



**West Virginia/Maryland Caucus Agenda**  
**Wednesday, Oct. 27, 11am – 3:00 pm**  
**Via Zoom:**

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

**Passcode: 4231980**

- 1) Welcome & recognition of Special Guests** (*Dave Clark, Vonda Poynter*)  
*Nate Testman – WVHDF; Megan Krider - FHLB-Pittsburgh; Jessica McDonald (WVLSC) & Taylor Bennett (WV HUB) - Abandoned Properties Coalition; Annalee Posey - ASP (Member of TN Caucus); Roger Waugh, USDA-RD*
- 2) Review Previous Minutes and Action Items** *pp. 3-9* **10-15 Minutes**
- 3) Caucus Download from the Annual Meeting** – Jim kicks us off **20 minutes**
  - a. What did you like, not like?
  - b. What are you interested in hearing more about? Ideas for follow-up
  - c. Member interest in replicating workforce development through housing work following HOPE building model with Fahe staff support – w Nick Martire (VISTA) *pp. 10-11*
- 4) Partner UPDATES**
  - a. WVHDF Updates (*Nate Testman*) – HOME/HTF/AHF *pp. 12* **15-20 minutes**
    - i. American Rescue Plan Act Update
    - ii. HOME-ARP
  - b. FHLB - Report on WV Applications for AHP (*Megan Krider*) **10 minutes**
  - c. USDA (*Roger Waugh*) **10 minutes**
  - d. CARES Act Funding – WVDO update **5 minutes**
  - e. Community Works **5 minutes**
- Break for Lunch.....** **TBD**
- 5) Advocacy** (*Alex Dadok and Josh Stewart*) **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*) **5 minutes**
- 7) WV Land Stewardship Corp. Proposal** (*Jessica McDonald & Taylor Bennett*) *pp. 13* **10-15 minutes**

- 8) Caucus Review of Proposed WV Tax Credit** (*Josh*) **pp. 14-22** **10 minutes**
- 9) Recovery – who is working on recovery?** **10 minutes**  
Any new info/contacts on treatment, services, employment services
- 10) Caucus Discussion – Around the Square...**
- 11) Deep Dive – Development Activity** (*Karen Jacobson*) **20 minutes**  
Downtown Redevelopment
- 12) WV Nominating Committee Discussion** (*Kevin Jones*) **5 minutes**
- 13) Fahe UPDATES – Attached Memo** **pp. 23-24** **30 minutes**
- a. September Fahe Board Report (*Karen Jacobson, Christal Crouso*)
  - b. Membership Updates (*Vonda*)
    - Reporting for 9-30-21
    - Training Plan FY22
    - NeighborWorks America Training (*Jackie Weiss*)
  - c. Resources/Innovation (*Pam Johnson*)
    - Heirs Property
    - ARP Local Funding
    - Resource Working Group Update
  - d. REED - NeighborWorks America Tableau Fellowship (*Katy Stigers*)
  - e. Lending - Community Lending; JustChoice Lending  
(*David Brock – JCL Account Executive*)
  - f. 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](http://www.fahemembers.com/signup)

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



## West Virginia/Maryland Caucus Minutes June 23, 2021, 1– 4:30 pm Via Zoom

Name	Organization	Name	Organization
	<b>Almost Heaven HFH</b>	Jon Rogers	Guest - WVHDF
Nick Guertin	Coalfield Dev. Corp	Jessica McDonald	Guest - WV Land Stwd
Christal Crouso	FMHA	Patty Hickman	Guest - WV Land Stwd
	<b>Garrett Co. CAC</b>	Alex Dadok	Fahe
Kate Somers	HOC	Colby Lilly	Fahe
	<b>HA Mingo Co.</b>	Drew Pritchard	Fahe
	<b>Mon Valley HFH</b>	Jackie Weiss	Fahe
Tina Boyer	NCWVCAA	Jim King	Fahe
Kevin M. Jones	RCCR	Joshua Stewart	Fahe
Karen Jacobson	RCHA	Katy Stigers	Fahe
John David	SALS	Pam Johnson	Fahe
Dave Clark	WDG	Sara Morgan	Fahe
Emily Wilson-Hauger	WDG	Ted Boyatt	Fahe
Erin Andrews-Sharer	Guest- ASP (TN Caucus)	Vonda Poynter	Fahe
Nicole Intagliata	Guest- ASP (TN Caucus)	Christina Tetrick	Fahe UChicago Intern
John Bendel	Guest - FHLB-PITT	Claire Silberman	Fahe AmeriCorps VISTA
Thaxton, Penny	Guest - USDA RD	Danica Moon	Fahe Intern
Cathy Colby	Guest - WVHDF	Shannon Howley	Fahe VISTA

**8 of 12 Members Present = 66.67% in Attendance**

- 1) **Welcome & recognition of Special Guests** (Dave Clark, Vonda Poynter)
- 2) **Review Previous Minutes and Action Items** - minutes approved by consensus.
- 3) **REED, NeighborWorks America Tableau Fellowship** – Katy Stigers  
 Research, Evidence, Evaluate, Data – join the committee! A mechanism to bring folks together; Funding from the fellowship, use the tool and include the Members in the process. Georgia State University – rural research – asked Fahe to be a community partner -KY, TN, VA sites; similar work with Partners for Rural Transformation. Offer a stipend as we value the participation of the Members. Voices that are close to the work; good participation but need time and inclination to participate – quarterly meetings, maybe tag after a Caucus Meeting. If folks are interested, let us know, connect with Katy; [kstigers@fahe.org](mailto:kstigers@fahe.org) she'll do a summary email after the round of caucus meetings. Elevate the research – you know what we need to share with each other.  
Dave noted they are interested – getting your hands on good data in rural Areas – interesting.
- 4) **American Rescue Plan Act Discussion:** Conversation with the WVHDF; follow up, next steps  
 Looking at a significant amount of \$ coming – need to engage with the Fund, FHLB, how do we make use of these funds where we find the organizations better in 3 years – build capacity, not let the money just run through the programs, need to invest in moving our communities.  
Karen: \$ that are coming for supportive housing, need to have additional conversations with the Fund.

Dave: \$ coming in restricted to 30% AMI that will require some ongoing housing subsidy – potential to convert these funds into long-term project based vouchers.

Members: Any updates on the ground – talking about local or state level?

Erin: talking with the City of Charleston on funding – discussions.

Kevin – talking with the City of Charleston – supportive services, other housing.

Any coordinated effort in Charleston/discussion with the City leaders has been very informal so far. Long-run it could be really helpful to get in a room together, but not quite there yet.

SALS/John David have sent letters to all the local officials.

Dave – talking locally on how to utilize these funds. Some preliminary discussions on workforce housing need; falls outside of traditional subsidies. \$12-\$15/hour wages but no access to decent affordable housing. Some on streetscape and infrastructure here downtown. Also some water/sewer needs being met with these funds.

**This year's Housing Conference** will have one session or more on Creative Uses of the Rescue Funding. If you have something of interest to share, send to Dave – in charge of that particular tract.

Cathy Colby: developers, states, sharing on webinars on putting together for Affordable housing project that would fit. Every time she hears about hotels, conversions have been done by a municipality, but they must have a developer. Check HOME/ARP website – not a lot of information, but it would be the place to find information going forward. Webinar info – eligible populations and eligible activities. At one time, HUD said late 2021.

Vonda: noted Treasury news, amendment to the Annual Action Plan and Consolidated Plan – will watch for this and share when released.

Jim: As HUD thinking about what guidance they want to give, as well as Treasury, what do we want to concentrate on?

- CHDO set-aside?
- What would the expectation look like?
- How does that feed transition and outcomes?
- What kind of guidance would HUD be able to give if that were to happen?

Cathy: - the \$19M, 15% can go to operating; CHDO on top of that?

Jim: yes –

Cathy: 6 months out on the \$, but if you are thinking of a project, start the conversation. Shout-out to Woodlands on the CDFI Rapid Response \$497,000. Great way to grow the balance sheet as it will leverage \$5 to every \$1 of CDFI funds.... Plug for CDFI!!

John David – hasn't received a list of funds in 2 categories – 1) already approved and what they are for and 2) anticipated funds. As they represent rural unincorporated places, these fund could be used to replace coal severance funds on previous commitment. What document can be provided to make a case to present information to County Commissions?

Dave – noted that the first point is correct – no complete list of funding to be received – WVDO was making an effort to pull something together.

There is a list provided by Fahe to use: Last piece on guidance document to make local cases – creative uses of these funds.

Alex: noted that there isn't new information. Housing funds in the document, restricted in some ways; Treasury local funds for \$ that is much more flexible (some things you can't do, like back-filling) and can provide a link. There are other items in the relief bills – utility assistance, public health pieces – if there is specific information needed, let us know.

<https://www.govinfo.gov/content/pkg/FR-2021-05-17/pdf/2021-10283.pdf> is the actual rules. They are interim final rules, so they will still be finalized and one can give input

Treasury webpage for the state and local assistance: <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds>

Sara M. - Local municipalities may not be staffed to use it – making sure they know you are there and can deploy these funds is critical.

John noted that a locality said that no \$ would go outside their jurisdiction;

Dave - remember that municipalities AND Counties are receiving funds.

## 5) Caucus – Quick check-in on COVID recovery – struggles; upcoming plans

Kevin – stuff going really well – services increased – assist more folks – Samaritan Inn – Ryan Brown funding some rehab activities. Clothing boutique. Waiting for the City of Charleston to approve some of our projects. New office – tiny house – small addition of 750 SF – 3 offices, tiny meeting area, connected to Samaritan Inn, all operations in one place.

Kate – transitioned smoothly – stayed busy. Challenge now is that we have more ready buyers than housing on the market – both 502 Direct and Guaranteed are disadvantaged as you have to be moving quick. Upward pressure on prices that tighten affordability and timeframes. Counseling

Tina, NCWVCAA - (had to leave the call)

Emily – Woodlands – work didn't slow down, CDFI work is going strong, lots of TA and coaching. Couple of projects under construction – we will get there – watching construction costs – hearing they are coming down but haven't seen them. LIHTC Closing in Elkins – hotel redevelopment in Elkins (Dave's gray hair). Housing Needs assessment in Barbour County. Hiring a couple of new development staff, bringing accounting in house. Workforce housing – increased tourism and 2<sup>nd</sup> houses due to people not traveling. Direct COVID related work is via the CDFI right now – lots of TA.

John, SALS – 16 weeks ; 135 volunteers on 26 houses in the Upper Kanawha Valley – lots of write-ups and delivery by Lowes. 16 Summer VISTAS – drive the vans, get folks where they need to go. Conditional approval for another ½ year. 2 Food pantries continuing to provide services. Volunteers – requiring vaccinated participants. Folks are appreciative after a year's hiatus.

Christal – received extra mainstream vouchers; foster youth initiative; busy with vouchers – just received Emergency Housing Vouchers – homeless populations. Currently at 102% on voucher lease-up. Counseling program going strong – people not getting home inspections makes her stomach hurt. More folks are having mortgage delinquency issues. At full-capacity unless they find more counseling funding. Have to employ new counselors. Moving forward on Scholar House plans, looking for area. Made some changes structurally to accommodate meeting folks.

Karen – growth in ability to work with people experience homelessness – with CDBG funds and ESG on prevention eviction in Randolph County – wonderful demand for SF housing in Highland Meadows, three lots and building 2 houses. One RD client released from her contract – RD 502 lock for construction loan and they couldn't get comfortable with the costs. Feels like it is beginning to sort itself out. Took over 19 units of affordable housing – needs rehab.

Rental housing is full in the communities and even if you have voucher, you can't find counties – looking to expand to Lewis County but pushing messaging to use the vouchers. YouthBuild – workforce training is at the heart of their mission. Informed that they were not awarded a YouthBuild grant – first time in 11 years that that critical funding – didn't fund any rural programs – looking to do advocacy and planning around this – YouthBuild will look smaller and different – will reapply quickly. EWVCTC –

productive partnership through pandemic; bring live instruction to Elkins campus – medical assistance certification. No programs funded in WV.

John hasn't received notification. ESG is homelessness prevention.

WH Domestic Policy Cmte reached out via Justin Maxson to ask what more could be done.

Erin leaving, Annalee new WV contact for ASP

Tina Boyer – on hold for 1-1/2 years; some CARES funding to provide snacks and food to LI housing complexes, 25,000 snacks last year; 15,000 this year during May-June-July. Just returned to open operations – Monday, June 21<sup>st</sup>. Waiting to see about HOME funds applications; Bellington; better support our clients and tenants moving forward.

## 6) Partner UPDATES

### a. WVHDF Updates

Cathy – CHDO operating expense grant for eligible NP; pre-apps due July 16, full by July 30<sup>th</sup>. ARPA \$ - if you have a vision or idea, let Cathy know – start a conversation. HOME for Homelessness - \$19+M

Jon – board meeting today. Opening up the WVHDF building next week. The Fund is at the end of the Fiscal Year and funds allocation budget – Board approved a \$7M LIHTC in St. Albans – OCCH doing the syndication – 40 unit senior and family development, developer is Gorsuch. MRAP program – working with consumers on overtime hours, a bit overwhelming - \$200M and getting \$150M for the rental asst. program. Put out about \$5M dollars – engaged some assistance with organizations and 20 temps in the building. Chose to operate directly – affected a lot of the organization with OT to get it done and are getting good feedback on the program - \$ is helping people. Going to engage a partner to help them run the program and administer the program – Public Hearing was yesterday.

Vonda will check when comment are due. Plan may be on the website – submit to Treasury – deadline is end of the month.

Guidance from Treasury is not been overflowing but will submit a plan. Looking for a partner to help provide the vast majority of the labor to run the program. Erica has stated that we don't have the capacity to take on work of this scale. Mortgage business was record year last year and the existing programs much continue. Think KY Hardest Hit Program – that is a model for many states are doing with their HAF program; pay loan servicers to get people's mortgages on track. \$50M in that program. The Fund noted the grantees in the AHF program - \$1.9M of grants to WV NFps. In the board packet. Battle on the program coming to the Fund – Board Chair pointed out that they have doubled the expenditures in that program. Glad to get the dollars out to help you all with your programs.

Today is the 5 year anniversary of the 2016 floods in WV – 23 people were killed in the 1000 year flood. ASP/Erin was very deeply involved in that recovery.

Treasury – plan to pay everything that the program will allow – question on how quickly they will approve – prefer to get running by August, 21. Run a pilot program where they use their own portfolio of loans – begin to operate the infrastructure of their program. Get some efficiencies before pushing it to external servicers that have WV loans.

Like work that we did in KY with NSP, the local organization acted as the local person; Fahe acted as an administrative agent, environmental, back-office, financial. Single portal for the state working through us, that created efficiency for the state – that could work for the Fund. ARPA allows for the development of SF and rental housing. Could be used in that manner. What Treasury said is an ability to do

some amount of repair to housing. It is not in their plan – no state has said they will do that. Plan is to pay back mortgage payments – writing checks –

Pam: Designed to work with servicers across the country – would you consider using Fahe as that intermediary and working with our Members on any local mortgages. Submit the Proposal and Fahe will compete with other proposals.

b. **FHLB** - John had to drop off the call, make sure to read the packet on the upcoming AHP application, webinar, revised guidelines, hoping that they get applications from the WV Members.

c. **USDA** - HPG - Application in by July 19<sup>th</sup>; cut-off on the advertisement is July 2/3<sup>rd</sup>. Refi for COVID – roll out for every loan we have – rolling back to 2.5% (training for ARPA this week – letters going out to – Share Don Harris' info – good program – cheat off VA and TN.

d. **Community Works**

Homeownership center up and running; housing counselor on staff; announcement soliciting applicants for the ED position – hope to have a person by the end of the year. Housing Conf: Sept. 15-17 in Charleston. Any interest in sessions, let Dave/Emily know.

Internship program – efforts to move it forward – but need to create a sustainable funding source. Kevin asked about that. Benedum funded an Intern program with graduate students for 4-5 years. Need a more sustainable funding source. Brandon and Kevin went through the program.

## 7) Advocacy

a. State priority update: Housing/Community Development Financing Prog. – Dave Like TN's CITI, some potential to work with this but at the same time CDFIs are talking about State investments. Started some discussions with other CDFIs and want to see where this goes. Alex noted he appreciated the leadership and to let the Advocacy team know if there is something needed.

b. Federal updates - Continuing resolution for a Budget; not a regular order of appropriations this year; turned it over to Josh for federal update as he is our "federal" presence.

Had a call with Terry Sewell's office (AL rep.) – starting to see in-person meetings happen. Had an opportunity to talk about Income eligibility. Appropriations, President Budget, use CR – wants Infrastructure Plan passed – bi-partisan agreement is not there yet, blew a deadline. Moving to hard traditionally infrastructure but it does into a meaningful investment in broadband build-out. \$65B is the number - 99% of people in the country but no subsidy for affordability concerns. Big part of the broadband infrastructure discussion. Subsidy for individual household access. Appropriations – priorities we raise up are based on Member discussions needs – lift up appropriations that are important to you. ARPA/ HOME for Homelessness – preceded with a training opportunity. HUD Secretary's office contact indicated that there has been a long timeline and disappointment. Maximum flexibility – state level advocacy – good to hear this. Dr. Luke Shaeffer worked with Josh on an article on income eligibility Bipartisan Policy Cmte.

c. Hiring update from Advocacy Department

Leadership Development Director - Andrea Hash, will start July 20

Still looking for Advocacy Director – looking for someone in the region

8) **Communication** – Ted Boyatt - has been at Fahe approx. 3 months, working on hiring an additional staff person, working on messaging, possibly rebranding. Abundance of opportunity to learn about the Members, Fahe, getting the message out.

9) **Land Bank Programs – Guest Speaker** – Patty Hickman, Jessica McDonald, WV Land Stewardship Corp. – presentation; discussion; opportunities. Submitted an earmark request for funding the DEP – Phase I Reports can be funded.

10) **WV Caucus Chair Election** - Dave has agreed to serve for another year, was confirmed by consensus. Be thinking about if you would be interested in leading the caucus in the future.

11) **WV Nominating Committee Discussion** – Kevin Jones

I volunteered to be your nominating committee representative. I couldn't attend the most recent meeting but I did watch the zoom recording. There's three questions that I'm kind of charged with asking you all today but since some have dropped off the call, we might send it out as a survey instead, give everyone some time to think about the questions and get some, you know, actual thoughtful responses.

- Who is interested in serving?
- How hard is it to fill your Board seats and other commitments, like Caucus Chair?
- What would make the lift easier?

Board elections will happen for next year so as we kind of go through this year that's something that's coming up and, and the nominating committee certainly has a role to play within that.

12) **Fahe UPDATES – Attached Memo**

a. February/June Fahe Board Report (Karen Jacobson, Christal Crouso)

b. 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 11<sup>th</sup>. 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 - 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.

c. Resource Plan Working Group (Sara Morgan)- We have rec'd about eight volunteers 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. If anybody else is just dying to participate. Send me your name or send to Colby [clilly@fahe.org](mailto:clilly@fahe.org) 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.

- d. 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.
- e. Partners for Rural Transformation Report - see ***Link to [Case Study](#)***

**Next Caucus Meeting** –October 27, 2021 – Coalfield may host (West Edge)

### **Upcoming Events**

- **2020 MIT Student Report/Review Webinar** coming soon
- **Sept. 21/22/23 – Fahe Annual Meeting**
  - **Wed. Oct. 27** - WV Caucus Meeting

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

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

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](mailto:nmartire@fahe.org).

## **WVHDF UPDATES** from Cathy Colby

### **HOME & HTF**

- Seven CHDOs will receive 2021 HOME CHDO Operating Expense Grant funds. Operating Expense Grant Agreements will be sent soon.
- Five applications for funding were received in response to the 9-30-2021 RFP round, and they are being processed.

### **HOME ARP**

The American Rescue Plan, Section 4106, appropriated \$5,000,000,000 for homelessness assistance and supportive services program. The State of West Virginia will receive \$19,106,500 HOME American Rescue Plan funds (HOME ARP), and the West Virginia Housing Development Fund (the Fund) will be the administering agency.

The Fund anticipates HOME ARP will be deployed as:

\$14,329,875 Eligible activities

- 1,910,650 Capacity building, operating assistance to CHDOs and other nonprofits carrying out activities
- 2,865,975 Administration

### **HOME ARP Eligible Activities**

- Tenant-based rental assistance
- Development of affordable multifamily residential rental housing pursuant to Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990
- Supportive services to qualifying individuals or families not already receiving such supportive services, including:
  - Activities listed in section 401(29) of McKinney -Vento Act
  - Housing counseling; and
  - Homeless prevention services
- Acquisition and development of non-congregate shelter units

### **Qualifying Populations**

- Individuals and families experiencing homelessness (McKinney definition)
- Households at-risk of homelessness (McKinney definition)
- Victims/survivors fleeing or attempting to flee domestic violence, dating violence, sexual violence, stalking, or human trafficking situations
- Other special populations for whom supportive services or assistance would prevent homelessness for individual/family or serve those with the greatest risk of housing instability
- Veterans and families that include a veteran family member who meet one of the preceding criteria

The Fund has reviewed HOME ARP documents ([HOME-ARP Program - HUD Exchange](#)), and the next step is an evaluation of the size and demographic composition of the state's qualifying populations and assessment of their needs. Furthermore, the Fund must identify any gaps within the state's current shelter and housing inventory as well as the service delivery system.

The Fund is arranging a meeting(s) with Continuums of Care for assistance in collecting information to create the HOME ARP Allocation Plan. The HOME ARP Allocation Plan will be used to amend the 2021 Annual Action Plan. When available, information about the 2021 Annual Action Plan amendment will be emailed to the HOME/HTF list serve.



## Land Stewardship Corp. proposal

The Land Stewardship Corporation, as WV's state land bank, is working with the State Auditor's Office to secure low cost, buildable property; clear title and handle necessary demolition/remediation; and transfer that property to nonprofit housing developers. This would allow nonprofit housing developers access to more property at a cost significantly lower than it could otherwise be purchased on the real estate market.

The properties will primarily be secured from a list of "no-bid" properties at the State Auditor's Office, a list comprised of properties which have been through both the county and state tax sales for failure of the original property owners to pay property taxes. In most cases this means that the property has been abandoned.

There are roughly 10,000 such properties in WV currently and while not all of them would be suitable for the construction of affordable, workforce, or recovery housing, a significant number of them likely are. Moreover, we have found that the majority of these abandoned properties are concentrated in population centers where there is a significant need for more affordable housing.

Contact info:

**Jessica McDonald**  
Director of Operations  
430 Spruce Street, Suite 201  
Morgantown, WV 26505  
304.627.7422 (cell)  
[www.wvlsc.org](http://www.wvlsc.org)

## **How to certify/vet/define housing providers and housing activity in new WV CITC?**

Information is presented to illustrate different ways existing CITC's have defined those populations/uses. The first two pages are a comparative look at TN and MD CITC programs; sections afterwards replicate verbatim regulatory information provided by TN and MD.

*Fahe Staff also floated the idea of using CRA definitions, thinking that may be the easiest way forward. After further research, it became clear that this was not the case, and in fact basing it on CRA regulations would be cumbersome and overly complicated. As such, no further analysis on CRA is included below.*

### **Applicants**

The TN system allows for more than just 501(c)(3) organizations to apply (PHAs, Development Districts, etc.), whereas Maryland only allows 501(c)(3) organizations. Taken by itself, this difference would seem to indicate that the TN approach to eligibility is more broad. However, as we will see below, the eligible uses of the funding mean that the TN model is more narrow than the MD model.

In either case, the process for approval looks much the same to an end user. Organizations apply to the Fund for access to the Credits, then, once approved as an organization, make individual applications for projects on which to expend the credits. Reporting processes then follow.

### **Uses**

Eligible use differences between MD and TN are twofold:

- 1) MD requires projects to take place within a set priority development district whereas TN is statewide. A review of MD development district indicates that these are solely in towns and cities – excluding families/homes outside of those areas.
- 2) TN uses are *highly* regulated, whereas MD uses are in broad, ill-defined categories.
  - a. This allows TN to be targeted deeply in areas the Fund wants to prioritize, but excludes other uses. MD's system relies on the people scoring applications and choosing project awards, which can introduce selection bias and unguided public policy choices, but does have the benefit of being incredibly flexible.
  - b. TN uses:
    - i. Create/preserve LI housing;
    - ii. Assist LI TN into housing;
    - iii. Build nonprofit capacity if using CITC for housing;
    - iv. Other housing uses
  - c. MD uses:
    - i. Education and Youth Services

- ii. Housing and Community Development
- iii. Job and Self-Sufficiency Training
- iv. Enhancing Neighborhoods and Business Districts
- v. Arts, Culture and Historic Preservation
- vi. Economic Development and Tourism Promotion
- vii. Technical Assistance and Capacity Building
- viii. Services for At-Risk Populations

	<b>Eligible Applicants</b>	<b>Eligible Uses</b>	<b>End Result</b>
<b>Maryland</b>	Only 501(c)(3)	Anything "nonprofit": broad uses	Broad project areas and widespread use across nonprofit sector
<b>Tennessee</b>	501(c)(3), PHAs, Development Districts, Etc.	Only housing-related uses, and nonprofit capacity building	Narrow use only for housing by select housing organizations

**Discussion**

The questions of applicants and uses is intertwined, and both definitions allow us to determine the end result of the tax credit. Since we are proposing to limit the use of the tax credit to CDFIs and for workforce housing development we can limit the end result by proscribing tight eligible uses (along the TN model).

What remains is to think about your potential partners/colleagues in this work across the state: do you need to make sure that organizations without 501(c)(3) designations can access the funding?

Pages 3-9, below, contain copy-pasted regulations for TN and MD programs.

## **TN CITC Eligible Housing Entities and Requirements**

Citation: [Through The Community Investment Tax Credit Program any financial institution may obtain a credit \(thda.org\)](#)

### **ELIGIBLE HOUSING ENTITIES**

The following entities **may** qualify as Eligible Housing Entities:

1. Tennessee nonprofit corporation with an Internal Revenue Code 501(c)(3) status ("Nonprofit")
2. An entity created and controlled by a Nonprofit Eligible Housing Entity that engages in Eligible Activity on behalf of the Nonprofit ("Nonprofit Entity")
3. A wholly owned subsidiary of a Nonprofit Eligible Housing Entity that engages in Eligible Activity on behalf of the Nonprofit ("Nonprofit Subsidiary")
4. Public Housing Authorities ("PHA")
5. Development Districts ("DD")
6. Tennessee Housing Development Agency ("THDA")

### **ELIGIBLE HOUSING ENTITY REQUIREMENTS**

To be eligible a housing entity must meet all of the requirements for type of entity as described below ("Eligible Housing Entity"):

#### 1. Nonprofits

a. Nonprofit corporations must be organized, existing and in good standing under the Tennessee Nonprofit Corporations Act (T.C.A. Section 48-51-101, et seq.) for a period of at least two (2) years prior to the date of application, with an Internal Revenue exemption as a 501(c)(3) entity on its own or by virtue of a group designation letter of a parent nonprofit. The nonprofit with the group designation letter must also meet all the requirements to be designated as an Eligible Housing Entity.

(i) The Nonprofit must: (1) not be formed by one or more individuals or for-profit entities for the principal purpose of participation in CITC; (2) not be controlled by a for-profit organization; and (3) not have any staff member, officer, or member of the board of directors who will materially participate, directly or indirectly, in the proposed housing activity as or through a for-profit entity; and

(ii) The Nonprofit must be engaged in the business of the provision of affordable housing opportunities for low income households in Tennessee for a period of at least two years prior to the date of application; and

(iii) The Nonprofit must materially participate (regular, continuous, and substantial onsite involvement) in the proposed Eligible Activity for a period of at least five years from the date of CITC approval.

b. Nonprofit limited liability companies must be organized, existing and in good standing under the Nonprofit Limited Liability Company Act of 2001 (T.C.A. Section 48-101-701) or under the Tennessee Revised Nonprofit Limited Liability Company Act (T.C.A. Section 48-101-801), be disregarded as an entity for

federal income tax purposes, and have a sole member that qualifies as a Nonprofit Eligible Housing Entity.

## 2. Nonprofit Entity

a. The Nonprofit Entity must be created and controlled by a Nonprofit that meets all requirements as an Eligible Housing Entity.

b. The Nonprofit Entity must be engaged in an Eligible Activity on behalf of the Nonprofit that created and controls it.

c. The Nonprofit Entity must be organized, existing and in good standing under the laws of Tennessee, but need not, itself, be an Eligible Housing Entity

## 3. Nonprofit Subsidiary

a. The Nonprofit Subsidiary must be wholly owned by a Nonprofit that meets all requirements as an Eligible Housing Entity.

b. The Nonprofit Subsidiary must be engaged in an Eligible Activity on behalf of the Nonprofit that is its sole owner.

c. The Nonprofit Subsidiary must be organized, existing and in good standing under the laws of Tennessee, but need not, itself, be an Eligible Housing Entity

## 4. PHAs:

a. A PHA must be duly created and validly existing under the Housing Authorities Law (T.C.A. Section 13-20-101, et seq.).

(i) The PHA must materially participate (regular, continuous, and substantial on-site involvement) in the proposed Eligible Activity for a period of at least five years from the date of CITC approval;

## 5. DDs:

a. A DD must be duly created and validly existing under the Development District Act of 1965 (T.C.A. Section 13-14-101, et seq.).

b. The DD must materially participate (regular, continuous, and substantial on-site involvement) in the proposed Eligible Activity for a period of at least five years from the date of CITC approval;

## 6. Tennessee Housing Development Agency:

a. THDA, duly created and validly existing under the Tennessee Housing Development Agency Act (T.C.A. Section 13-23-101, et seq.).

## ELIGIBLE ACTIVITIES

The following activities may be considered eligible housing activities ("Eligible Housing Activities"):

1. Activities that create or preserve affordable housing for low income Tennesseans:

a. New Construction-Rental. New construction of multifamily or single family affordable housing that is rented to households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located at rents that do not exceed 30% of annual gross household income.

b. New Construction-Homeownership. Construction of new single family affordable housing that is sold to households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located at a price that does not require the household to spend more than 30% of annual gross household income for monthly loan payments, including insurance and taxes.

c. Rehabilitation-Rental. Rehabilitation of existing multifamily or single family affordable housing that is rented to households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located at rents that do not exceed 30% of monthly gross household income.

d. Rehabilitation-Homeownership. Rehabilitation of existing single family affordable housing that is sold to households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located at a price that does not require the household to spend more than 30% of annual gross household income for monthly loan payments, including insurance and taxes.

e. Rehabilitation-Existing Homeowner. Rehabilitation of single family housing units owned by households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located. If a loan to the household is involved, the monthly loan payments, including insurance and taxes, do not exceed 30% of monthly gross household income.

f. Conversion. Conversion of an existing dwelling or building to multifamily or single family affordable housing that is rented or sold to households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located at rents or for a sale price that do not exceed the limits indicated above.

g. Acquisition. Acquisition of a housing unit, dwelling or land upon which a multifamily or single family affordable housing unit will be located that is rented or sold to households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located at rents or for a sale price that do not exceed the limits indicated above.

h. Land. Land upon which a multifamily or single family affordable housing unit will be located that is rented or sold to households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located at rents or for a sale price that do not exceed the limits indicated above.

2. Activities that assist low income Tennesseans in obtaining safe and affordable housing:

a. Down Payment Assistance. Down payment assistance, as a grant or a loan, to households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located for the purchase of newlyconstructed or rehabilitated affordable single family housing units at a price that does not require the household to spend more than 30% of annual gross household income for monthly loan payments, including insurance and taxes.

b. Rental Assistance. Rental assistance, as a grant or a loan, to households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located for the rental of newly-constructed or rehabilitated affordable housing units at rents that do not exceed 30% of monthly gross household income.

c. Assistance Payments. Assistance payments, as a grant or a loan, for rental housing deposits and/or utility deposits for households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located at rents that do not exceed 30% of monthly gross household income.

d. Homebuyer Education. Pre-purchase homebuyer education for households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located.

e. Counseling Services. Financial literacy or counseling services for households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located.

f. Savings Program. Individual Development Account ("IDA") matched savings programs for homeownership for households whose income is at or below eighty percent (80%) of the area median income, based on family size, for the county in which the housing is located. IDAs are defined as accounts set up at a financial institution by an agency or entity on behalf of a potential homeowner for the purpose of the accumulation of monies to be used as a down payment on the purchase of an affordable housing unit.

g. Supportive Services. Supportive services tied to housing including, but not limited to, services for the elderly, developmentally, physically or mentally disabled, youth transitioning from foster care, homeless and other targeted groups.

3. Activities that build the capacity of an eligible nonprofit organization to provide housing opportunities for low-income Tennesseans (Only Nonprofits, Nonprofit Entities and Nonprofit Subsidiaries that meet the requirements to be an Eligible Housing Entity are eligible to provide this type of Eligible Activity):

a. Operational Support. Loans or grants supporting operating expenses of an eligible nonprofit to the extent the operating expenses are directly related to carrying out Eligible Housing Activities. The eligible nonprofit must explain in the project narrative how the loan or grant will help accomplish Eligible Housing Activities.

b. Refinance of Non-Qualified Loans. Refinance existing debt of an eligible nonprofit, that is NOT a qualified loan, a qualified low-rate loan, or qualified long term investment with a qualified loan, a qualified low-rate loan, or qualified long-term investment, if the cash flow savings are used by the qualified nonprofit for Eligible Housing Activities as identified above and if the financial institution claiming CITC did not previously claim CITC under T.C.A. Section 67-4-2109(h)(1)(A) or T.C.A. Section 67-4-2109(h)(2)(A) in connection with the original debt. The eligible nonprofit must explain in the Project Narrative how the cash flow savings will help accomplish Eligible Housing Activities. A financial institution may refinance its own, higher cost debt that is not a qualified loan, a qualified low-rate loan, or a qualified long term investment or a different financial institution may provide the refinancing.

c. Refinance existing debt of an eligible nonprofit that is a qualified loan with a qualified lowrate loan or qualified long-term investment, if the cash flow savings are used by the eligible nonprofit for Eligible Housing Activities as identified above and if the financial institution claiming the CITC did not previously claim CITC under T.C.A. Section 67-4- 2109(h)(1)(A) or T.C.A. 67-4-2109(h)(2)(A) in connection with the original loan. The eligible nonprofit must explain in the Project Narrative how the cash flow savings will help accomplish Eligible Housing Activities. A financial institution may refinance its own or another financial institution's qualified loan if the previous credits were taken as annual credits but may not refinance its own or another financial institution's qualified loan if onetime credits were taken on the original loan.

d. Investment in technology. Purchase of computers, software, or other technology to the extent that the purchased technology is directly related to carrying out Eligible Housing Activities. The eligible nonprofit must explain in the project narrative how the investment in technology will help accomplish Eligible Housing Activities.

e. Training. Support for eligible nonprofits providing training or receiving training. The eligible nonprofit must explain in the project narrative how the training will help accomplish Eligible Housing Activities.

f. Technical Assistance (TA). Funds for eligible nonprofits who provide TA to the extent that the TA is directly related to carrying out Eligible Housing Activities.

The eligible nonprofit must explain in the project narrative how the technical assistance will help accomplish Eligible Housing Activities.

4. Other affordable housing-related activities including, but not limited to:

- a. Emergency mortgage assistance.
- b. Home improvements for handling accessibility.
- c. Activities to help maintain housing and prevent homelessness.
- d. Post-purchase, foreclosure prevention counseling
- e. Activities to promote public awareness about affordable housing.
- f. Research.
- g. Any other affordable housing activities approved by the THDA Executive Director and the Commissioner of TDoR

Citation: [Community Investment Tax Credits Program \(maryland.gov\)](https://maryland.gov)  
Proper regulations accessible only through antiquated state legislation database, but accessible here: [Division of State Documents](#)

## **MD CITC Application for Eligible Recipients Process**

### **WHO CAN APPLY**

Nonprofit organizations, designated a 501(c)(3) organization by the Internal Revenue Service, are eligible to apply for Community Investment Tax Credits to support a project or activity that is either located in or serving a community in a Priority Funding Area.

Organizations soliciting charitable contributions in Maryland are generally required to [register with the Office of the Secretary of State as a charitable organization](#).

Nonprofits must maintain their charitable registration status with the Office of the Secretary of State of Maryland. As well as, provide an official [Certificate of Status from the Maryland Department of Assessment and Taxation](#).

Once awarded tax credits, nonprofit organizations are required to submit a Semi-Annual Report in January and July providing information on:

- Project activity/status
- Use of tax credits/contributions received
- How the organization is marketing their project and the availability of tax credits

### **ELIGIBLE PROJECTS**

Projects must be located in or serve residents of a [Priority Funding Area](#).

Projects typically involve activities such as:

- Education and Youth Services
- Housing and Community Development
- Job and Self-Sufficiency Training
- Enhancing Neighborhoods and Business Districts
- Arts, Culture and Historic Preservation
- Economic Development and Tourism Promotion
- Technical Assistance and Capacity Building
- Services for At-Risk Populations

## FAHE UPDATES - 2021 FALL ROUND OF CAUCUS MEETINGS

### QUARTER END 6/30/21 REPORTING

**Overall Member reporting: 96% of Members reported - WV had 91.7% reporting**

Without NWOs			With NWOs		
<b>Total Organizations</b>	<b>43</b>		<b>Total Organizations</b>	<b>51</b>	
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%
<b>WV Organizations (Includes MD)</b>	<b>11</b>		<b>WV Organizations (Includes MD)</b>	<b>12</b>	
Turned in by 7/10	3	27.27%	Turned in by 7/10	4	33.33%
Turned in by 7/15	7	63.64%	Turned in by 7/15	8	66.67%
Turned in by 7/25	10	90.91%	Turned in by 7/25	11	91.67%

ORG INFORMATION		Report/Communication Sent		
State	Org Name	7/10/2021	7/16/2021	7/23/2021
WV	Fairmont-Morgantown Housing Authority (FMHA)			
	Housing Authority of Mingo County (HAMC)			
	Randolph County Housing Authority (RCHA)			
	Religious Coalition for Community Renewal (RCCR)			
	Southern Appalachian Labor School (SALS)			
	Woodland Development Group (WDG)			
	Almost Heaven Habitat for Humanity (AHHFH)			
	North Central WV Comm. Action (NCWVCAA)			
	Mon Valley Habitat for Humanity (MVHFH)			
MD	Coalfields Development Corp. (CDC)			
	Garrett Co. Community Action Committee (GCCAC)			

### 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](mailto:pam@fahe.org).



**fahe**  
Strength in Numbers

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