



National Policy Conversation-521 Rental Decoupling

We will begin shortly!!

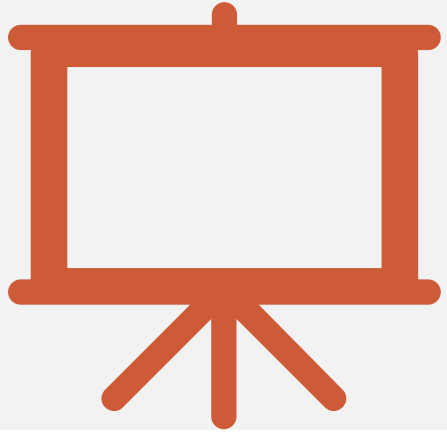


Rural Rental Housing Preservation Academy

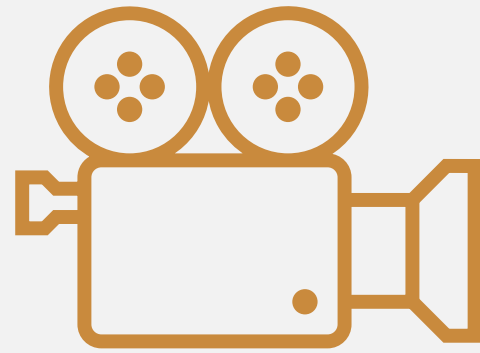
August 23, 2023



Housekeeping



All registered attendees will receive the slides via email



This session is being recorded. You will receive a copy and it will be posted on the Enterprise website



We will answer questions throughout the presentation. Please submit them using the Q&A, chat or raise hand function



The link to register for upcoming sessions will be shared

MISSION AND VISION

Enterprise Community Partners

OUR VISION

A country where home and community are steppingstones to more.

OUR MISSION

To make home and community places of pride, power and belonging, and platforms for resilience and upward mobility for all. We focus on three pillars:

- Increase Housing Supply
- Advance Racial Equity
- Build Resilience and Upward Mobility

Unmatched **breadth, scale and expertise** across the entire spectrum of affordable housing...



...creating a positive feedback loop that does it **all under one Enterprise roof.**

LAND ACKNOWLEDGMENT

TONYA PLUMMER

2023 Rural Rental Housing Preservation Academy

What to expect

Overview and Introduction to Rural Rental Housing Preservation

- Introduction to Rural Development 515 Transfer Process
- Strategies for 515 Preservation: Case Studies
- Capital Needs Assessment and Operating Budget

Basic Deal Structuring

- Understanding Tax Implications of a Transfer
- Pro forma development
- National Policy Conversation-521 Rental Assistance and Decoupling
- Funding Beyond RD: LIHTC, Bonds and Third-Party Lenders/ Connecting Buyers and Sellers

Property Management/Community Engagement–2 sessions, including

- Property Stewardship: Resident Services and Asset Management

Preservation Next Toolkit

A Preservation Toolkit for Small-to Medium-Scale Multifamily Properties

Guidance and Best Practices

The Toolkit's issue briefs guide developers and practitioners across different stages of the small to medium multifamily preservation development process

Localized Resources

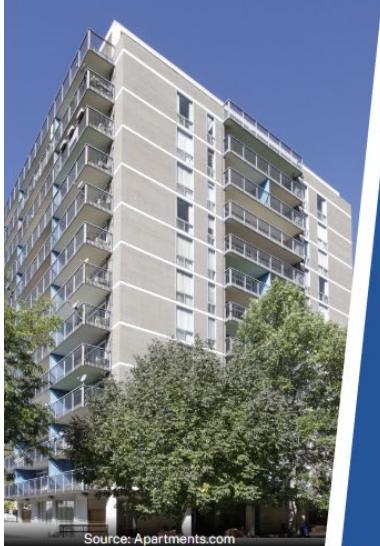
Preservation landscape analyses, inventory of local funding resources, and local & regional data on the small to medium multifamily stock

Case Studies

Successful and creative approaches for small to medium multifamily preservation in different housing markets

Tools

A Financial Modeling Tool to help you understand the financial viability of your preservation development.



PROJECT OVERVIEW

Montview Manor

📍 1663 STEELE ST, DENVER CO

- Located in the South City Park neighborhood, adjacent to City Park
- Constructed in 1962
- 88 units, (16) studio units, (56) one-bedroom units, (16) two-bedroom units
- Will be acquired in 2022

Prior to Archway Communities' acquisition, resident incomes ranged from 20% to 120% of AMI. Archway is committed to maintaining the organic mix of income levels at Montview Manor. Under Archway's ownership, 22 units will remain permanently affordable to residents at or below 30% AMI, while 45 units will be set aside for residents at or below 60% of the AMI. Eleven units will be affordable to residents at or below 80% of the AMI and ten units will be unrestricted.

Source: Apartments.com

TOOLS

Funding Sources Inventory

Keep Reading



TOOLS

Financing Modeling Tools

Keep Reading



Our Partner



Fannie Mae®

INTRODUCTORY REMARKS

SENATOR CYNTHIA LUMMIS
R-WY



RURAL PRESERVATION POLICY PANEL

TIPS AND TRICKS: OUTREACH TO CONGRESSIONAL DELEGATIONS

- Elizabeth Glidden, Deputy Executive Director, MHP



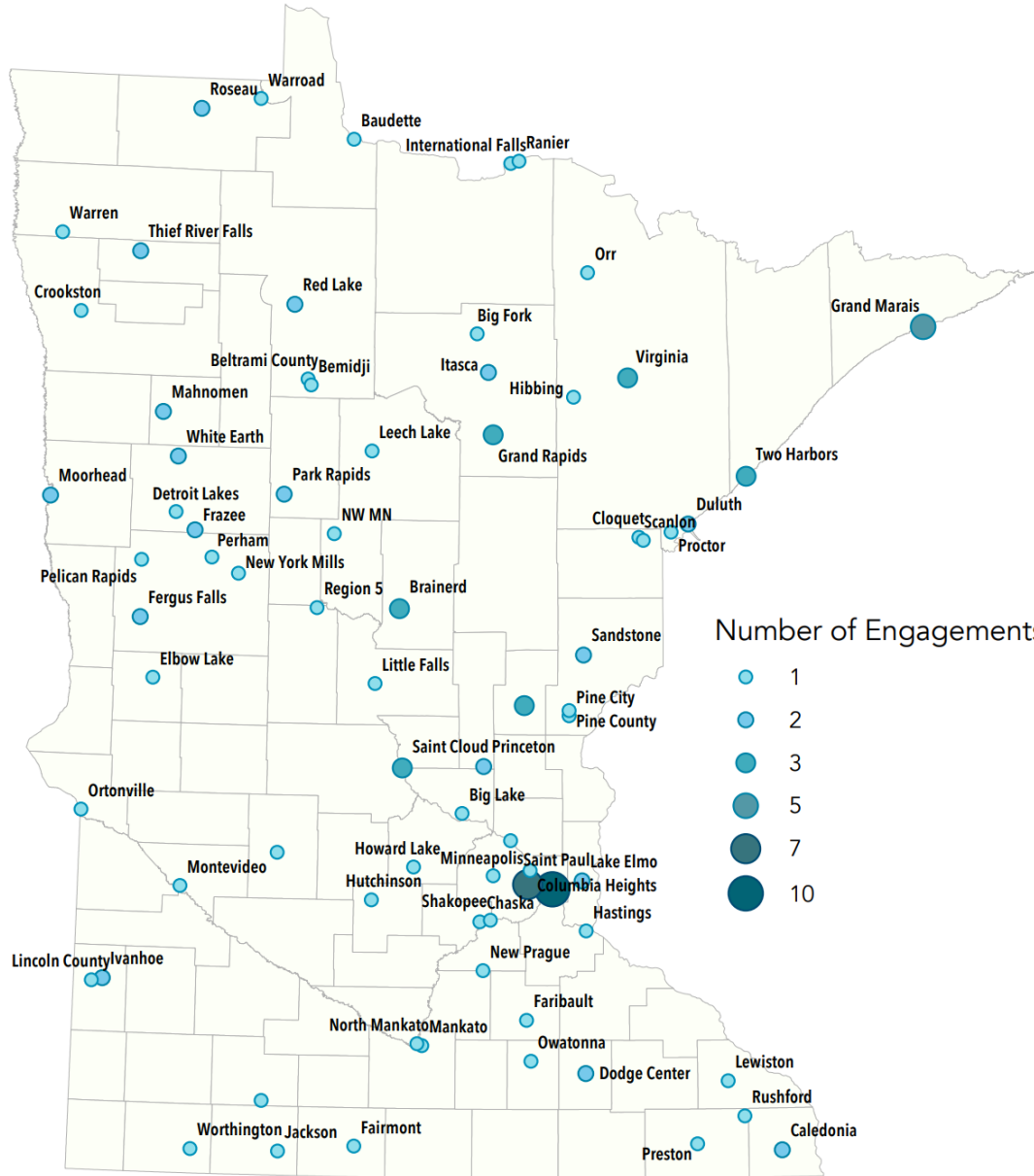
Areas of Focus

Research | Policy | Community Development



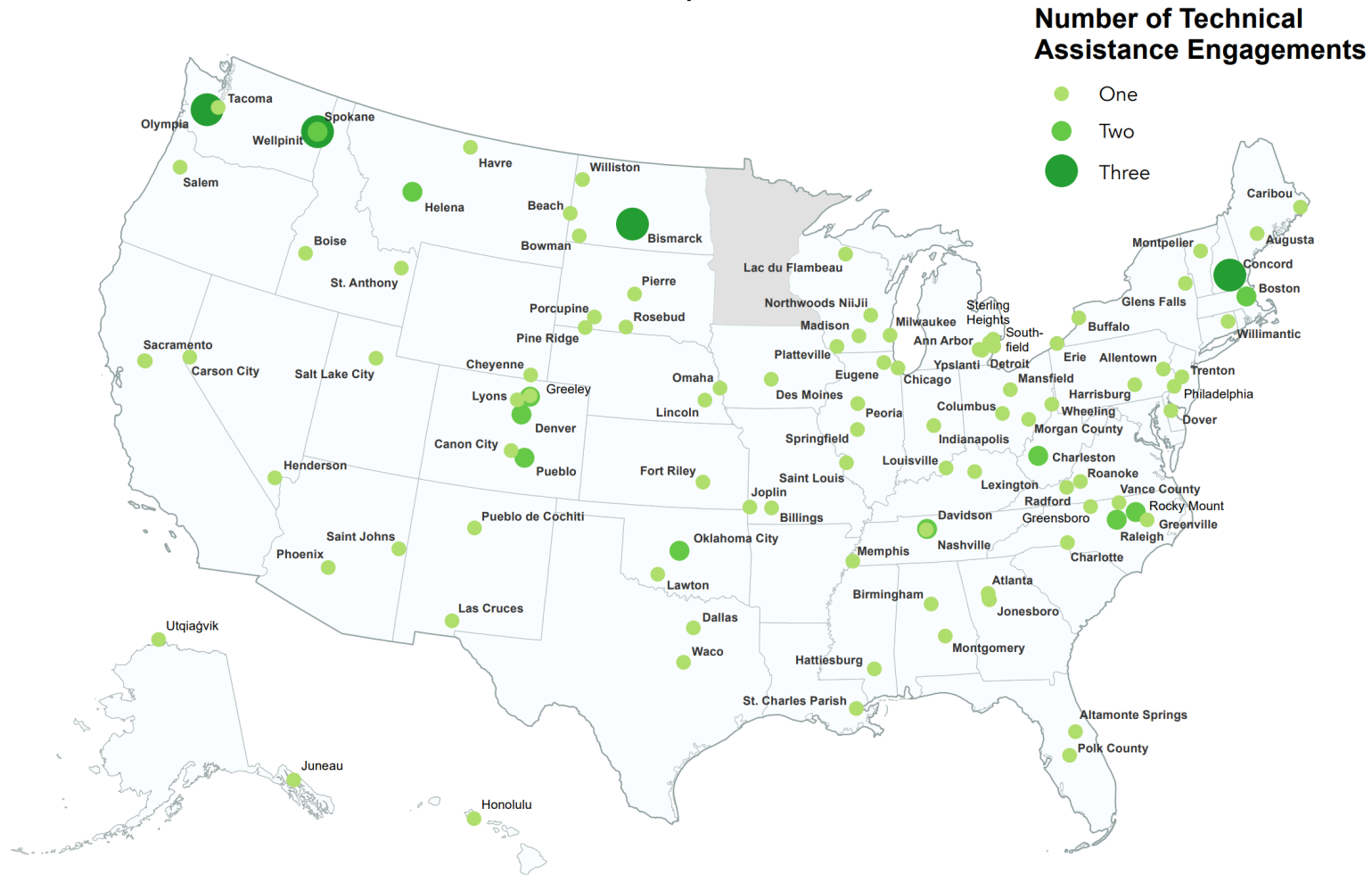
MHP Technical Assistance Locations in MN 2009-2020

Rooted in Minnesota



Working Nationwide

MHP Technical Assistance Locations, 2009 to 2020



Federal Advocacy Goals

- Be a trusted resource to Members of Congress & their staff
- Support partners in federal advocacy & engagement
- Advance priority policy goals using multiple tactics
- Persistence over multiple year engagements

The U.S. House Select Committee on Economic Disparity and Fairness in Growth, March 2022, held a hybrid hearing on the role of stable and affordable housing to creating paths for economic security.



Leah Hall, Three Rivers Community Action

Federal Priorities

- Rural Housing, USDA 515 preservation
- Opportunity Starts at Home campaign - housing stability
- ACTION campaign - Expand and improve LIHTC
- Native Housing - Native American Rural Homeownership Act

****We rely on national campaigns and memberships****



MHP 2023 FEDERAL POLICY PRIORITIES

Prepared November 2022

MHP works with campaigns and coalitions to promote federal housing priorities, including as a member of the National Rural Housing Coalition, National Low Income Housing Coalition (NLIHC), and A Call to Invest in Our Neighborhoods (ACTION Campaign). MHP also participates in the Preservation Working Group, facilitated by the National Housing Trust (NHT), and the Rural Preservation Working Group, facilitated by the Housing Assistance Council (HAC). MHP is a founding member of the Minnesota Chapter of Opportunity Starts at Home, a federal housing advocacy campaign. MHP reviews additional campaign opportunities based on alignment with MHP's Policy Framework, which guides ongoing policy engagement.

Areas of support for FY2023 include:

Housing Stability and Eviction Prevention

- Dramatically expand rental assistance
- Authorize and fund emergency housing assistance
- Reduce evictions and mitigate eviction consequences
- Prohibit discrimination against individuals using housing assistance, including housing choice vouchers

Build and Preserve Homes, Support Homeownership

- Expand and improve the Low-Income Housing Tax Credit (LIHTC)
- Increase funds to build and preserve homes for households with the lowest incomes, by funding the National Housing Trust Fund (HFT) and HOME.
- Invest in rural housing, including preserving and funding new construction of USDA Rural Development 515 properties, investing in single-family homeownership through Sections 502 and 504, and increasing capacity through technical assistance
- Authorize and fund the Native American Rural Homeownership Act
- Increase funding for tribal housing and reauthorize NAHASDA (Native American Housing Assistance and Self-Determination)
- Expand funds to preserve and build new public housing
- Support land use reform that reduces barriers to building or preserving affordable single and multi-family homes
- Increase resources to reduce energy burden and improve resilience and energy efficiency in affordable homes
- Support investments and policy to increase ownership options, including opportunity to purchase, right of first refusal, and increasing affordable homeownership for Black, Indigenous and People of Color

MHP also supports:

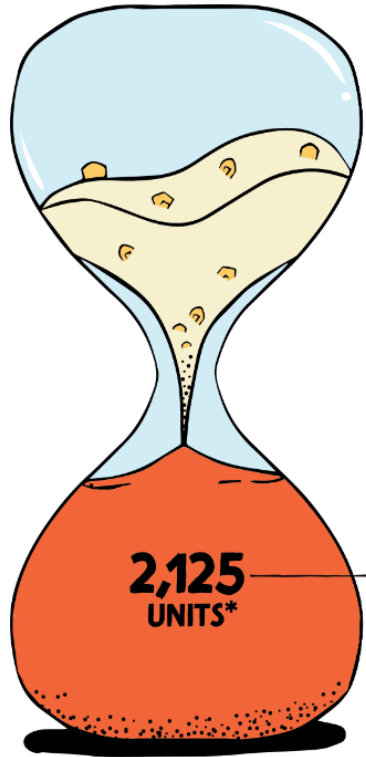
- Reparations for past and current discriminatory housing policy

CONTACT US

Elizabeth Glidden, Deputy Executive Director
elizabeth.glidden@mhp-online.org :: 612-396-2288 :: mhp-online.org
MHP is an equal opportunity provider. ©2022 Minnesota Housing Partnership



Elevating Constituent Issues: Rural Rental Housing



**IN MN
2,125 UNITS
MAY LEAVE THE
SECTION 515
PROGRAM BY 2030**

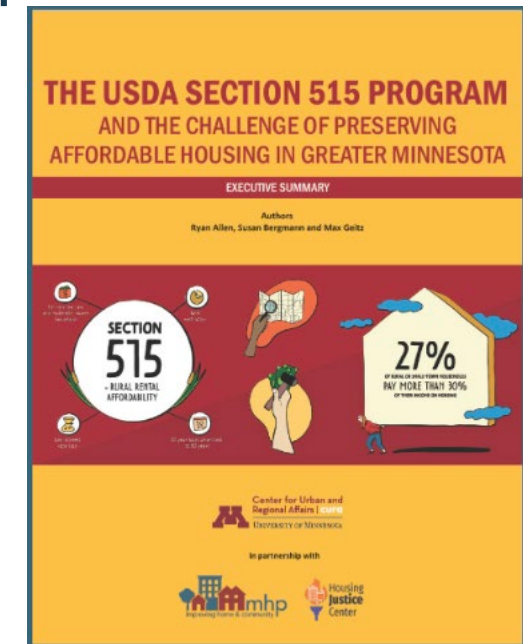
**MN SECTION 515 UNITS
WITH MORTGAGES MATURING
BETWEEN 2020 & 2030**

***equivalent to 22% of MN Section 515
units in the program as of 2020**

- **Technical Assistance:** Rural communities identified loss of affordable rural rental homes (515's) as an issue
- **Advocacy:** Convened practitioners in a regular discussion of rural development issues
- **Research:** Identified partners for multi-state regional report
- **Persistence:** Regularly updated members of Congress on this issue



Graphic by *Kia Lee (Graphic Designer)*



Preparing for a Congressional Office meeting

- Clarity of purpose
- Staff vs member of Congress
- Ask questions/listen
- Make an ask, then follow up
- Establish a relationship, not a one-time encounter

- Federal advocacy toolkit (sample agenda, meeting requests, testimony tips, contact info for federal staff)
- Role play and preparation



Meeting with District Director for Congressman Brad Finstad (CD 1).



Graphic by *Kia Lee* (Graphic Designer)

mhponline.org

Connect with MHP!

Website: mhponline.org

Twitter: [@followMHP](https://twitter.com/followMHP)

Email: info@mhponline.org





JONATHAN HARWITZ,
DIRECTOR OF POLICY
HOUSING ASSISTANCE COUNCIL



HAC

Housing Assistance Council

THANK YOU!