coming in, also Relief coming to residents via LIHEAP and Weatherization

Mary Ellen: Residents may be back at work but lots are seeing reduction in hours; small businesses are having trouble filing positions – likely waiting for unemployment benefits to run out.

Alex: State level agencies – sounds like same issues – not the best of working relationships. This could be a strengthening force for your organizations while doing good work for your communities.

Push the local jurisdiction money – flexible – and it can be disbursed to non-profit partners.

Tim: CDBG \$ for infrastructure, some jurisdictions have HOME funds for allocations that may not have the same

Talked to AHFA on the overriding material costs – Aron wrote a member – AAHA is sending a letter to AHFA to let them know that as a group, we can't continue to address increased costs (Jeff Little, Underwriter at AHFA, specifically to amend the QAP) while surrounding states are looking at forward commitment of credits.

Aron: AHFA is not as open as other states to working with the property developments. Barbara Wallace and Jeff – Aaron is touching base each week. I do know that a lot of lenders and syndicators are writing letters to AHFA to let them know how serious this is. Robert Strickland – David Young's boss. This is a real issue and projects are in real jeopardy.

Mary Ellen: Properties that started construction before COVID or last year – increased material costs and delays on supplies as well as labor shortages. Construction loan interest issue – negative impact on credit delivery with investors – share the stories with AHFA – this will be a problem for some time. AHFA received \$41M of HOME – they have a pretty tight box with HOME funds – must be a 56 unit development – release the restrictions. Keep educating locally and at the state. The money needs to be used. **For example** – Mary Ellen met with city planner/engineering dept. and noted that the road cost couldn't be included in basis – they didn't know that.

Tim: Financial Stability funds via the ARP – grant funds for NWA, HUD Counseling agency – does that fit or can you partner with anyone to do that? Opportunity as agencies in AL to make a difference right now to move folks out of poverty into more housing stability situations. Advocate and use the talking points.

Jim King – tremendous opportunity now. Surprised by AHFA's posture. As a Caucus – put something in front of Bob Strickland and his team – they may think they are waiting on direction, but we can go to Treasury and ask for the guidance we want them to give. Jim has been getting questions like how can we serve the Appalachian region better. Take what we want as local as they get and take it as high as they can get.

Tim – will share AAHA letter this afternoon. (Tim serves on that board) there may not be housing provided if they don't make some changes – they have to be pro-active. Wait, conservative, play it close, need to shift.

4) Caucus Member Conversation – How do we build strength for Fahe agencies?

Tim – Fahe is strong partner, advocate, a source of great information. Need to bring new Members to this caucus to strengthen the voice, mission, moving the needle in AL. Tired of being 50th. Set the example in the state and in the region – influence rural healthcare, housing, persistent poverty.

Mary Ellen – enjoys being around the other states Members – hear the innovation going on in other, more progressive places. A support group of sorts! Build the strength of Fahe agencies, add Members in AL, there are some great nonprofits in the state – not all putting together complex housing programs – need to help them get up to speed, partner, build their capacity.

Lisa – totally agree – coming from a smaller, volunteer, mission driven group

5) Fahe Membership – Opportunities

- a. Alabama Rural Ministries – potential Member – presentation. Following the presentation Mary Ellen Judah moved that the caucus recommend ARM to the board for Fahe Membership. Aron seconded and the motion was approved unanimously.
- b. Recruitment Strategy - Caucus Focus on building Fahe Membership
 - i. Community Action Agency NE AL, Carrie Lea, support for housing work, Rainsville – working on their application, definitely interested in becoming a Fahe Member.
- c. Other Associations to reach out to? Engagement Grid

d. Alabama Events – participation/support – Fahe AL Caucus display table?

6) Advocacy

- a. Federal update: prospects for passage of legislation – 2 packages, Amer. Jobs Plan, American Families Plan – proposals/counter-proposals. Path forward, trying to be bipartisan – hard infrastructure – roads, bridges – serious investment in broadband (new). \$80B needed to build our rural and fill in gaps. Sticking point is subsidy to individuals. Alex – appropriations also delayed, Faced with an enormous crisis – finally building broadband, increase in housing/comm. dev. programs, plus-ing up emergency relief. We need to set the expectations even higher, long term what we need to think bigger – Tim -
- b. Hiring update from Advocacy Department – still in process in hiring the Adv. Director, steady stream of interviews, but haven't found someone exactly the right fit. Leadership Dev. Director – native of SW Virginia – Andreas, will meet him at the Annual Mtg.
- c. Communications Director – Ted Boyatt – Maryville, TN. Joined Fahe 2 ½ mo. ago, works remotely from TN Valley – Blount Co. Not a great deal of concrete specifics right now, still rebuilding the communication team – recruitment, hiring, restructure media practices. Top line messaging, re-branding. Help clarify identity, touchpoints, web presence, etc. Intermediate term – great opportunities for our team to help complement, reinforce a combined message, raise awareness, celebrate your accomplishments/good work.

7) Suggestions for Caucus Friends Email List

Examples: staff at Alabama Housing Finance Agency; AL USDA-RD; LIHCA; Habitat Affiliates; CSPWAL; North AL CDC; CAA of AL; North AL Coalition for the Homeless; Family Services Groups

9) Fahe Updates – Memo Attached

- a. Member Updates (Vonda) - *In our conversations with the membership committee, we are doing evaluations on Membership now as renewal season is here. We're working through just reviewing the memberships adherence to kind of the three things that we always talked about that are, you know, are the compliance pieces one Have you paid your dues and have you submitted all your documents. We also look at the participation, are you attending caucus meetings, Spring retreat, Annual meeting. The third leg of that compliance is reporting, are you reporting every quarter, so that we know what you're doing, as far as some of the activities in your local communities. It's important because we compile that together so we can talk about what the Fahe network does.*
 - Reporting – QE 3-31-21 - Reporting last we did really great about two quarters ago, then we've been, you know, in the kind of in the 80 80% pieces. Overall, with all the membership lately, we would really like to make sure that as we hit into this, this fiscal year, which is the quarter ending June 30. Please make a point to get your reporting in, it's not due until the 15th of the, of the following month. So it's important that that information gets submitted.
 - Membership Renewals, (Jackie Weiss) Materials went out on the 11th. Items A-D, which includes dues have a deadline of July 31 - all remaining materials no later than Aug. 31. If you haven't seen this in you inbox, please check Junk mail. Jackie can resend if needed, also, can be found on the Member website:
<https://www.fahemembers.com/member-resources/fahe-membership-renewal/>
 - Annual Meeting - Really excited to see everyone in person in September. We are

working out the final details of the Hotel registration site and the event registration will open up in July; watch for information coming out on that. Also watch for information on the Annual Awards, we look to the Members for nominations, please be thinking about who you'd like to nominate!

Registration opens around 9:30 on the first day (Tues. 9/21) but the meeting doesn't start until Noon. The Membership Meeting is the first thing on the agenda after lunch, that's the required part of the Annual Meeting for the Members.

- b. Resource Plan Working Group (Sara Morgan)- We have received about eight people who volunteered to participate in that committee and the purpose of the committee will be to inform our fundraising and investment seeking strategies, so that we're aligning those with the kinds of resources you are me, where we can. So far we have from Alabama Tim has volunteered to participate. If anybody else is just dying to participate. Send me your name or send to Colby and we'll be more than happy to add you to the team. We should be trying to set that up in the next couple of weeks. I also wanted to address really quick reporting because I know, I know reporting probably is the bane of your existence. And I know we also recognize that the reporting that you send in only encapsulate only encompasses a small portion of the work you do but it is critically important for our ability to be able to represent the networks work in the region. When Alex and Josh and their teams are, are advocating for what's needed in the region.
- c. REED – Research Evaluation Evidence and Data Committee (Katy Stigers)- Please see the memo that is in your packet, We're inviting members to participate in the REED committee. We're mirroring some of the fancy foundations, language, as a signal to them that we know what we're doing and they should come to us and find out more about it. Oftentimes funders, researchers and so forth will come to harvest the important information that you have about what you're doing on the ground and what works best. What we are trying to do is treat our own your own expertise as an asset that you deserve to be compensated for, and that will actually start to shape the conversation so that they're asking better questions. This committee is an opportunity to sort of institutionalize, or, or build a habit of sharing amongst ourselves this is a practice that we that far he has begun to enjoy.
Last summer, we developed the Data Explorer. It uses ARC and Robert Wood Johnson Foundation tabulations of census and administrative data. It's pretty self-explanatory but you're absolutely welcome to reach out to me directly. kstigers@fahe.org If you'd like to have a tutorial or we can share out the lunch and learn presentation that we recorded for this last year. It is password protected but it's for use, and will update it as soon as the new IRC tabulations come out. <https://fahe.org/data-explorer/>
password: TableauTest
- c. Lending – Community Lending, Just Choice Lending - see brochure, was emailed previously but included it just in case you missed it.
- d. Partners for Rural Transformation Report (Jose Quinonez) I wanted to share the results of our first year, how we have worked so far on our plan, how we are advancing and where we're trying to do moving forward. We also provided a link to the case study with the our experts. I think that what is important is that if you think about how you're growing the Alabama caucus, transformation has become an example of partnerships and helping each other, learning from peer to peer, and how we can explain it in that relationship
to one another. I think you will find it very interesting, so whenever you have time, or you want to go to sleep just take it to bed and read. [Link to Case Study](#)

Upcoming Events

- **Wednesday, June 30 - 2 pm:** Monthly Training Webinar – Rental Portfolio Mgmt.
- **Sept. 21/22/23 - Fahe Annual Meeting** – MeadowView Conf. Center, Kingsport, TN
- **Oct. 21 – AL Caucus Meeting**

SAVE THE DATE: Sept. 21-22-23 - 2021 Fahe Annual Meeting!!

Dear Fahe Member Organizations,

As some of you may know, my name is Nick Martire and I am working as Fahe's Research and Outreach Coordinator for the upcoming year, via AmeriCorps. My main focus for the year will be working with Members interested in implementing a program similar to the Housing Development Alliance (HDA)'s Hope Building project.

The Hope Building project was designed to address three issues:

- 1) The gap between the cost of building a home and price it sells at
- 2) The lack of good jobs available in the area
- 3) Provide individuals in recovery a path to gainful employment

Program Design

Hope Building combined a paid, on-the-job construction training program with a classroom component for individuals in addiction recovery. Three days a week, trainees worked on construction sites building middle-income homes. Another weekday was dedicated to classwork at Hazard Community and Technical College (HCTC). After a year of classes in the program, trainees could receive certificates in the following: Basic Carpentry, Residential Roofer, Carpenter Helper, or Construction Form Helper. These certificates comprise approximately 50% of the coursework needed to complete an Associate Degree in Construction Technology.

HDA partnered with the Perry County Drug Court, Hazard Community and Technical College, and other organizations to make this program possible. Hope Building was funded mainly through a three-year ARC POWER Grant.

Program Results

Trainees worked on 18 sites from August 2019-June 2021, four of which were homes they constructed exclusively. In under two years, the Hope Building houses went from a deficit of \$32,000 between appraisals and building cost, to a \$22,000 surplus. Although the last home sold may not be a reliable indicator due to the purchaser buying the property for more than the asking price, HDA Executive Director Scott McReynolds estimated that on balance, the appraisal gaps in Hazard have shrunk by 33%, from \$30,000 to \$20,000.

As of March 2021, 16 trainees have worked in the program, 8 of which have been "improved" as measured by completion of the program, finding full-time gainful employment, or completing their certificate through HCTC. This improvement rate is double that of individuals at Perry County Drug Court that do not participate in the program.

Potential Difficulties and Drawbacks

The ongoing COVID-19 pandemic has increased the price, and decreased the supply, of building materials for homes. COVID has also created difficulties for administering in-person classes, some of which are necessary components of program coursework.

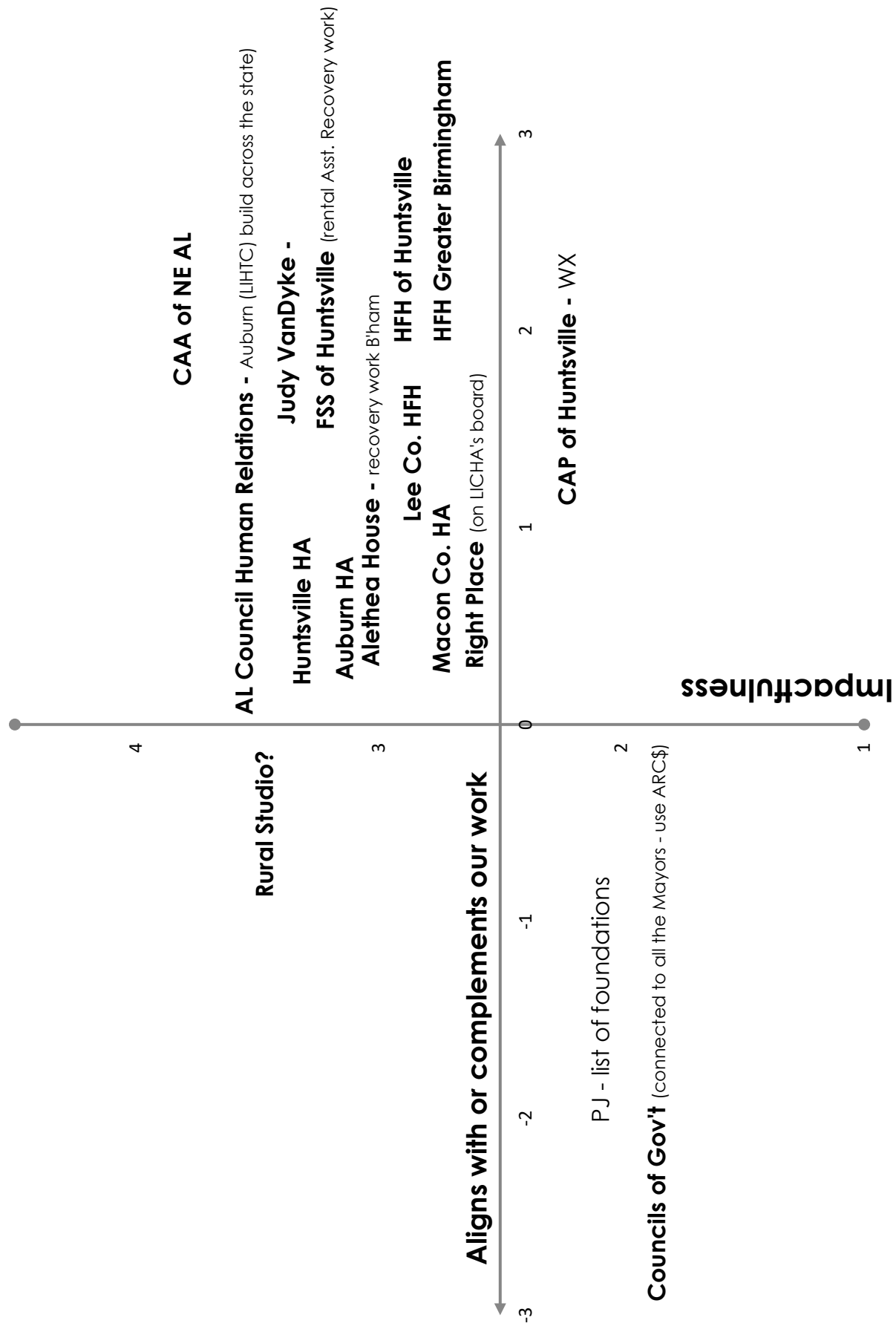
A longer grant than three years may be necessary to completely shrink the appraisal gap, depending on where the Member operates. If the Hazard appraisal gap continued to decrease at the same rate observed during Hope Springs, it would close around six years after the program began.

Expanding the Program

I will work Members interested in creating a similar program for their service area that have the capacity to do so successfully. This includes identifying partner organizations and a target population to work as trainees, as well as other program aspects. I have also identified potential funding streams that could be utilized in creating a similar project.

If interested, please send me a proposal detailing why your organization is a good fit for this project. I can be reached at nmartire@fahe.org.

Definitely in Consideration



Not a good fit for Membership

FAHE UPDATES - 2021 FALL ROUND OF CAUCUS MEETINGS

QUARTER END 6/30/21 REPORTING

Overall Member reporting: 96% of Members reported - **Alabama had 100% reporting**

Without NWOs			With NWOs		
Total Organizations	43		Total Organizations	51	
Turned in by 7/10	13	30.23%	Turned in by 7/10	21	41.18%
Turned in by 7/15	30	69.77%	Turned in by 7/15	38	74.51%
Turned in by 7/25	41	95.35%	Turned in by 7/25	49	96.08%
AL Organizations	2		AL Organizations	4	
Turned in by 7/10	0	0.00%	Turned in by 7/10	2	50.00%
Turned in by 7/15	1	50.00%	Turned in by 7/15	3	75.00%
Turned in by 7/25	2	100.00%	Turned in by 7/25	4	100.00%
ORG INFORMATION			Report/Communication Sent		
State	Org Name		7/10/2021	7/16/2021	7/23/2021
AL	Hale Empowerment & Revitalization Organization (HERO)				
	Neighborhood Concepts, Inc. (NCI)				
NWOs	Comm. Action Partnership of North AL (CAPNA)				
	Neighborhood Hsng. Srv.-Birmingham (NHSB)				

RESOURCES/INNOVATIONS - Pam Johnson, Sr. VP of Innovation

ARPA/Build Back Better Agenda:

We are working in unprecedented times due to COVID-19. Recovering from the past 18+ months will be challenging, but with these challenges also come new and exciting opportunities. Local governments across the Region are recipients of a new influx of once-in-a-lifetime state and federal funds, at a level that can position communities to make bold changes and advance transformative visions. Fahe Members should be at the table talking to your local governments. You are a key community asset and your local governments need you as a resource to deploy these new resources to the people who will be left behind without you. Your experience and expertise will ensure proper planning, and oversight to ensure these funds are used properly and to their full potential, to create community-driven change and advance the visions of local leaders who know best what is needed to help their neighbors and future generations prosper.

Our communities have a once-in-a-lifetime opportunity to secure the resources needed to fuel the progress of existing plans, develop new programs, and/or pursue projects that may have seemed out of reach due to the lack of funding even two short years ago.

Over the past couple of months a few communities have reached out to Strategic Programs to contract with Fahe to assist with planning, asset analysis, affordable housing, recovery and understanding the compliance requirements that will come with funding. Working with communities will allow Fahe to include the local Member as a resource to assist with deployment of dollars to meet needs in housing, community development and a response to COVID.

We encourage Members to reach out to their local governments. If we can be of assistance to the Members with assistance to engage with the local government in addressing housing and overall community development needs.

Understanding each community is different, would you like Fahe to send information to your local governments? Would this benefit your organization in forming or deepening your relationship with local government to be presented as a solution to addressing community development needs?

Fahe staff has experience in community development planning, asset analysis, federal compliance, and financial management and would like to be a resource for your local communities. Please contact Pam Johnson to discuss at pam@fahe.org.



fahe
Strength in Numbers

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