



Kentucky Caucus Notes & Take-aways Tuesday, October 19, 2021, 9am-Noon Via ZOOM

Take-Aways / Follow-Up:

- Annual Meeting Feedback: Hear more from Brad Patrick on organizational strength as well as change. Share additional topics vonda@fahe.org or jim@fahe.org
- Workforce Development: Participate in working on the Program Paper. Dave, Scott, Seth, Tom MB volunteered to work on this, Cassie available.
- KHC - ARPA Action Plan: Public Hearing at 11am, Nov. 4; draft Amendment to Action Plan out for review afterward with 15-day comment period to follow. Caucus can make comments, organizations submit comments. Watch for announcement.
- Potential to Extend Increased Household caps past 12/31/21 - submit request to KHC for consideration.
- FHLB Cincinnati expects decreased profits next year, less funding for AHP (other community programs)
- CARES Rebate Program – more to come from Josh Littrell
- Disaster Recovery Plans in progress – Nicholas Bromes, Membership AmeriCorps VISTA
- Training – replicate Workforce Development Hope Building – webinar in late November
- Strategic Programs pam@fahe.org
 - Heirs property issues
 - ARPA local funding – connect with Members
- Working Groups:
 - Resource Working Group – watch for appointment
 - REED Cmte meetings (your reporting person can join – kstigers@fahe.org)
 - CDFI Working Group – in planning stage

NOTES:

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

Adrienne Bush – HHCK; Curtis Stauffer, Keli Reynolds, Katie Kitchin, Wendy Smith - KHC; Judy Rose - FHLB-CIN; Barry Turner - USDA-RD; Mary Shearer - KY HFH; Josh Littrell - EK Power Co-op

2) Review Previous Minutes and Action Items Dave Kreher moved to accept the minutes as presented, Jimmy Stone seconded – motion approved unanimously.

3) Caucus Member Download from the Annual Meeting – Viewed [Jim's video](#)

What are you interested in hearing more about – ideas for follow-up - anyone you would like to hear from again?

Cassie - please feel free to speak up! Dave - opportune time for making housing in the spotlight again with ARC. Brad Patrick - take the words to heart about transition, involve the staff. At PSHH, shared with them already, sharing with the board next. Make sure all are involved in how that's going to work. Vonda - same at Fahe with the transition to remote work, lots of discussion.

Mary Shearer - thanks for the invitation, values what Fahe does. She sends low income Kentuckians to Members where HFH doesn't serve. Partnerships, working remotely, how much longer, how do we stay healthy, it's been a tough 2 years - keep up the incredible work. HFH is focused on how do we come out of this better - how do we keep housing at the forefront of the state and federal govt.

Alex introduced Nick Martire - Member interest in replicating workforce development through housing work following HOPE building model with Fahe staff support – w/Nick Martire (VISTA) - HDA/Perry Co. Drug Court & Community College - cover gap - shortage of construction labor &

pathway to employment for people exiting treatment. - Vonda - construction conversation from the Annual Mtg. - Gail Manchin/ARC - VP, Alex, Jim, Sara - white paper for ARC (others as well) EDA possibly as well. Jim would like to think about having something in front of Gail Manchin by Thanksgiving. - Hope Bldg. as an example, but also some other form of on the job training. Constr. Mgmt? Share some positions that would benefit the Members...Lead Based Paint training? Housing Counseling? Using case study, this is how it's been done, think about how this impacts our housing opportunities. Cassie - importance of white paper - Dave K. - volunteered; Sara M - scale of \$\$ coming from the federal govt. in such large chunks means we need to work together to make a funding model, to prepare Fahe to go to EDA or ARC and say this is how we can do it! Volunteers: Scott - Seth - Tom MB - Cassie if needed.

4) KHC Updates (Curtis Stauffer)

- a. ARPA, HOME-ARP – Action Plan Amendment (Katie Kitchin) Thank you to all the Members that participated in the earlier outreach. Quick overview on how the funds can be used - deployed. Goal to get a draft allocation plan and actually plan amendment together for release for public comment on November 4. Virtual Public hearing at 11am and then they'll be a 15 day commentary following that we plan to submit to our Allocation Plan. If everything goes according to plan, before Thanksgiving, and though this is probably wishful thinking, given the capacity challenges that particular field office still has, we're hoping to get our action plan approved by the end of the year. Our goal for the deployment of the funds that can help build new rental housing conserve the eligible population is a tightest funding stream with our normal development cycle, start getting solicitations of interest. Developers send their capacity applications, and with applications being due in August. Hopefully we'll be getting those awards out the door at the end of 2022 early 2023 for the first round of funding on that we choose to do any standalone services funding that the supportive services are kind of based rental assistance, those will be issued by our homeless programs team, and will probably be issuing a NOFA again for this round of funding for that. And early 2022 with a goal of getting those funds out the door or within a month after applications are due. So theoretically speaking will be getting any standalone services funding out the door in spring of next year.
- b. Katie Kitchin, CSH - eligible activities - 25 stakeholder meetings in the last sev. Weeks.
 - i. Creation of affordable, supportive Rental units
 - ii. TBRA for longer per. Of t
 - iii. Supportive Services
 - iv. Non-congregate shelter but not operating support

80-95K units short in the Commonwealth; need Housing for 3500 for those who are chronically homeless. Big need for all types of rental units and TBRA for extremely low income folks that cannot afford rental units. Domestic Violence groups need more shelter (improvements to those that already have support because the funds cannot pay for operations). Hurdle - gaining confidence on how housing can run sustainably - homelessness is a growing challenge in KY. Need support in zoning - partnership opportunities to make long-term difference in these.

Encouraged by some examples of really solid units, sustainably, with long term viability in neighboring states. Early 2022, TA for entities that are interested in doing that work in creating new units. Excited to get more units on the ground with supportive units. Working w/HHS to get it done. Wendy? (No comments)

- c. Increased Homebuyer Caps Expire December, 2021; potential for extension - do the same as the last two times, submit a letter and include some justification for need for extension.
- d. Other Program Updates - Healthy Home Eviction funds – KHC increasing capacity to accept/process applications. If all goes well - funding should be rec'd in 3-4 wks. Behind on utility assistance. Have added staff to get caught up over the next several months. Eviction diversion work. Flaw in the court system is that they don't collect contact info when the cases are filed. Stand-alone ED program, hired a manager, outreach specialists, pilot program in circuit courts to provide info to people in court. Governor's office has approved

plans for ERA 2 funds - legal asst. /legal aid around the state. Also funding continuation of Emergency Solution grants - continue to fund partners through Sept. 2025. Addt'l funds allocated with small grants to HA's for downpayment asst. HCVP - more info coming in the next months. Plenty of funds available to put to use, appreciative to the partnerships. Thank you for your work and partnership.

5) USDA Updates (Barry Turner) - Things are moving again - KY finished 5th in the nation in 502 performance this year! Really appreciate the partnership and work with the Members. Couldn't have hit that 8th in the nation in total obligations - 4th in the nation in 504 loans & grants! No big changes, hanging in there and waiting to see what Congress does. One of 6 states that used over 100% of their obligations. HPG funds will become available soon, emphasis on 504 - see what that comes out to be when the final numbers come out.

6) Federal Home Loan Bank Updates (Judy Rose) AHP Applications being reviewed, Nov. 18 board will be voting on approvals. You can 888-345-2246 after 2 pm to inquire whether your project has been funded. Very Transparent - Implementation Plan outlines how the programs are administered. Will be posted in Jan. 2022.

2017 Disbursements - all funds must be disbursed By Nov. 16.

2018 Disbursements - all funds must be used by 12/31/21, if any issues meeting the deadline, ask FHLB to discuss extension.

RH/Constr. Modified Disbursement Request - please use the most recent version from website.

Disaster Reconstruction Program - board has set aside profits for that \$20K per homeowner, renters are eligible for up to \$5K for downpayment asst.

CMPHF - Cassie gave a good speech to the Advisory Cmte on behalf of the funds. They were gone within 1.5 hrs.

Programs based on profits: - (bad profit year - as of July 2021 - private, no fed. \$\$) raining federal relief \$\$ - more deposits than loans at public banks where they do their lending. Profits have shrunk - 2nd quarter profits were only \$300K - Accrual only \$2M - a lot less money avail in 2022. On the positive side - congressional set-aside going up to 15%. In front of the Senate Banking committee. Thanks for the partnership.

For dedications or ground breaking involving FHLB \$, let them know SmithB@fhlbcin.com

7) HHCK update (Adrienne Bush) - Mary Shearer on the call - can also provide updates on the State

- a. Any updates related to AHTF funding – 1. change the fee schedule on a recurring basis, need to get back on that track. 2. one-time bump from state ARPA, no response yet from the Governor's office. Will continue to push the importance of this.

Mary Shearer - keep up the education process - they know our names - working with Fahe, HHCK, trying to get an appointment with the Governor's office, if they can't get the Governor. Feb. 16th - Rotunda gathering for Housing in Frankfort - legislative Breakfast? Lunch? Affordable Housing Caucus, trying to get a meeting set up. Jim also trying to get in front of the Governor. Big picture, hope that we're all on the same page about working together to keep

- b. KY Legislature Affordable Housing Caucus – any activity - middle of the interim session, nothing can progress until Jan. unless State Aff. Tax Credit - State level zoning reforms, working with local gov. to use some of their relief funds for permanent aff. housing. Medicare Oversight hearing - need for medical respite for those experiencing homelessness. Need options for people where shelter is not appropriate. Adv. Action Network, Mental Illness taskforce - MIW - mental illness waiver. Glad to hear that KHC is also working on this.
- c. State Legislative Actions - earlier this year working on property/heirship bill to untangle properties tangled up with heirs. - Appalachia and equitable housing. Access for people experiencing homelessness - 30% in bad situations in rental units.

8) CDBG Update - CDBG-CV and Recovery Housing Program (Vonda) DLG - allocated their funds to Utility assistance. Thought they might have addt'l funds for project shortfalls but that money may have gotten used up on utility relief. Vonda has tried to touch base to hear about how the money is going out. Standard procedures for CDBG are arduous. Community applications currently under

review. The housing applications are open through 12/31/2022. Forthcoming - look for info in Nov. on (Fahe working on something in Letcher Co. working with the cabinet for home and family services). Hoping to get addtl funding from HUD for next year.

9) Advocacy (Alex Dadok, Josh Stewart)

a. Income Eligibility Update

- i. Prospects for passage of major legislation - big deal in HOME ARP rollout - setting the ground work through Op-eds 1st. w/Spotlight on Poverty & Opportunity. Income limit issue and our proposed solution. Proposal to Board Meeting with NRHC - to join in on this work. Most likely pathway - income limits/AMI calculation gone through appropriations process - hopeful for it to affect leg. In Fed. FY2023. Alex - Fahe, in partnership with PRT, have issued a glossy package to use to promote this initiative. FRB system doing some research on this, would add a fair amt. of credibility to the work.
- ii. Infrastructure Bill, Early Education side will impact CAA, also Weatherization - stalled along w/Reconciliation bill. We're waiting on a topline # for reconciliation, holding up the Infrastructure bill as well. Prospects for shrinking it down to 1.5-2.1B is a given - where does the shrinkage happen? Fight right now to keep ANY of the housing/CED \$\$ - 5 ppl are negotiating it right now. Pushing to keep any of it, need to cut across the board - cutting 30% from the total bill, across all dept. Political reality, HOME/CDGB - not politically popular. DPA, Public Housing, Housing Vouchers are higher on the priority list. HOME loses. We are working on HOME on the national level but we're just about the only voice.
- 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 - Alex introduced - Harrisonburg, VA - joined Fahe in July, a new role in Fahe - Social/economic justice. Strong belief that real change happens at the local level and Fahe Members are the stewards of that change in Appalachia. Working to get to know the Members and see how we can work together, scale up the leadership capacity of the Members, Training opportunities. Coordinating visits to the Members. Hope to meet you all in coming weeks/months. Look forward to working to build our Strength in Numbers

10) Communication (Ted Boyatt) – Communication Collaboration - still looking to fill the spot on the CommsTeam - flying solo, haven't been able to get to the messaging standards, big planning. Quick example of Fahe Collaboration with your external messaging and moving the public opinion needle on things that matter to the Members. Knox Co. newspaper running many construction issues, costs, chronic shortage of affordable housing. Picked up on those stories, partnered with HSetn - to see what the crisis looked like for her organization and the ppl that they serve; availability of affordable units. Draft/finalized and pitched an OpEd to the Sentinel - example of how Fahe Comms. Can partner with you to do the same type of work. Invite the Members to keep your eye out for those opportunities in your own backyard - your projects, kickoffs, etc. can be an entrée to getting the word out. Nick is helping with Media tracking - share stories that have gotten attention in your area, big topics of earned news focus, please contact Ted to help lift that up to a regional publication.

Judy Rose (FHLB-CIN) - So important to share the good work with you do with the public - FHLB communication staff would also like to know about this - opportunity for them to push out Carol M. Peterson funded projects, other projects as well. Those pieces can be shared with congressional offices, open the door for other collaborations. Judy - Personal stories are very important.

11) Caucus Discussion – Around the Square

Potential modification of [Touchstone Energy CARES Rebate Program](#)

Timeline for accessing the funding? File the proposed changes right after the first of the year, the commission has up to 6 months to make a decision. Josh - discuss with the Members, specific language proposed for the agreement. Cassie - is there a cap on the funding? Josh - no, they have not ever had a cap. Would like to join in the efforts of making this affordable, partner with the Fahe Members. VP - if you file the tariff in Jan., then they would be available for next year's building season? Josh - would come back to us in April with availability. Dave - great program!

12) Fahe Updates – Memo Attached

- a. Fahe Sept. Board Meeting Report, Board Members (Scott McReynolds, Seth Long)
Clean audit, yearly review of Jim, he's doing great, continuing work for the Governance Committee, will be working on review of bylaws and what it means to be a Fahe Member, how the Members exert their governance over the organization. How we add to the Membership/Caucuses, what the Membership might look like in the future. Also discussion about how we come out of COVID - how we are all dealing with COVID fatigue and the need to be able to talk about it.
- b. Membership Updates (Vonda)
 - New Members approved (3): Oak Ridge Housing Authority, Maria Catron, ED; Tennessee Community Assistance Corp., Retha Patton, ED; Alabama Rural Ministry, Lisa Pierce, ED.
 - Business Continuity Plan Vonda introduced Nicholas Bormes, AmeriCorps VISTA - pleased to have him working with us.
My purpose and goal here is to create a business continuity plan or disaster recovery plan for each of our Kentucky members all 15 of our members. Some of our members may already have a business continuity plan, which, in that case, what we're looking to do is do a review session, because it's easy to have something like that in place and then put it on the shelf and forget it. I want to do is be in constant communication with all of our Members. The more back and forth that we have with one another, the better the process will go and more accurate we can make our continuity plans and increase the capacity to really respond to disasters in the best possible way so that we can sort of expedite the recovery process. When COVID struck the fact that Fahe had just recently had a business continuity been put in place really, really helped them out quite a bit. The business continuity plans allows us to be very adaptable to situations. I'm looking to communicate with each Member over the next year You are welcome to email me anytime. nbormes@fahe.org
 - Leadership Training for FY 2022 in process - looking, will keep you informed, CDFI Working Group - anyone interested? Want to roll back around to that, please watch for info to come out. Construction Conversation - ongoing, will be sending out info.
 - Carol M. Peterson Housing Funds: submit final disbursements requests - due to FHLB on Dec. 1.
 - Online Course package (Jackie Weiss)- please remember that you only have 60 days to complete the courses for which you registered. Once you are done, please scan/email certificates of completion. NeighborWorks Virtual Training Institute scheduled for Feb. 7-11, 2022. Fahe has funds to help defray costs, please let me know if you want to register someone. Watch email for more information.
- c. Resources/Innovations (Pam Johnson) - first time being in front of the Members under new title of Senior VP of Innovation/Programs - what can we do to help move forward with the Members?
 - Heirs Property - NWA contacted Pam about putting together a possible training. This is a real problem in KY and for our Members, common in our region. If anyone has a particular need that you would like to drill down on a little bit more, please let Pam know - we need examples to share with NWA as they work on developing their training/workshop. Perhaps they have someone that has encountered a problem somewhere else in the network and could do some work on a solution.

- ARPA Local Funding - Some communities are overwhelmed with the amount of money that will be coming. We need to make sure we let the community leadership know what is needed as far as affordable housing, and how you can help them expend/get that money out where it matters. Let us know if there is any way we can help you map out the needs of your community and see where the funds can be utilized. We can help you.
 - Resource Working Group Update - Pam will now be heading up this group, getting new appointments on the schedule.
- d. REED, Research Evaluation Evidence and Data Committee (Katy Stigers)- Katy introduced her AmeriCorps/VISTA Research person, Camila Moreno. Has sent out invitations for the REED Committee, if you didn't receive an invite but are interested, please email kstigers@fahe.org so she can share that information with you.
 - e. Lending – Community Lending and JustChoice Lending (Vonda) - David Brock was not available to attend today, wanted to share that he has a new role right now, Account Executive. It is temporary but hopes to be permanent in the near future. This role will be primarily working more closely with our Members on a regular basis to help with their needs with their retail lending side of their mission. When Covid restrictions allow, his goal is to visit our Members in person on a regular basis. He feels that in-person visits are always more effective. Also, for the Members that are not directly involved with our lending opportunities, to always keep us in mind, that we are here to help in any way to promote affordable financing for all of our Kentucky Communities.
 - f. Partners for Rural Transformation (Jose Quinonez) – Working on a Fund Development Working Group and hope to hear on funding in November. Essence Smith is working with PRT and will be introduced next meeting.

Tom Manning-Beavin noted that HAC's conference will be in December – included in Monday emails as well.

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

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