



## Kentucky Caucus Agenda Tuesday, June 29, 2021, 9am-Noon, Via ZOOM:

### Attendance:

Name	Organization	Name	Organization
Wilma Kelley	Beattyville Housing	Judy Rose	Guest-FHLB CIN
Kaleigh Straup	BWCAA	Adrienne Bush	Guest-HHCK
Ken Stuber	CAP	Curtis Stauffer	Guest-KHC
Donna Noe	COAP	Blain Barnes	Guest-USDA RD
Mike King	COAP	Colby Lilly	Fahe
Brenda Weaver	<b>Community Ventures</b>	Alex Dadok	Fahe
Angie Allen	Frontier	Jackie Weiss	Fahe
Nadia Ally	Frontier	Jim King	Fahe
Stephanie Cooley	Fronter	Joshua Stewart	Fahe
Tom Manning-Beavin	Frontier	Jose Quinonez	Fahe/PRT
	<b>Housing Dev. Alliance</b>	Katy Stigers	Fahe
Seth Long	HOMES	Pam Johnson	Fahe
Jennifer Smith	KCEOC	Sara Morgan	Fahe
Gordon Kidd	KHIC	Ted Boyatt	Fahe
	<b>KY Mtn Housing</b>	Vanessa Haste	Fahe
Lyndze Smoot	KRCC	Vonda Poynter	Fahe
Jimmy Stone	KRFDC	Christina Tetrack	UChi, Inst.of Politics, Intern
Cassie Hudson	PH	Claire Silberman	App CARES AC/VISTA
Dave Kreher	PSHH	Sarah Weintraub	Fahe AmeriCorps
Cassandra Larcarte	Guest-FHLB CIN	Shannon Howley	AC/VISTA Summer Assoc
Connor Craghead	Guest-FHLB CIN		

**12 of 15 Members present = 80% in attendance**

- 1) Welcome Members and Recognize Guests** (Cassie Hudson, Vonda Poynter)  
Adrienne Bush – HHCK; Curtis Stauffer, KHC; Judy Rose, Cassandra Larcarte, Connor Craghead - FHLB-CIN; Blaine Barnes, USDA-RD
- 2) Review Previous Minutes and Action Items** - Tom MB moved for approval; Dave seconded the motion; approved
- 3) Caucus Member Discussion – American Rescue Plan**  
First: Need to make best use, full advantage of this amount of funding. Now, awaiting guidance from HUD and Treasury – it may be Sept. for HUD guidance. KHC has said no candy money; can't pitch everything. Fahe has worked on behalf of the caucus to formulate a response.  
 Biggest priority is increasing rental units, smaller units that serve folks at risk or experiencing homelessness: one bedroom/smaller scale rental units. To access this money, shift your mission to provide rental units. There are very little high quality rental units in our area. HUD is Sept. or later. Secondarily – the ERA 2.0: Innovative work/housing instability, short term rental asst., working with partners to do that.  
 Still a lot of due diligence, intensive paperwork; system regulatory guidance from Treasury, it will be a heavy lift to get there.

Josh – Timelines: hearing same on HOME ARPA, end of the FY and some conversations on eligibility issues, but it was clear that the HUD Secretary is not pleased with the slowness of HUD getting funds out. Some political pressure to move the timeline up; sticking to the plan to release training opportunities before releasing \$.

From Chat - Localities and possible funding:

County list:

[https://home.treasury.gov/system/files/136/fiscalrecoveryfunds\\_countyfunding\\_2021.05.10-1a-508A.pdf](https://home.treasury.gov/system/files/136/fiscalrecoveryfunds_countyfunding_2021.05.10-1a-508A.pdf)

Josh on chat:

Ashland \$13,474,388.00	Bowling Green \$16,584,849.00
Covington \$35,914,130.00	Elizabethtown \$5,223,647.00
Henderson \$6,345,733.00	Hopkinsville \$6,758,997.00
Lexington-Fayette \$58,409,570.00	Louisville-Jefferson County \$239,362,213.00
Owensboro \$13,324,175.00	

Curtis: Most important part of the regs will be the definition of homeless; Jennie Sardone said it will not be the ESG definition. It will drive the use of funds if we want to broaden the definition.

Eligibility from Josh – 30% AMI is narrow; housing instability is the goal. HUD is not identifying the definition and is leaving that to the states. Hopeful for the broadest possible eligibility.

Curtis: Regulatory funding under HOME is better than ESG, more freedom.

Alex – building on what Jim said, there is money that is close to the candy, but not the money we are discussing, it is the state and local ARPA funding. It will be distributed to each county and city. Applied in May and then coming again; incredibly flexible, but you have to convince the local government to work with you. It's an opportunity to build your credibility locally, if well presented, can only help the Members' work with your local leaders and community. Take a look at the Call to Action.

Cassie noted that some counties and cities getting such a small amount that they are using the funds locally. Cassie has reached out - \$60,000 doesn't go far.

Tom MB – Mayor of Sharpsburg on their Board. Dorothy shared and the regulations are not clear on usage. Opportunity to present a plan that is compliant with the regulations that might appeal.

Adrienne – Has anyone at Fahe has talked to KY League of Cities or KACo? An outreach with KLC regarding housing priority for local governors, their advocacy person is Tad Long. Perhaps some of the Mayor's with Curtis and Tracy Thurston on facility redevelopment in disinvested downtowns, get some local leadership on affordable housing issues. Terri Johnson is the primary contact (she).

Of the two, KLC is more engaged – HUD funding

Concern – ERAP – brand new, compliance on the back end. Nothing on Single-Family Nonprofit homeownership side – long term, permanent funding – increase

KY Policy – distributed equitably – Natalie Cunningham.

#### **4) Advocacy (Alex Dadok, Josh Stewart)**

Alex: ARPA news – any added information from Josh?

Josh: 3 big things:

1. HOME from ARPA that he shared earlier
2. Infrastructure Plan – American Jobs Plan – some investment in housing proposed; Senate's proposal focused on traditional or hard infrastructure, but the conversation is including rural broadband build-out. President op-ed in Yahoo News that the Infrastructure bill would build out broadband for every American. Big Picture Policy Committee (BPPC) would disagree.

3. Income eligibility – white paper with the BPPC working with Scott - op-ed with Dr. Luke Shaeffer. Non-metro national median income is proposed. Although Congress didn't limit income, Treasury used a ceiling of 130% AML. When they release new regulations, there has been conversations that it limits investment in the poorest areas; we have heard they are planning to reverse that decision.

Claire - from chat, article from Shelterforce: <https://spotlightonpoverty.org/spotlight-exclusives/doubly-disadvantaged-rural-communities-left-out-in-federal-income-limits-formula/>

Jim: Everyone is struggling with rising cost of construction; was invited to be part of participating on a committee with the Dept. of Commerce looking at how to bring investment to the region, build prosperity, focus on the future in new ways. The annual appropriations process; not a lot of Presidential/Congressional focus in our region. Likely a CR – not great, doesn't add to the investment we need. For state level policy, looking for an Advocacy Director which would provide some state advocacy space. The pandemic exposed a lot of inequities, broadband is a prime example. We are in this work, we have a good place to live, a life base. The flooding and slow response from the government, does not give everyone the opportunity to have the American Dream. We need to push for the investments and keep making the case for it.

Hiring Update: Still looking for a Director of Advocacy. Hired a SW Virginia for a leadership development director – Andrea Hash from Virginia, he will start mid-July. If anyone has any ideas/recommendations, send them to [adadok@fahe.org](mailto:adadok@fahe.org)

- 5) **Communication Director** (Ted Boyatt) After introduction and review of the comms stuff, are there any questions? We need your good stories of your impact and your work in the community. Add value for you and share stories. Additional capacity with staff, we want to have some earned media heft. Taking all good ideas and good jokes.

## 6) **KHC Updates** (Curtis Stauffer)

Waiting on HOME until HUD guidance is released. HHCK, Adrienne, as you are talking to folks that need rental assistance (up to 18 months); folks should continue to apply at the website. Payments can be made directly to tenants and they can identify a person as a 3<sup>rd</sup> party assistance from a Fahe Member that have barriers and/or the landlord. "833" KY Rents customer service line for additional direction.

As of today, HRF program 14,310 in applications; 11,710 - \$34M - \$25M in rent; 35% below 30% AML. Geographic proxy for income eligibility along with paperwork. Minimize documentation, not a public notification. Treasury FAQ. \$6700 applications

Continuing to improve speed for processing payments. Using Temp agencies, significant turnover. 10-12% increase in performance of payouts; continued progress. Currently working on applications submitted in April. Encourage patience; working through the applications – 90 people working on it. Refusing electronic payment is an issue.

PHA for 887 counties: First allocation of Emergency Housing Vouchers and 8 other PHAs serving smaller rural allocation in ARPA – focus on transitioning short term vouchers to these EHV. Need to build processes and procedures on that. Hopkinsville declined their 15 vouchers which was a surprise – hope the reallocation process brings them to KHC! Received 270 at KHC. Increase availability on the swaps. Best way to serve people currently experiencing homelessness; advantage to create opportunities to transfer the subsidy without a new "process". Exciting to create more resources for folks experiencing homelessness!

ESG – Rapid Rehousing Program – CV funds expire 2022. Using Emergency Rental Assist. 2.0 funding, continuing the achievement of all counties for a couple more years.

Emergency Rental Assistance Program 2.0: any ideas? Please share with Curtis and Wendy.

Seth – Construction materials/costs?

Curtis: KHC will be responsive as you identify needs and priorities – limited nature of resources – AHTF, but as we near the end of the subsidy levels – same marketing issues – we will continue to do that. Continuing to be challenging but we want the programs to work. Need feedback – comfortable if the increased subsidy is needed to extend. As long as no issues on the regulatory side, we don't want to slow you down, we will work with the Members. Make requests/suggestions and KHC will evaluate.

Cassie noted that it would be good for them to extend the timeline and make another \$10,000 of subsidy available. Lowe's stated that no costs will be going down until at least September based on any change at local costs. At the lumber yards, down 40%, yet overall costs increased 150%. Mutual work to meet performance goals and meet the needs of people in the community.

Josh: They bought high and have to sell high.

Adrienne EHV – any \$ on the PHA side to administer these vouchers with KHC? Noted that the wait time for the HCV and mainstream vouchers is often a barrier. Did HUD think about the cost of running the program?

Curtis - None from HUD, but we might be able to use some of the ERAP funds to cover admin challenges. Full applications are a barrier on the admin side.

## **7) USDA Updates (Blaine Barnes)**

Refi – major initiative for the administration; but not a lot of demand so far. Making sure we are ready to process applications; will be around for the next 3 years. Working with Fahe, this could become big at any time and looking forward to helping their borrowers!

504 and 502 are ahead of last year. Hoping that funds last through August, but expect them to be depleted, high demand. Problem, eligible applicants can't find properties. 504 loan program has taken a hit because people can't find contractors, high material costs blowing budget. 504 grants received an official employee ceiling this year, adding staff, max telework, hopeful restrictions to be lifted later this year. Using a hybrid model for staffing – in the office and working remotely – rotating scale. Looking forward to being in the office. Single-Family dept. has taken over HPG. Learning the process; lots of interest in the program, allocation will limit them.

Wilma – rate on the refinancing? 2.5% - in line with the direct rate, July will stay 2.5%; terms will depend on outstanding balance – could do a 10, 15, 20 or 30 year loan – National office has provided a worksheet that is helpful.

## **8) Federal Home Loan Bank Updates (Connor Creaghead, Judy Rose)**

Community Programs, AHP, CMPHF - :

Connor: AHP – Closes on July 30<sup>th</sup>; awards in November. Don't wait, get your application started now. Last year, lowest score was 66; have \$20M min. available for AHP. Notable changes: head start are not eligible for day care. Webinars available, recorded, take a look as there are specific webinars. Disbursement webinars.

Disaster Recovery Program – requests for eligible counties

Carol M. Peterson Housing Fund - \$999,999.96 – 353 requests; 149 were approved. Dec. 1, 2021 deadline for processing. No retention lien or invoices on sources/uses. Encouraged folks to consider AHP if you had projects that did not receive funding as an alternative.

Judy – AHP applications: member bank relations available – reach out!

Thanked Cassie for her affordable housing advisory service. Anyone on the fence on AHP, if you are on the fence, the source of funding is from our profits, with so much stimulus \$, there is

a downturn in their profits. 10% of profits used for AHP as mandated by FHLB's charter from congress.

Brenda Pierre is retiring from FHLB – July 1<sup>st</sup>, please reach out to Brenda before she leaves

**9) HHCK update** (Adrienne Bush)

- a. KY AHTF funding request from ARPA - County Clerks conversations
- b. KY Legislature Affordable Housing Caucus- May call with single-family NFP developers to work on reforming the county clerks transaction fee schedule (we will schedule something with county clerks assoc. in August), meet with Mr. Cockrell. Room to boost the state AHTF to state/local fiscal relief to bolster the Trust Fund makes sense.

KYHAH has worked with their lobbying firm to get a meeting with the Governor's office, have a meeting with DLG this afternoon. Perception is with ARPA timeline, there is time to spend the money and it isn't urgent. If a special session, it will not happen until the Gov's. office, Housing and Senate leadership have already agreed on action.

Larger legislative picture – session ended at the end of March. Interim meetings and the Capital is to open up in July.

Homes for All – they still have VISTA spots.

**10) CDBG Update - CDBG-CV and Recovery Housing Program** (Vonda) - The KY Department for Local Government has not spent all the CDBG-CV funds. They have received some applications for the utility payment program but there are still funds available - possibly some issues getting that process in place. Expect that DLG may pool the money at a later date and time.

**11) Caucus Updates – Around the Square** - How is your production? Struggles? Successes? Flood Recovery updates?

PHI – in flood recovery, getting ready for the duplex project; digging footers, getting rehab set-ups. Recovered for Owsley County by July 31<sup>st</sup> which has taken a great deal of Cassie's home time and organizational time – thankful for the work.

Dave, PSHH – Work is steady, construction, rehab, having more rental vacancies after being hunkered down but people are starting to move around. Lots of painting and cleaning for the crew.

Wilma, Beattyville Housing - Flood recovery work, the ones that need the most are those in the mobile home park. Working with a couple of people to get repairs done or other housing opportunities located. AHP application for repairs. Set-ups submitted. Recommend DRP for flood recovery, send in reservation with quick turn-around. \$20,000 for new home or repairs.

Ken Stuber, CAP – Lots of groups this summer; crews really busy on projects. (2) CMPHF projects, one is almost completed. Jamie Conley who coordinates that program is now the Sandy Valley region person. Brian Bird is now the Director of Housing.

Jimmy Stone, KRFDC – Flood efforts have slowed, somewhat by intention, but received \$ from KHC. Started construction. Offices open mid-June. Rental: more need than money; Weatherization getting on track; building counseling.

Jennifer Smith, KCEOC – HOME projects in construction, some in preparation, funded for additional projects, AHP, Weatherization, AHTF homeowner rehab. Flood project: recommends DRP; easy money, some guidelines on homes that qualify. Working every single day, blessed and glad to be able to do that. Thanks to KHC for helping keep families funded.

Angie Allen, Frontier - Office is open now, finishing 2<sup>nd</sup> Self-Help project. There will be three homes finished in the next 30 days. (5) ready to start (all Female headed households)! Closing

in July on Robertson Co. LIHTC. 298 people/567 follow-ups. Have an AmeriCorps Homeownership Specialist starting.

Seth Long, HOMES – Everything happening at once. (3) New projects underway, unusual things. NYC guy called, he has a mother-in-law, uncle and cousin and he wanted to build them a house. They didn't have enough income so he is assisting. Rehabs: a ton of demand, a ton of work. (34) projects under contract, 2 crews working hard. ARC – 3 apprentices and working on renovating space that they own and will lease to ARC. 4 w/solar systems,, one on a New Construction unit with KHC.

Gordon, KHIC/Highlands Housing - As far as production, we have faced slowdowns on our construction due to material shortages and delays and we have promoted the Emergency Broadband funds on our Facebook page. Our coverage area was not materially affected by the flooding.

Mike King, COAP - Waiting on final lease agreement with Frontier Behavioral Health – Wampus Creek for a 30-unit men's facility. 3 CMPHF applications with FHLB, not all approved; several roofs, housing a volunteer group. Sunshine Subdivision to close next week. (12) 504's approved; completed 6. (6) 502's pending approval for new homes; 4 applications.

## **12) KY Caucus Business**

- a. Caucus Chair election - Cassie is willing to serve for another year but if there are others interested, she wants them to have the opportunity. Dave made a motion that Cassie be re-elected for another term, Jimmy seconded, all approved.
- b. Nominating Committee Discussion – Dave Kreher - Each 2 years the nominating committee helps with Board Elections. In April 2022 we will vote on board members. 2 from each caucus – Scott McReynolds' term is up; he is eligible to serve in that capacity for another term; however the Fahe By-laws state two nominees from each Caucus. Process starts today – if you are interested in running for the position, please contact Dave. The governance Committee will be meeting – some work being done on streamlining the process as everyone votes.

## **13) Fahe Updates – Memo Attached**

- a. February Board Meeting, Board Member Report (Scott McReynolds, Seth Long) Interesting, Jim shared his four corners vision. First goal is more dollars into the region, \$100M, raising this significant amount of funds; Expanding capacity of the groups – business plans, incentive awards for the work we do as part of our mission – reward. 3<sup>rd</sup> is changing the narrative – building the right team to set that messaging and lifting up our voices. 4<sup>th</sup> is strength in numbers and moving forward – bigger tent – bringing other people in, be stronger working together, extending our reach farther. Vision of Fahe, the director the organization wants to go; what is important to the Members.
- b. Membership Updates (Vonda)
  - Reporting – QE 12-31-20: 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.
  - Leadership Training for FY 2022 in process - this past year, we provided some organizational/capacity building training throughout the year. For the upcoming FY, we are working with Advocacy on the goal to provide training for leaders.
  - HUD Counseling deadline - August 1 is still the deadline, we don't see it being

extended like it was last year.

- Membership Renewals (Jackie Weiss)-

Out several weeks ago – KY Caucus gets theirs in quickly - thank you! Dues and first 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 your 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/>

- On-line training courses – sign up by Sept. 30; complete in 60 days

Last of our Monthly trainings (9) is on Scattered Site Rental portfolios. Overview of NWA course: AM 230 but customized to the smaller, rural properties that our Members own/manage.

- c. Resource Plan Working Group (Sara Morgan) - Launching a resource advisory committee – Cassie, Tom MB, Scott volunteered. We will be getting together late summer – anyone else is interested, to be better informed on what kind of resources are needed to move the needle forward besides free and unrestricted. Vonda and Josh put pieces in front of the states on how Members can help move money. \$4M in TN because we shared information on what kind of work the Caucus is doing. We want to do more of that!
- d. REED – Research Evaluation Evidence and Data Committee (Katy Stigers)  
Members have a lot of information that others are interested in – similar to the work that Fahe has done with PRT, the opportunity to collaborate with folks that have a research background. Getting more opportunities and requests to collaborate with researchers. Applied for NWA Tableau Fellowship which includes some funding. We want to provide Members that participate in a shared impact practice, we will share a license for Tableau (need the right technology and a person to invest time and effort). Another example for research related activity – University of Georgia request – what might be available for the Members. See Memo Attached. Your knowledge and expertise should be compensated for. If funded, will form an advisory board and you will be compensated as an expectation even if not all of your time is covered. Foster work across the network. Invitation to research work – elevate this work but need the Members to form the questions that a funder might ask, that we could answer. REED Licenses and training to share with Members. Cmte would meet quarterly. If interested, contact Katy: [kstigers@fahe.org](mailto:kstigers@fahe.org)
- e. Lending – JustChoice Lending has put out the member only down payment assistance program so if you are interested in that, please reach out to, to Janel or her team but that is something that might be helpful. See brochure in packet.
- f. Partners for Rural Transformation Report (José Quinonez), Issued a report of the success over the last year – case study of the 6 organizations in PRT. 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**
- g. Annual Meeting - 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) - the meeting starts at 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.

Emergency Broadband Funds – Anyone using?



Cassie: PHI has assisted several folks do their application – doesn't matter your income limit, if you have a child in a school system \$50 for your internet bill – Owsley County – everyone qualifies if they have a child in school or if you income qualify.

Adrienne, in Chat: <https://getemergencybroadband.org/?fbclid=IwAR20cz4Hg06edYOI9kH-u7aUxPKISbbVeBsf6al9qDCeHDqKbFf4MA50yZA>

### **Upcoming Events**

- **Wednesday, June 30 - 2 pm:** Monthly Training Webinar – Rental Portfolio Mgmt.
- **Sept. 21/22/23 – Fahe Annual Meeting**
- **Tues. Oct. 19** - KY Caucus Meeting

**Sept. 21-22-23 - SAVE THE DATES!!**

**2021 Fahe Annual Meeting, MeadowView Conference Center, Kingsport, TN**

**The Room Block is OPEN! Make your room reservations today:** <https://www.marriott.com/event-reservations/reservation-link.mi?id=1622035822944&key=GRP&app=resvlink>

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