

Enterprise's mission

To make home and community places of pride, power and belonging, and platforms for resilience and upward mobility for all.

- Invested \$72B, serving communities in all 50 states, DC, PR, & USVI
- Managing 13,000 units in the Mid-Atlantic
- Serving 24,000 tenants
- Provided TA, advisory services, & support in 700+ communities





A Call to Invest in Our Neighborhoods

Enterprise co-chairs with NCSHA



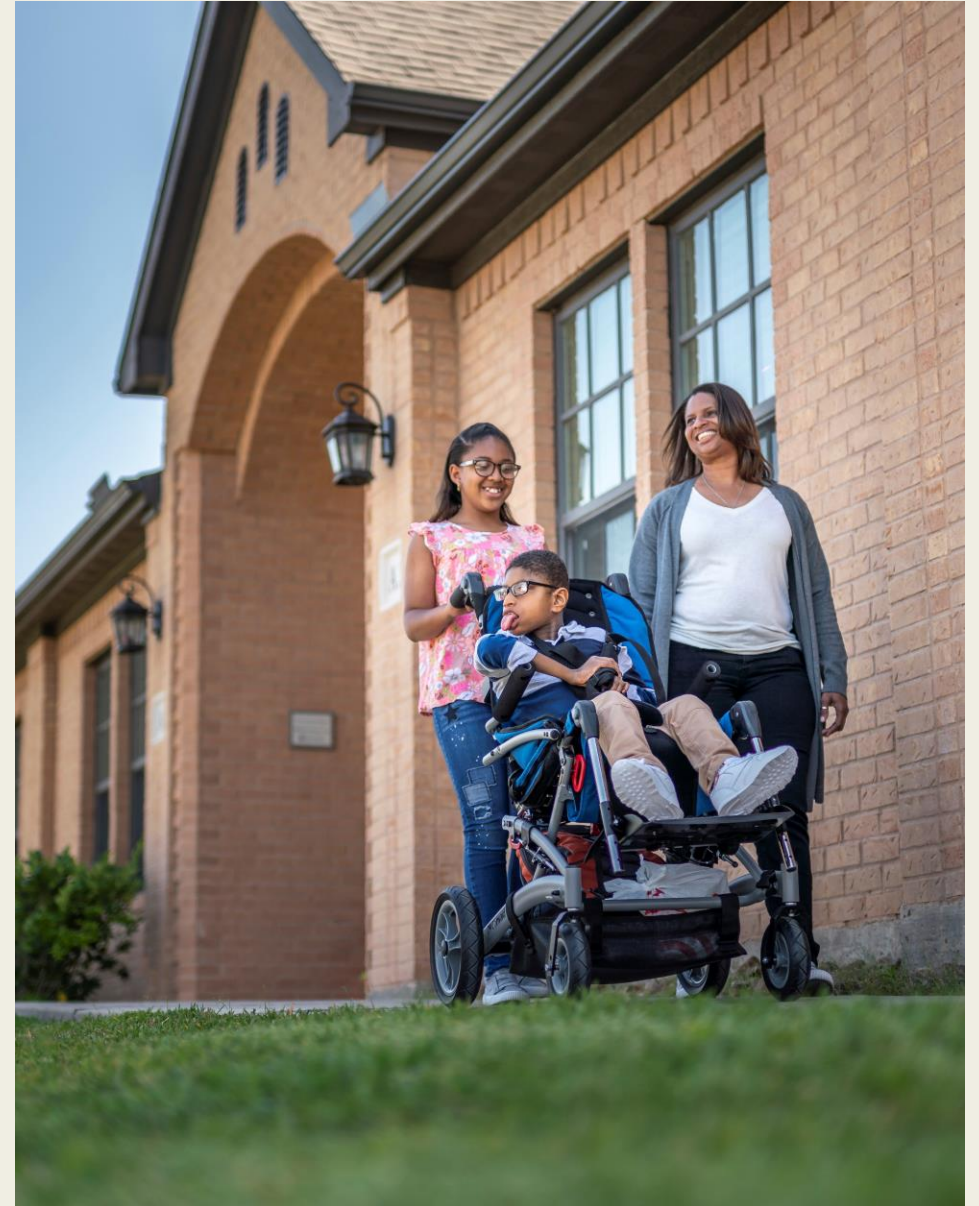
- 2,400+ national, state, and local businesses & organizations.
- Members in 50 states, DC, & PR.
- Grassroots advocacy in support of the Housing Credit.
- Big tent coalition: owners & developers as well as advocates for the homeless. Huge companies, neighborhood nonprofits, religious groups, health groups, banks, law offices, social justice advocates, and more.

Affordable Housing Credit Improvement Act

H.R. 3238 / S. 1557

Legislation to strengthen and expand the Housing Credit introduced May 11, 2023.

- Restore 12.5% increase to 9% Credit; increase 9% Credit by 50% over 2 years.
- Lower PAB threshold from 50% to 25%.
- Create new basis boosts
- 2 dozen programmatic improvement provisions.



Rural Provisions in AHCIA

Financing provisions

- 30% basis boost for rural areas.
- 30% basis boost for Tribal areas.
- 50% ELI basis boost.
- Extend state-discretionary basis boost to 4% Housing Credit.

Programmatic improvements

- Standardize income eligibility for rural properties.
- Extend AIT to PAB-financed 4% Housing Credit properties.
- Create a selection criteria for housing that considers the needs of Native Americans.



Tax Legislation

- Tax Relief for American Families and Workers Act of 2024 (H.R. 7024)
- Looking Ahead to 2025
 - Super Bowl of Tax, Expected to be \$4.6 trillion
 - 6 House Tax Teams
 - Community Development
 - Rural America
 - Senate Approach



New CRA Regulations



March 29, 2024

Federal judge issues injunction halting implementation



January 1, 2026

Most enforcement supposed to begin



October 2023

New CRA rules published by federal regulators (Fed, OCC, FDIC)



April 1, 2024

New rules supposed to go into effect

Key Aspects of the New CRA Regulations

Potential impacts on rural areas and investments

First major revision to the Community Reinvestment Act regulations since 1995. How might this impact Rural Areas?

- Evaluation Framework Adjustments
- Expanded Assessment Areas Beyond Physical Presence
- Enhanced Focus on Community Development
- Increased Transparency and Data Collection
- Promotion of Digital and Mobile Banking Services
- Expanded Definitions for Community Development Activities
- Focus on Equity and Inclusion



More Information

The ACTION Campaign

rentalhousingaction.org

Contact: Ayrienne Parks

Email: aparks@enterprisecommunity.org



Rural Rental Housing Landscape

Rural Preservation Academy
National Policy Panel
Minneapolis, MN
August 7, 2024

The Housing Assistance Council (HAC) is a national nonprofit and certified Community Development Financial Institution (CDFI) dedicated to helping local rural organizations build and preserve affordable homes.



Training & Technical Assistance

Developing the capacity of local nonprofit organizations to help their own communities



HAC Loan Fund

Providing capital in the hardest to serve places



Research & Information

Leading resource on rural housing data and issues



Policy & Advocacy

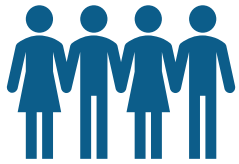
Informing sound strategies and policies that help improve housing and communities across rural America



HAC

Housing Assistance Council

HAC Training and Lending - (Since 2018)



9,200 individuals trained
44,080 hours of TA
delivered



Financed **3,594** new
affordable homes.



Lent **\$86.7 million**,
leveraging another **\$616
million** of investment.

HAC: CAPACITY BUILDING

Technical Assistance

- Personalized support for growth and success. Our one-on-one and small group (cohort) TA provides expert advice, coaching, and education.

Training

- Empowering learning wherever you are. Virtual and in-person training options (webinars, peer exchanges, workshops, symposiums, and conferences provide comprehensive education and skills development.

Pass-Through

- Making success accessible. Our pass-through and re-grants (when possible), provide travel scholarships, operational support, and more to help remove barriers and make opportunities available to all.

Information Products

- Empowering knowledge. Our written products, including toolkits, how-to guides, and case studies provide valuable insights, and resources that support successful skill building.

HAC: Lending

- Single-family (for sale)
 - Predevelopment
 - Land acquisition
 - Site development
 - Traditional contractor built
 - Self-help
 - Acquisition/rehab/sale

- Multifamily (rental)
 - Predevelopment
 - Land or building acquisition
 - New construction
 - Preservation
 - Purchase, rehab, repayment or convert to perm



TAKING STOCK

Rural People | Rural Places | Rural Housing

The Decennial Publication of the Housing Assistance Council



**INTRODUCTION
AND EXECUTIVE
SUMMARY**



**THE NEW (AND
EVOLVING)
RURAL
AMERICA**



**RURAL PEOPLE
AND PLACES**



**THE RURAL
ECONOMY**



**RURAL
HOUSING**

[EXPLORE THE REPORT](#)



Photo: Shawn Poynter. [There is More Work to be Done](#)



RURAL PEOPLE AND PLACES

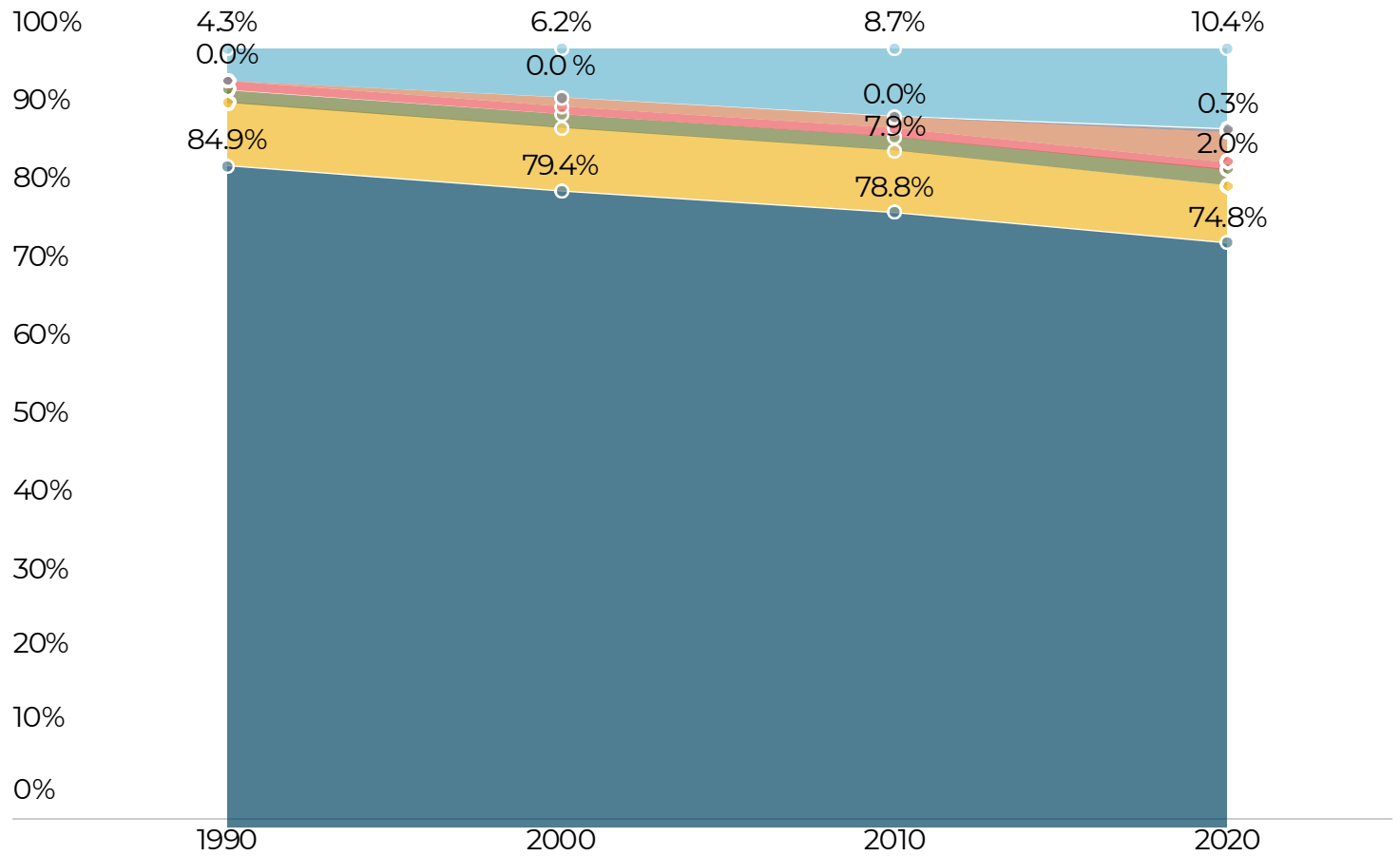
The Long View in Rural America

Race and Ethnicity

Photo: George Ballis. _____



Race & Ethnicity Change in Rural America, 1990-2020



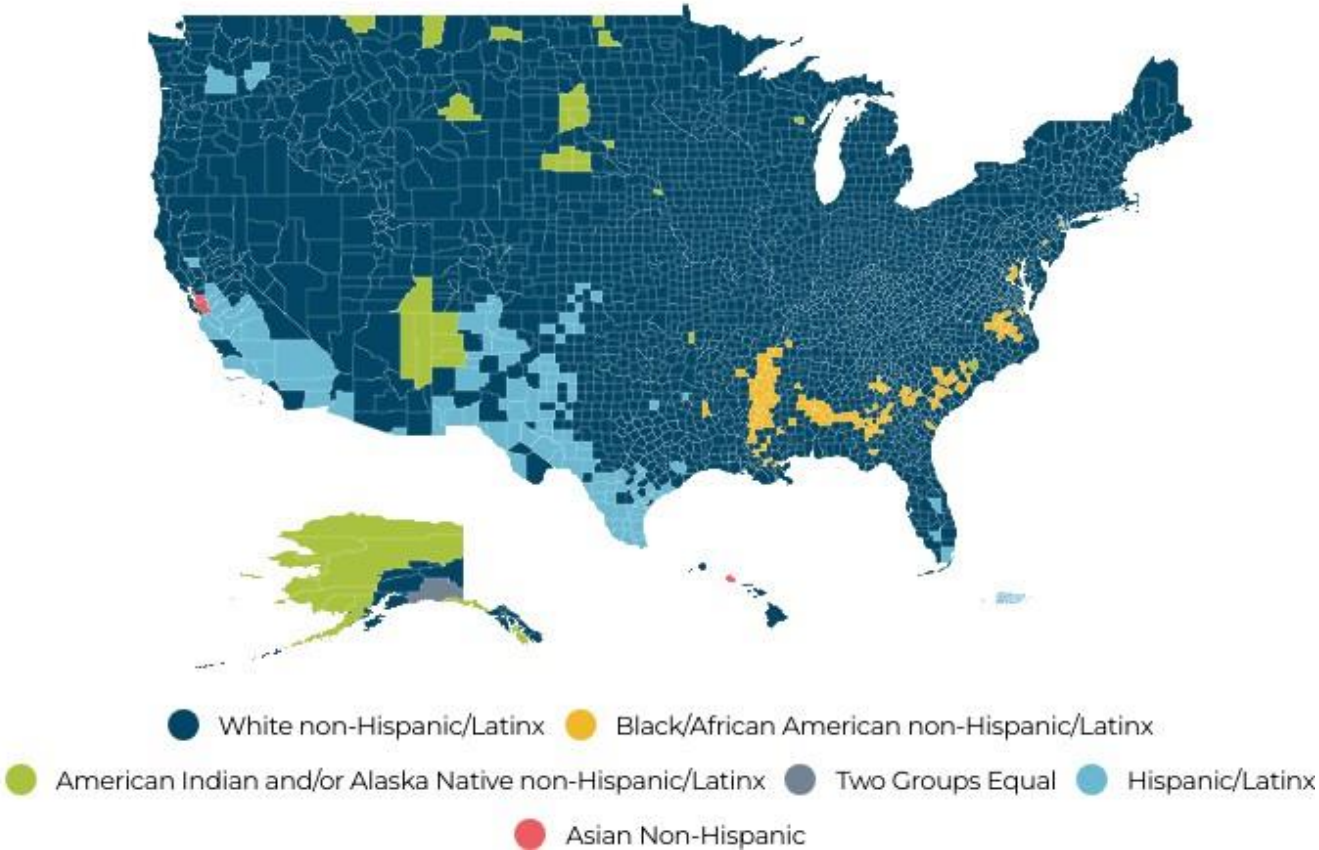
● White Not Hispanic
 ● Black Not Hispanic
 ● Native American Not Hispanic
 ● Asian/Pacific Islander Not Hispanic
 ● Two Or More Races
 ● Some Other Race
 ● Hispanic

Source: Housing Assistance Council Tabulations of U.S. Census Bureau's 1990-2020 Census of Population and Housing



THE GEOGRAPHY OF RACE LOOKS DIFFERENT IN RURAL AMERICA

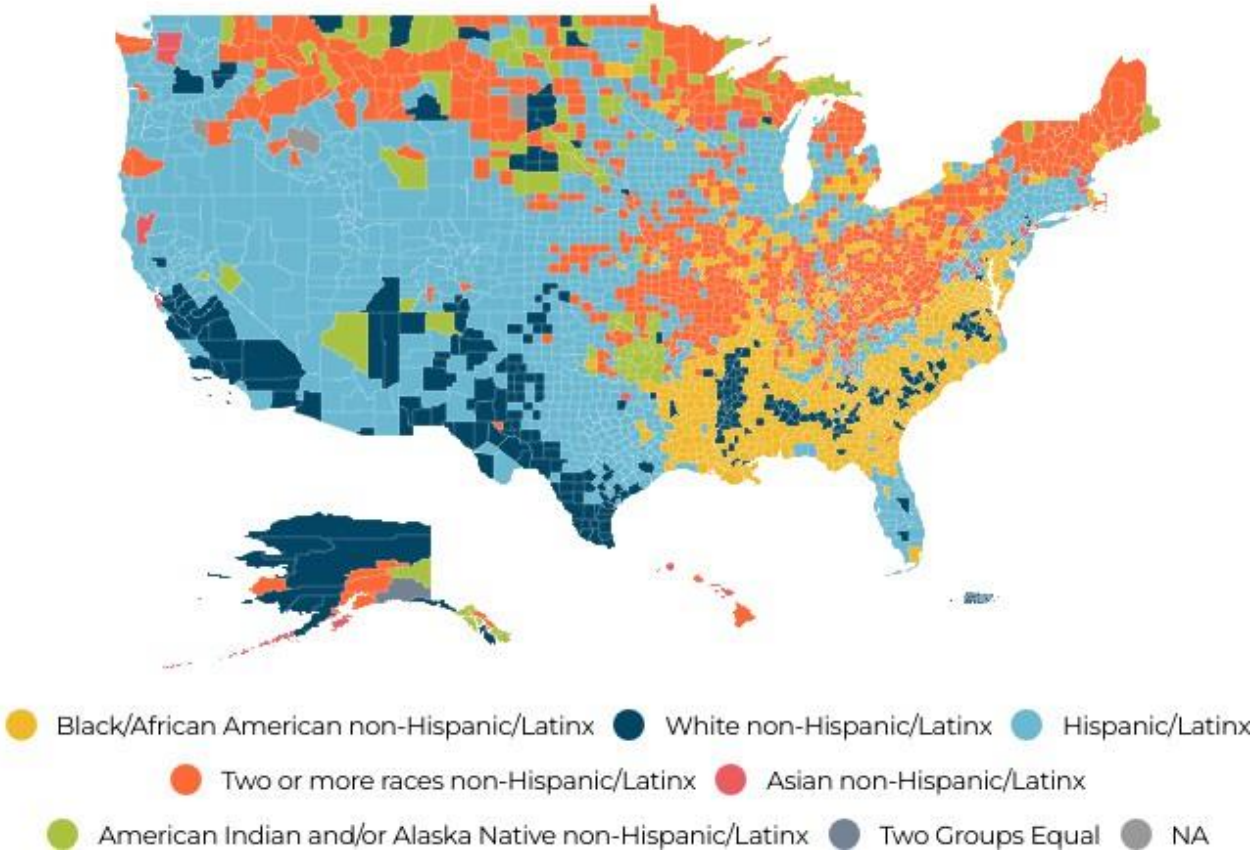
Prevalence of Race or Ethnicity by County, 2020



Source: Housing Assistance Council Tabulations of the U.S. Census Bureau's 2020 Redistricting Data-PL 94-171

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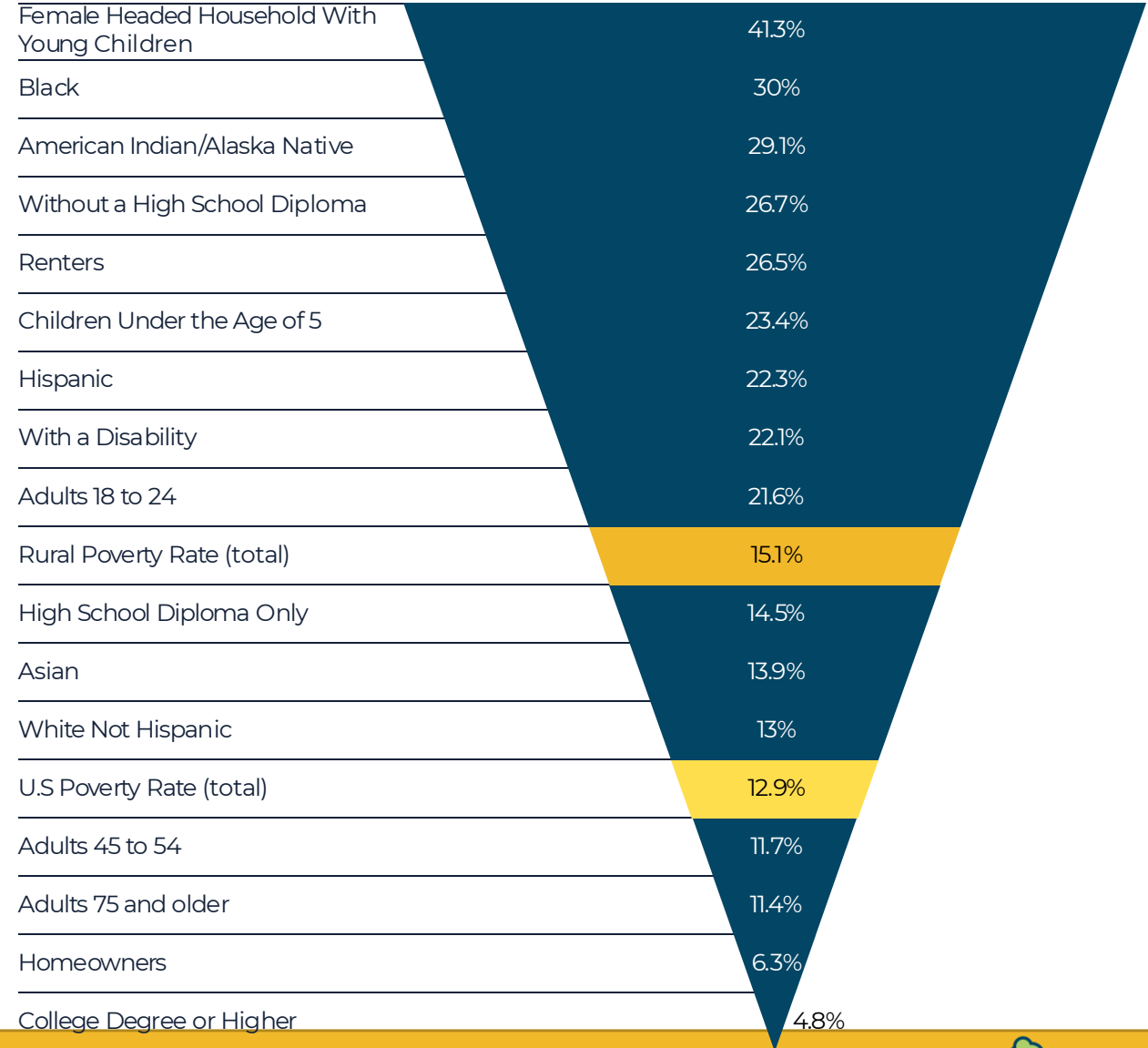
THE RURAL ECONOMY

*The Economic
Drivers of Housing
Provision in Rural
America*

Photo: Rory Doyle. [There is More Work to be Done](#)

POVERTY RATES ARE STUBBORNLY AND PERSISTENTLY HIGH FOR CERTAIN RURAL POPULATIONS

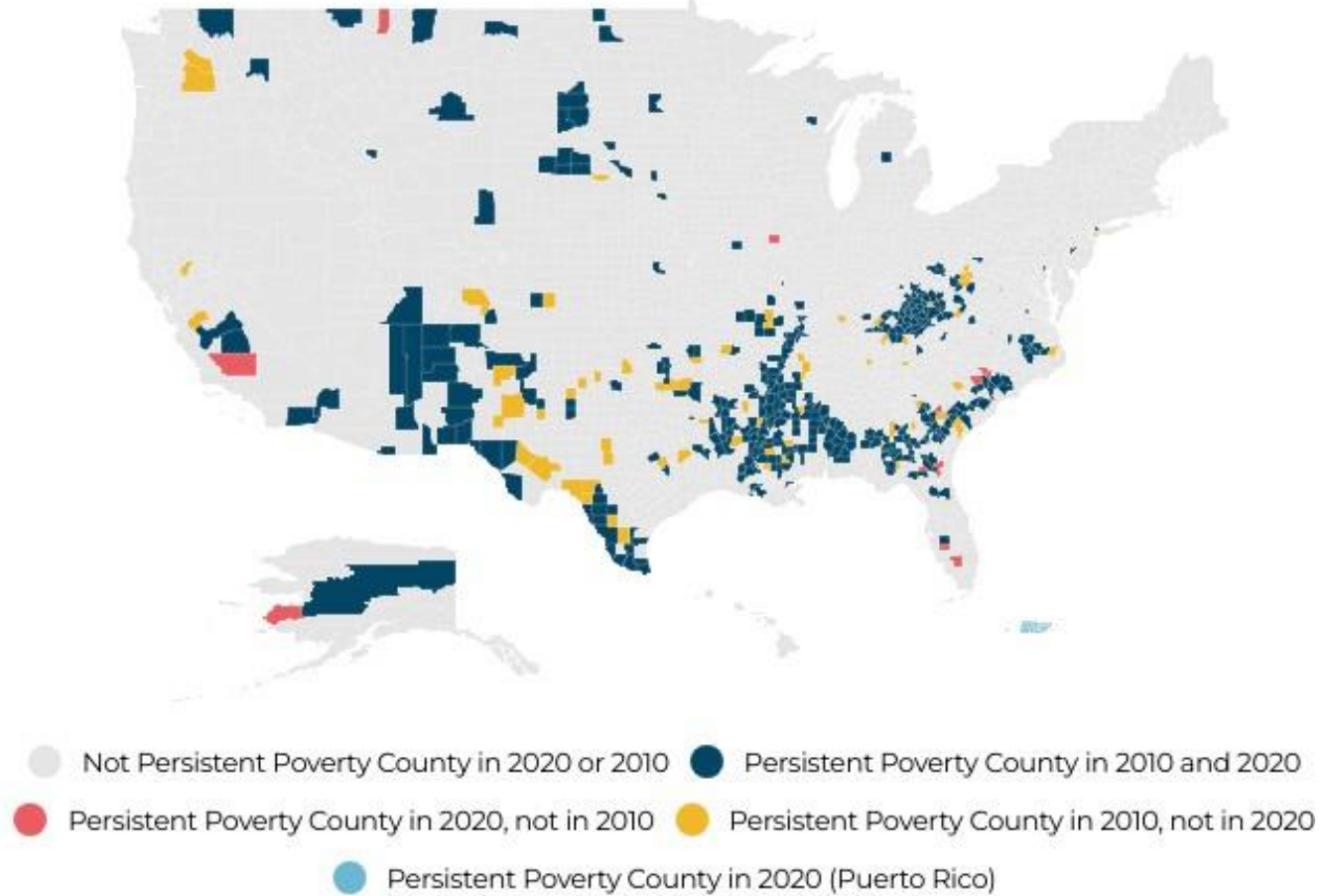
Rural Poverty Rates by Selected Characteristics, 2021



Source: Housing Assistance Council Tabulations of the U.S Census Bureau's 2017-2021 American Community Survey.

THERE ARE 455 PERSISTENT POVERTY COUNTIES IN THE UNITED STATES

Change in Persistent Poverty Counties, 2010 - 2020



Source: Housing Assistance Council Tabulations of the U.S. Census Bureau's 1990, and 2000 Census of Population and Housing, and 2006-2010 American Community Survey, and 2016-2020 American Community Survey.

RURAL HOUSING

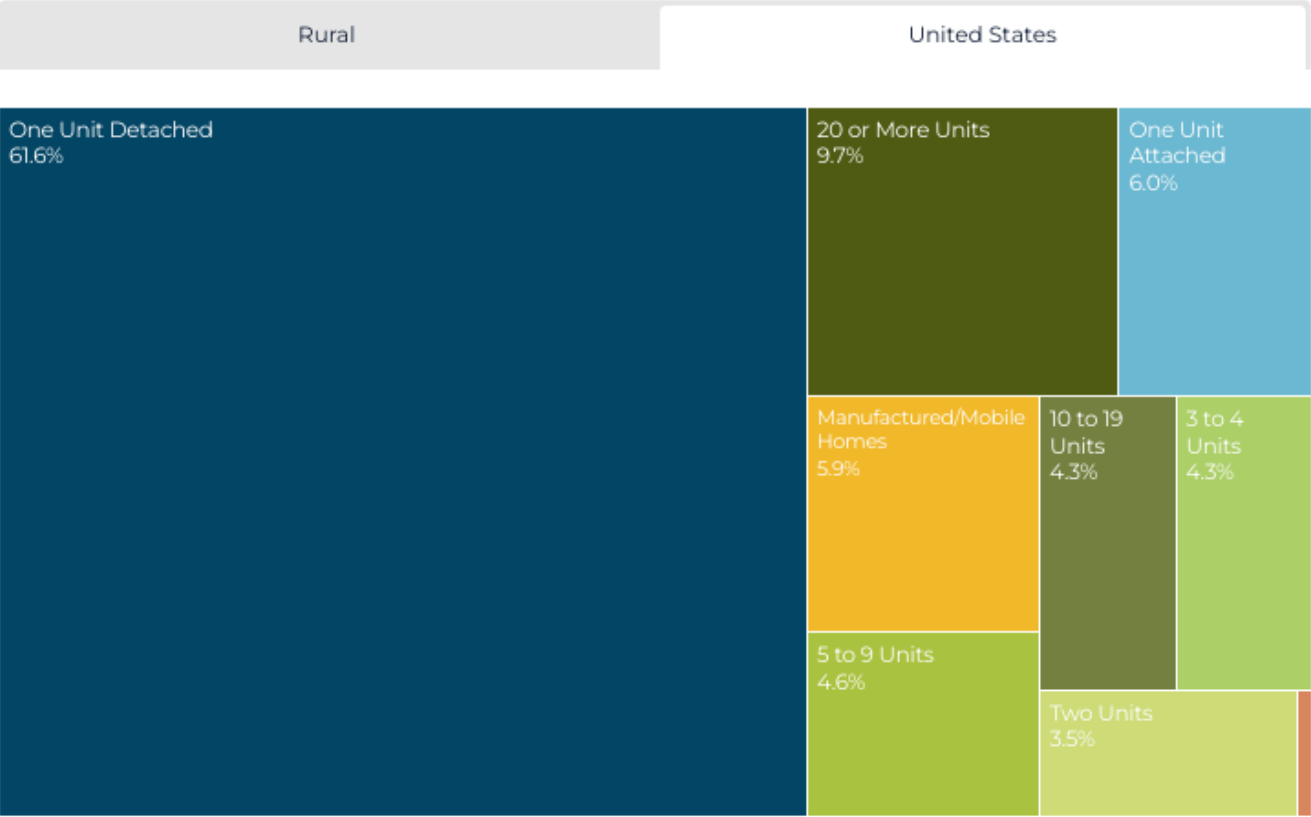
*Rural People
and Their
Homes*



Photo: Shawn Poynter. [There is More Work to be Done](#)

**THERE ARE
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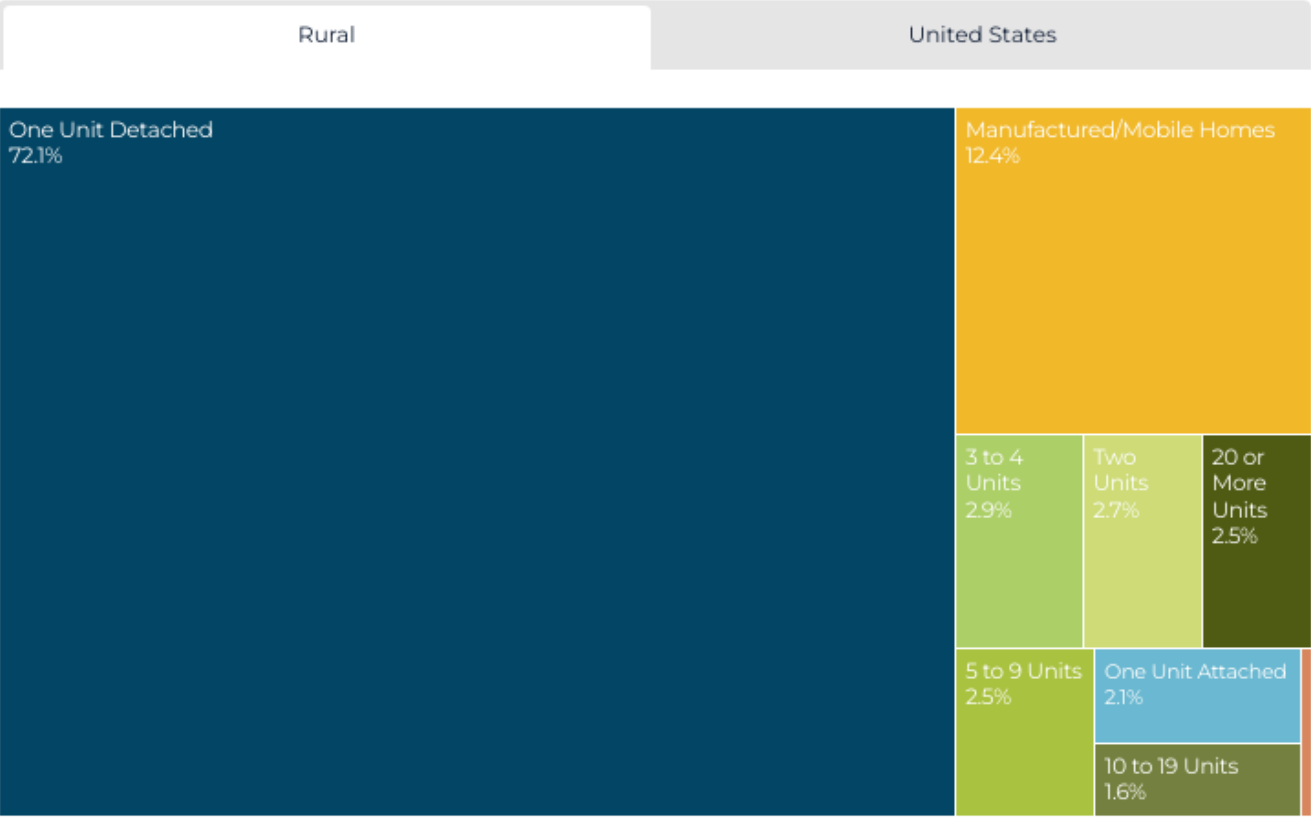
Housing Structures, 2021



Source: Housing Assistance Council Tabulations of the U.S. Census Bureau's 2017-2021 American Community Survey.

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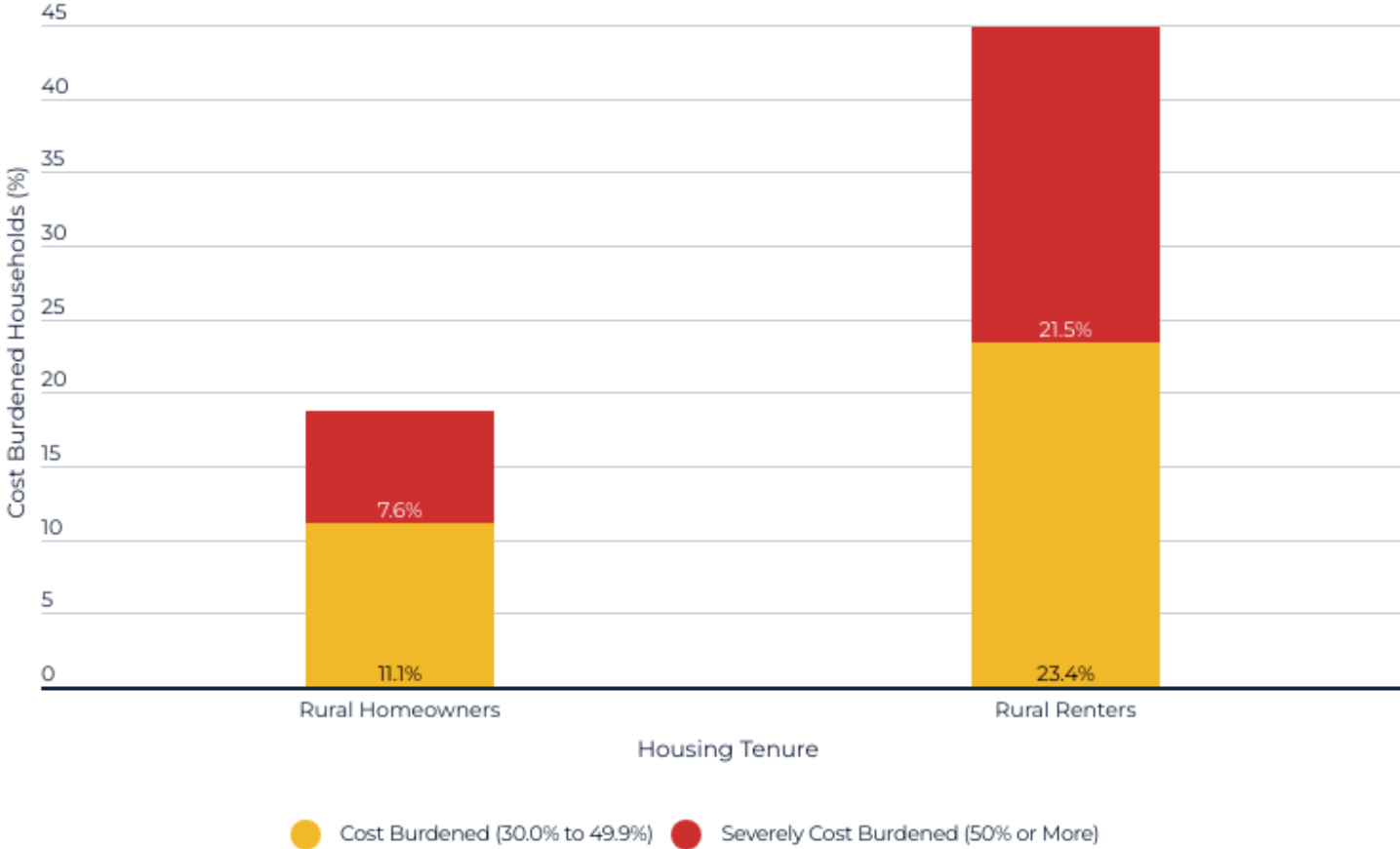
Housing Structures, 2021



Source: Housing Assistance Council Tabulations of the U.S. Census Bureau's 2017-2021 American Community Survey.

AFFORDABILITY IS THE GREATEST HOUSING CHALLENGE IN RURAL AMERICA (BY FAR)

Rural Housing Cost Burden by Tenure, 2021



Source: Housing Assistance Council Tabulations of the U.S. Census Bureau's 2021 American Community Survey

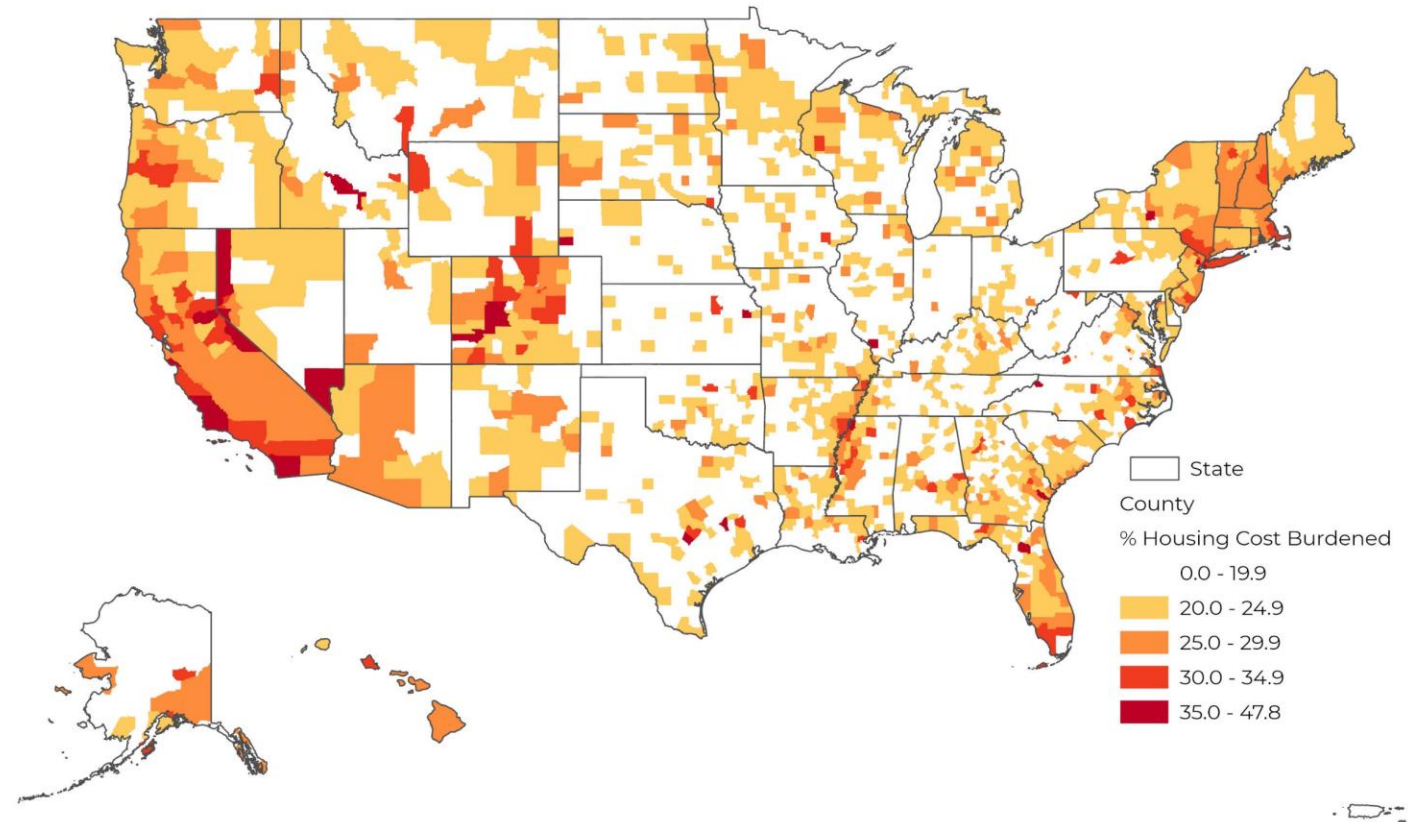
The Long View in Rural America

Housing Affordability

Photo: George Ballis



Housing Affordability, 1980



Source: Housing Assistance Council Tabulations of Census Bureau's 1980 Census of Population and Housing.

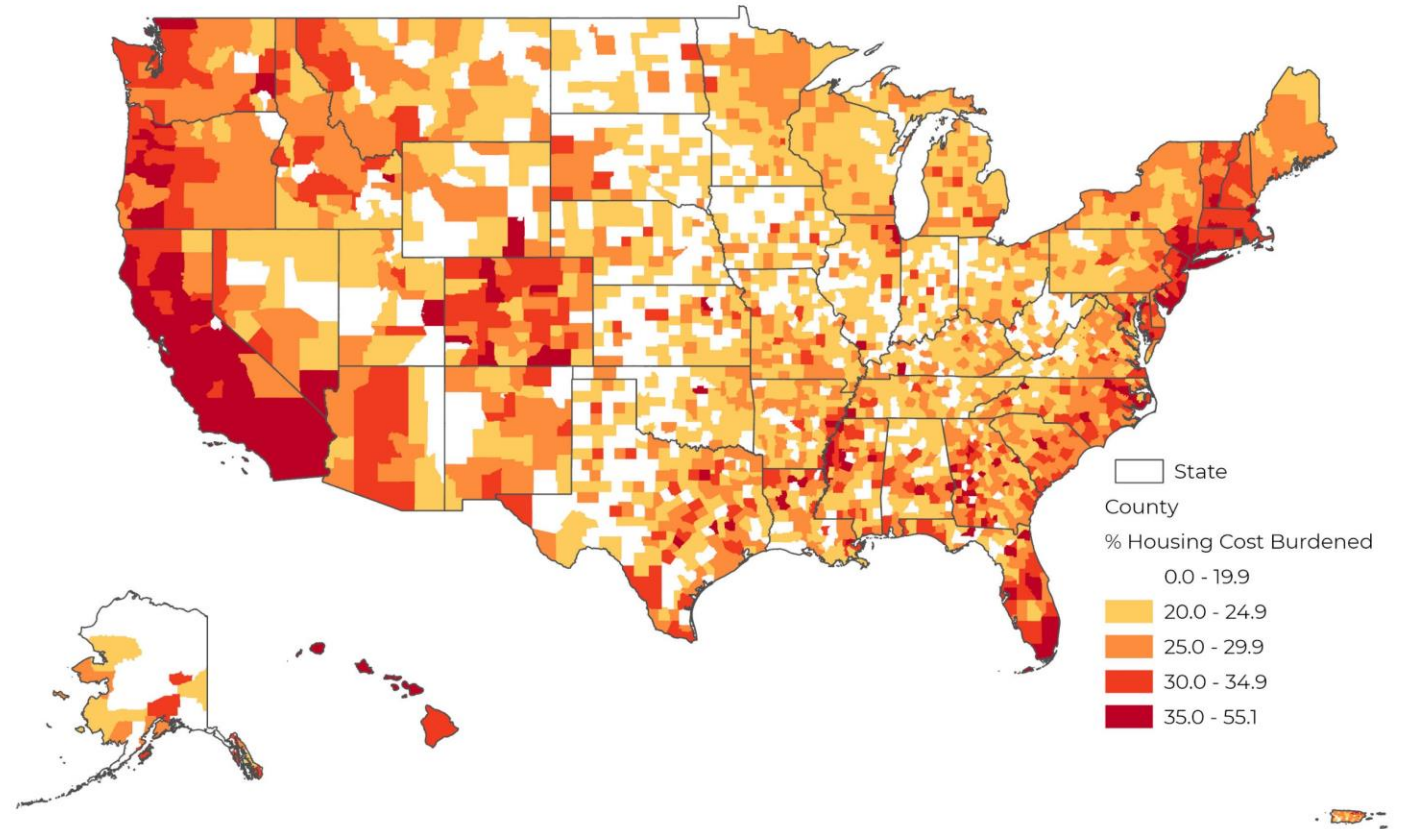
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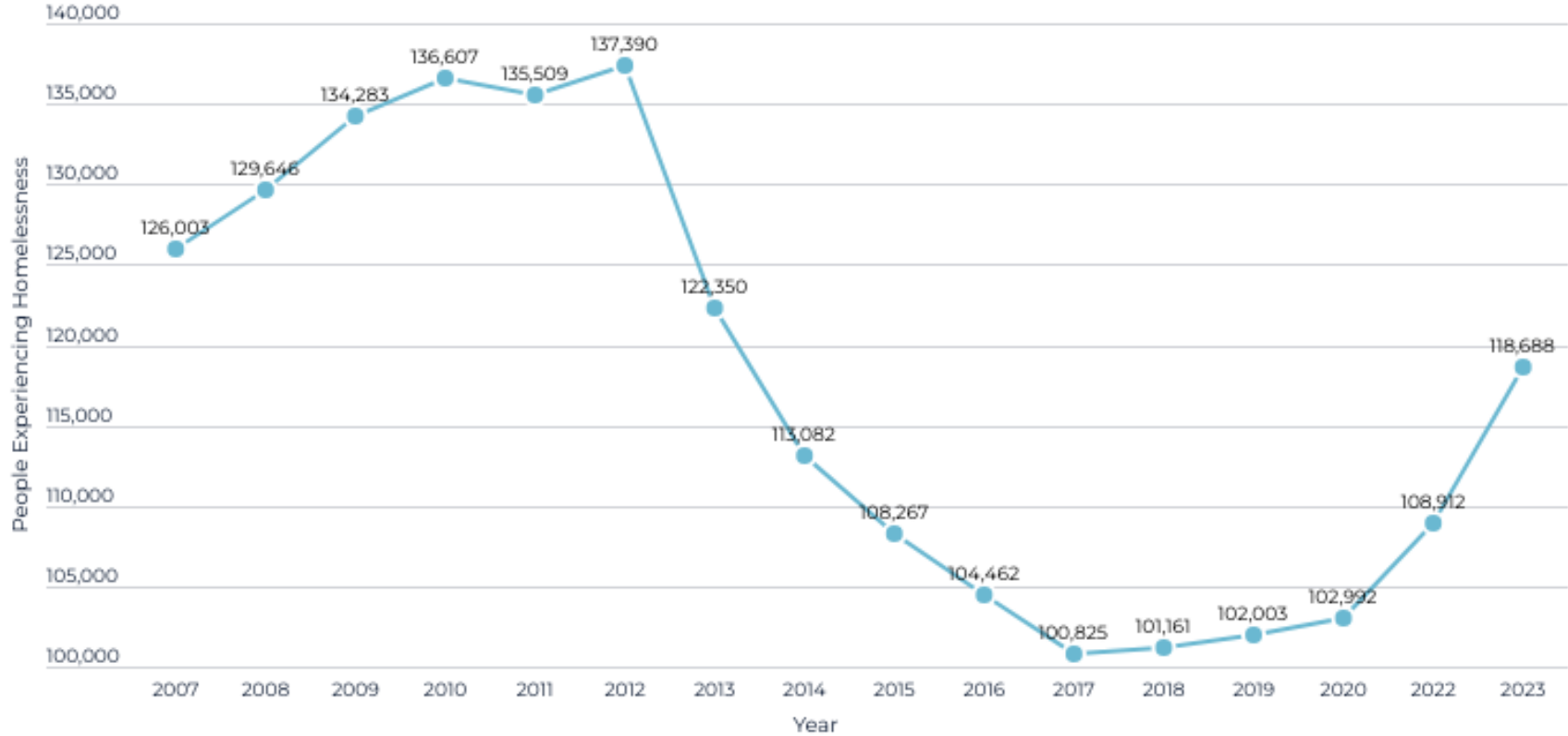


Housing Affordability, 2021



Source: Housing Assistance Council Tabulations of Census Bureau's 2017-2021 American Community Survey .

Rural Homelessness – Its on the Rise



Source: U.S. Department of Housing & Urban Development, Annual Homelessness Assessment Report (AHAR) to Congress; NAEH analysis. Note :Starting in 2018, HUD used geographic data published by the U.S. Department of Education's National Center for Education Statistics (NCES) to determine the urbanicity of CoCs instead of using the Balance of State (BoS) designation to denote rural CoCs. CoCs with a designation of "largely rural" means only that a plurality of those geographies' population lives in rural areas. PIT Count data represent a snapshot of people experiencing homelessness in a single night in January and may not reflect everyone experiencing homelessness in a jurisdiction.

The USDA Multifamily Preservation Crisis

USDA Multifamily Housing (Section 515) Is Housing of Last Resort Before Homelessness

\$12,708

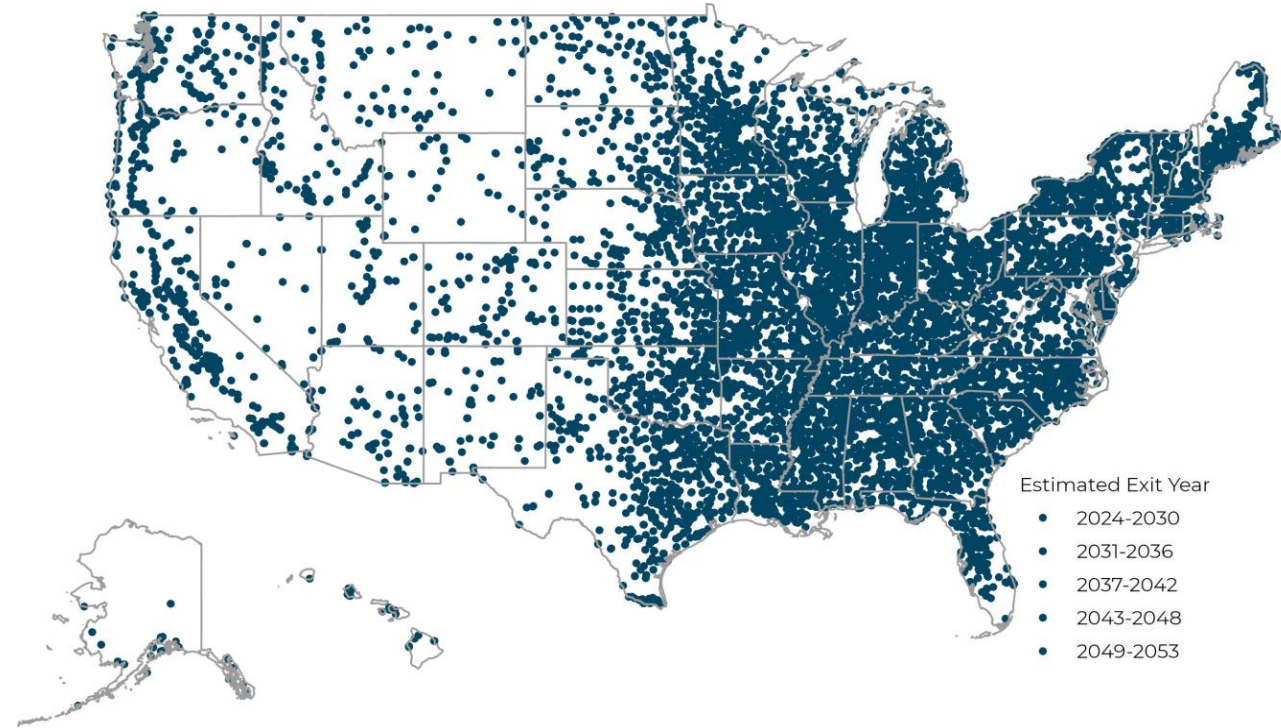
average annual income of USDA Section 515 tenants with Section 521 Rental Assistance

2/3

of USDA Section 515 tenants are elderly or disabled

87% of all U.S. counties **90%** of PPCs have at least one USDA Section 515 Multifamily Property

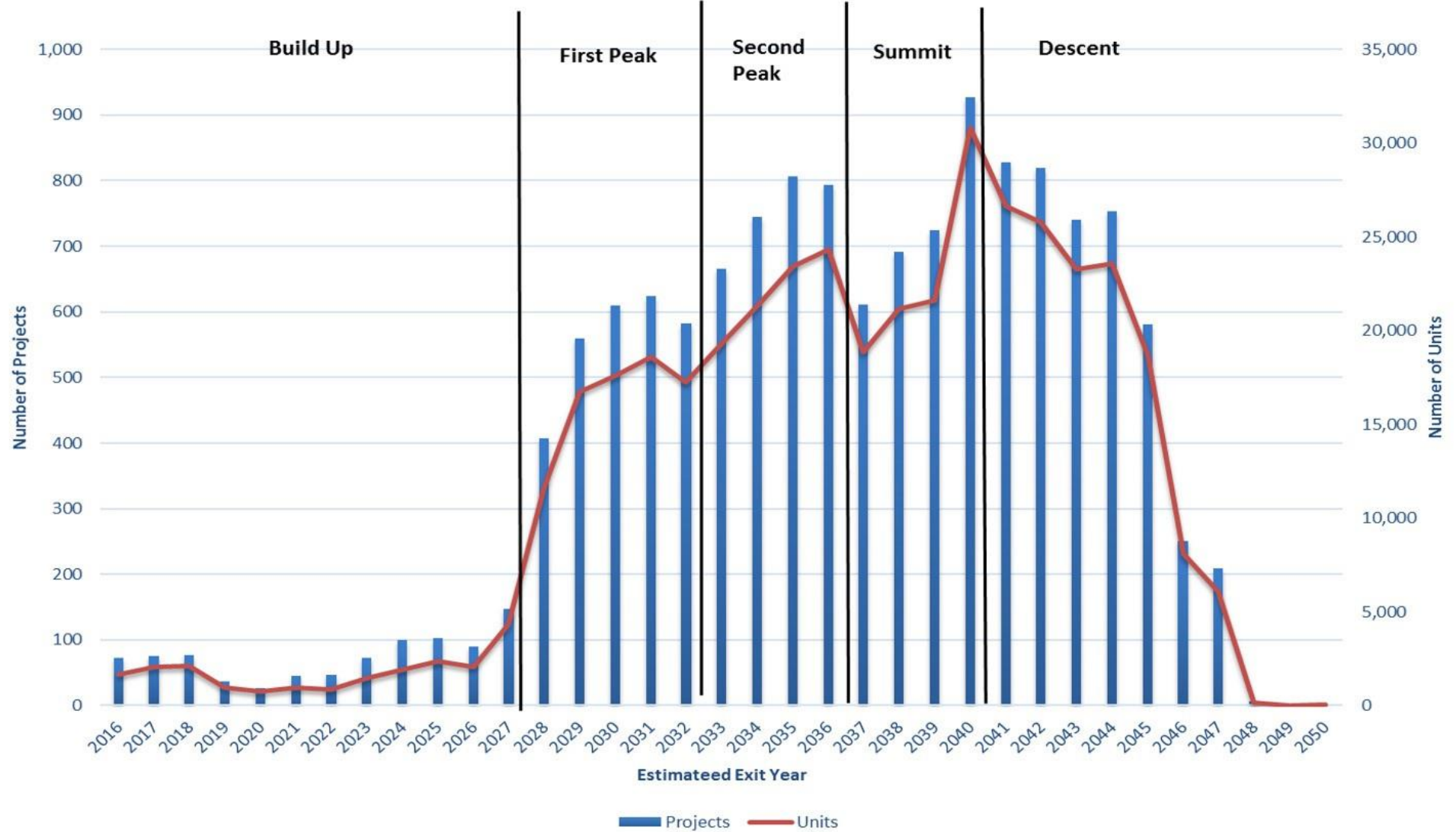
USDA Section 515 Rental Properties, 2024



Source: Housing Assistance Council Tabulations of USDA Data

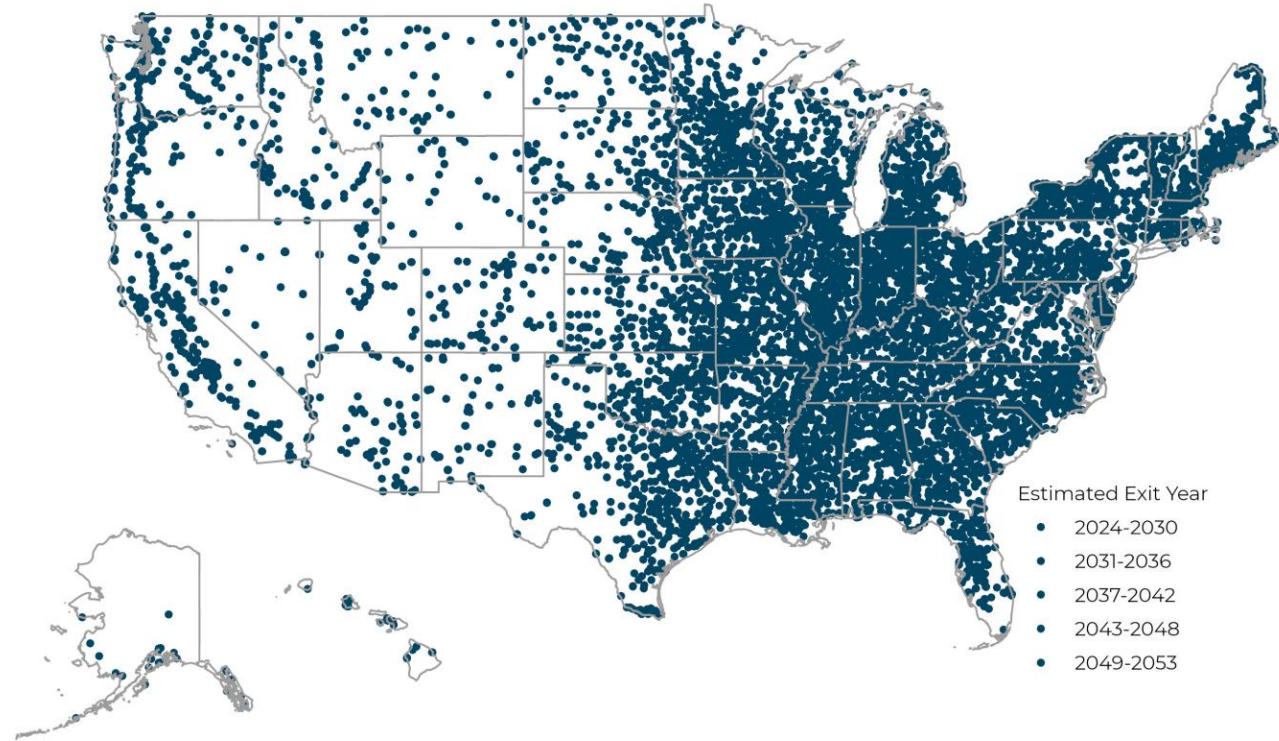


Maturing USDA Section 515 Rural Multifamily Loans Estimated Loss of Properties and Units to Loan Maturity, 2016 - 2050



RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

USDA Section 515 Rental Properties, 2024

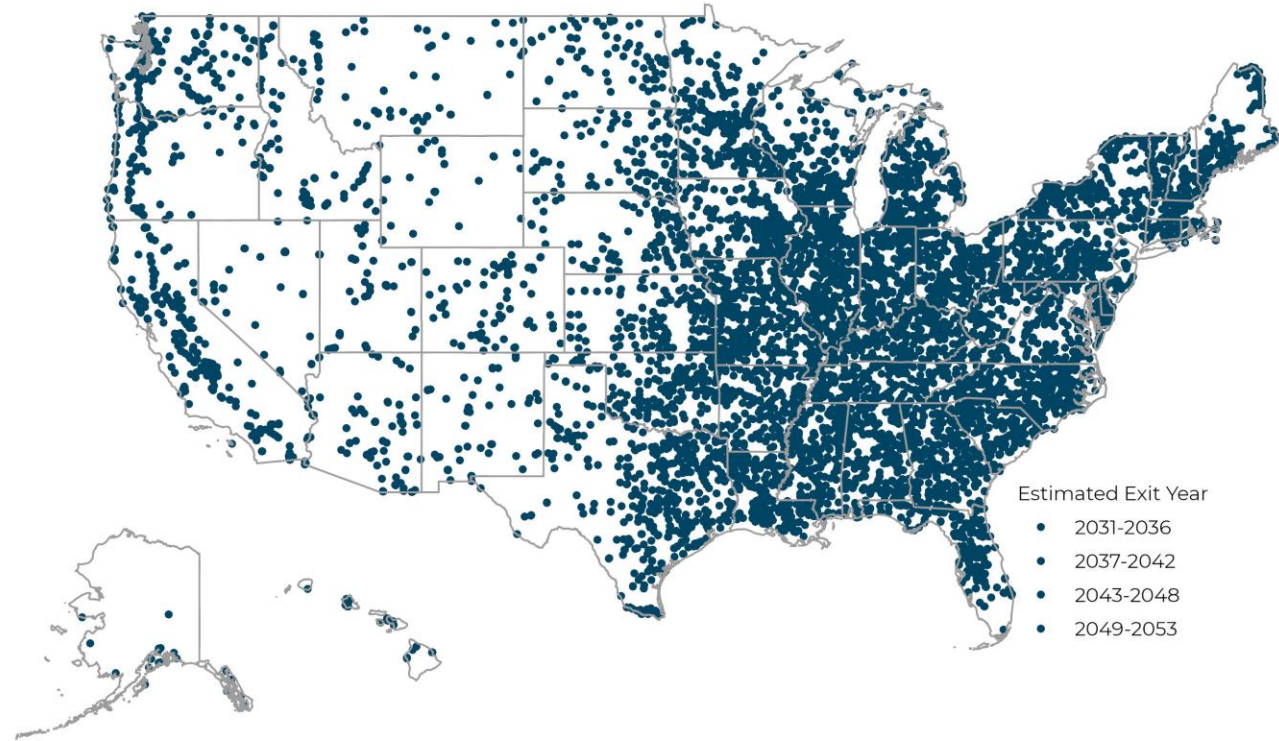


Source: Housing Assistance Council Tabulations of USDA Data



RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

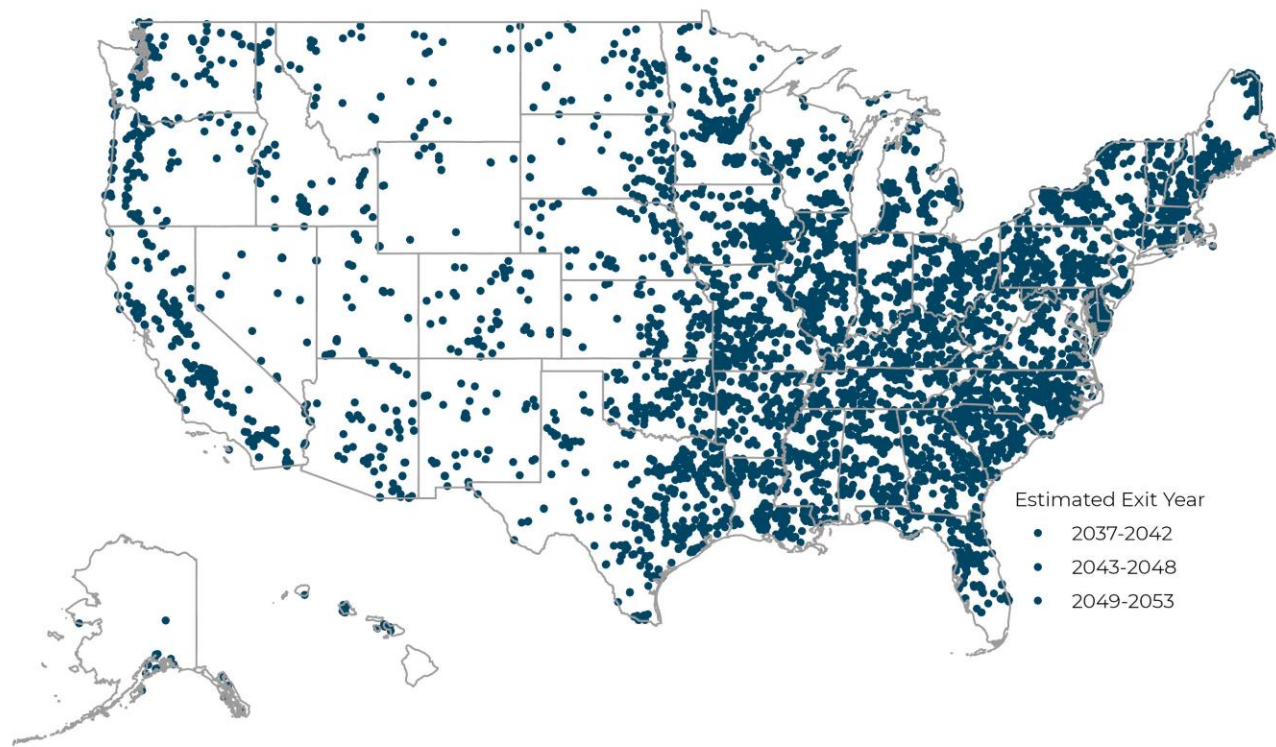
Estimated USDA Section 515 Rental Properties, 2030



Source: Housing Assistance Council Tabulations of USDA Data

RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

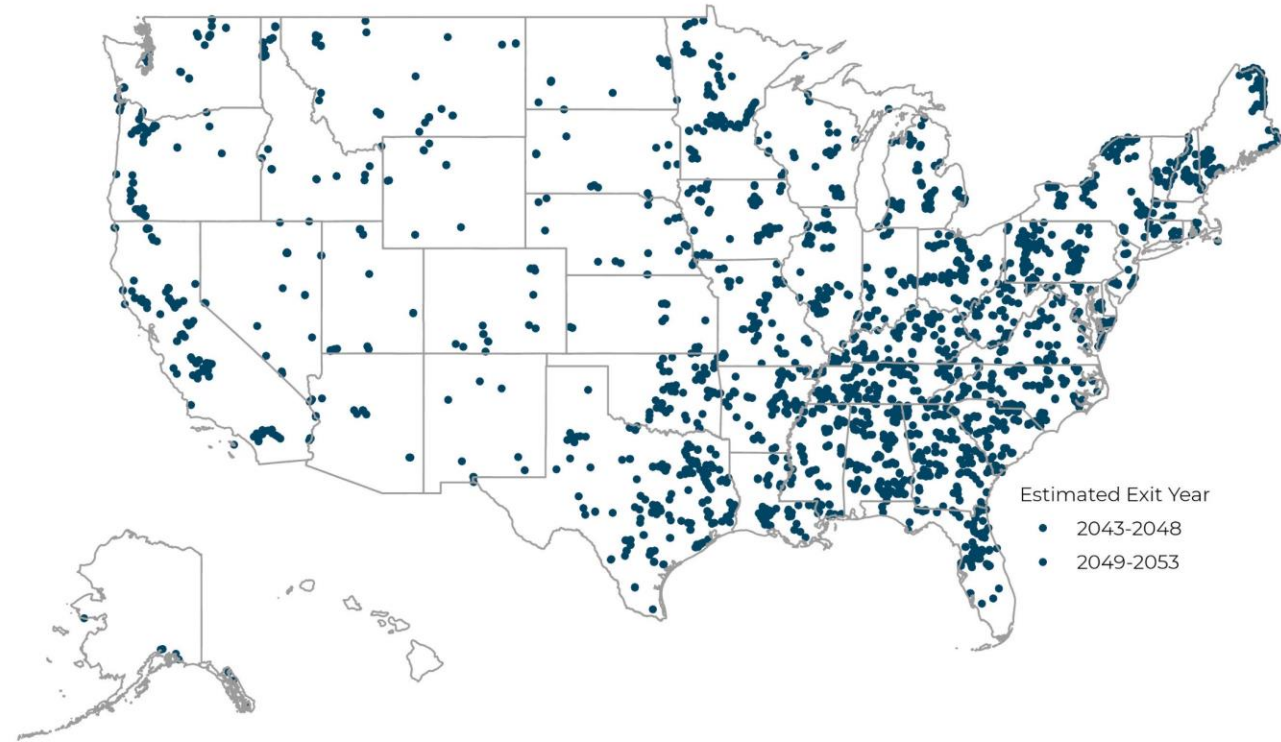
Estimated USDA Section 515 Rental Properties, 2036



Source: Housing Assistance Council Tabulations of USDA Data

RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

Estimated USDA Section 515 Rental Properties, 2042

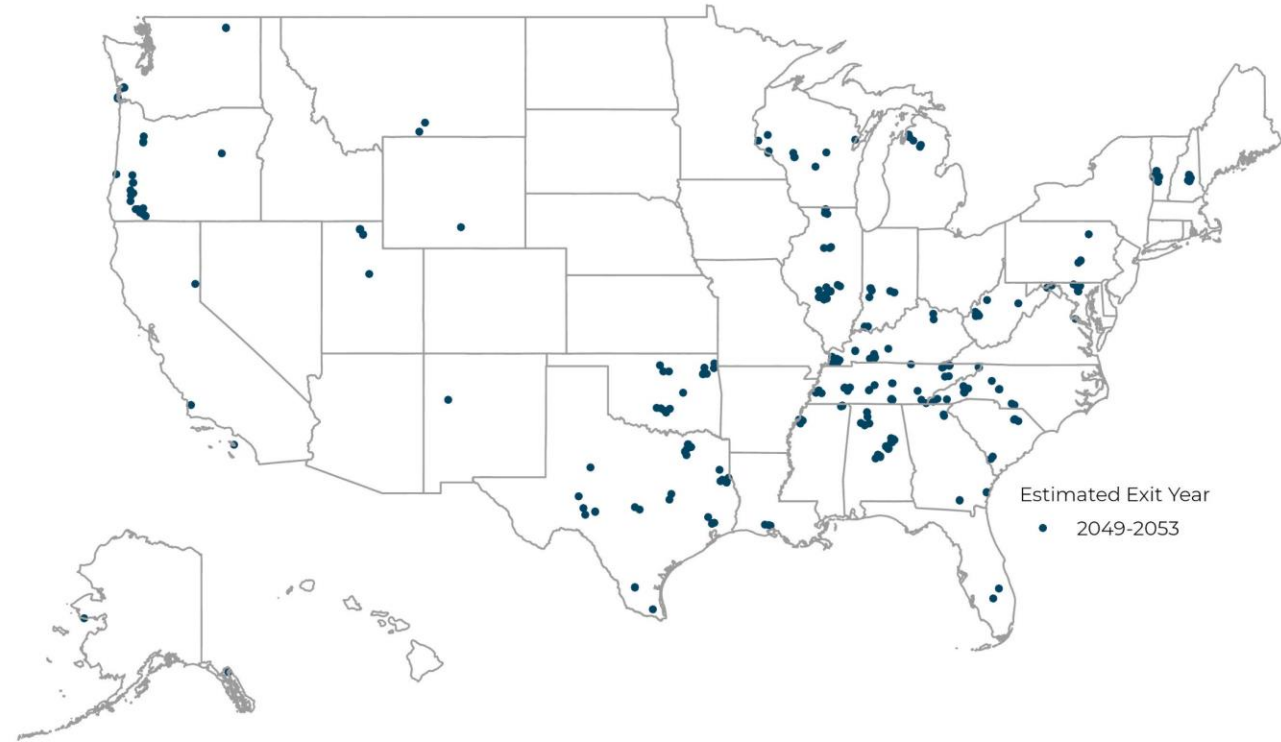


Source: Housing Assistance Council Tabulations of USDA Data



RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

Estimated USDA Section 515 Rental Properties, 2048



Source: Housing Assistance Council Tabulations of USDA Data



RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

Estimated USDA Section 515 Rental Properties, 2054



Source: Housing Assistance Council Tabulations of USDA Data



HAC's Policy Priorities

Each year, HAC publishes our annual Policy Priorities, giving a high-level overview of our top priorities for the year.

Our current priorities fall under five main pillars:

- **Building the capacity** of local affordable housing and community development organizations deeply rooted in rural places;
- **Expanding access to capital** and safe, affordable lending in underserved rural communities;
- **Preserving the critical stock of USDA multifamily homes** amid the growing maturing mortgage crisis;
- **Improving the overall quality, availability and affordability of housing** to buy and rent in small towns and rural places; and
- **Preserving, increasing and tailoring resources** for federal affordable housing programs serving rural populations.





HAC News

Information on Rural Housing and Rural America

May 23, 2024

Volume 53, Number 11

Funding opportunities, national program and policy updates, findings from recent research reports, and much more...Free!!

FY 2025 Appropriations Overview

- Consideration of the FY 2025 appropriations process officially kicked off when President Biden released his budget proposal to Congress on March 11.
- In order to avoid a government shut down, Congress must pass all appropriations bills or a continuing resolution by September 30 as FY 2025 begins on October 1.
- Appropriation bills have passed out of House and Senate Committees although this is more for a negotiating position ahead of the election. Both chambers will need to reconcile the numbers, which could happen in a lame duck session or into next year depending on the election results.

FY 2025 Appropriations Top Lines

Fiscal Responsibility Act (aka Debt Ceiling Deal)

- Fiscal year 2025 allows for only 1 percent growth over FY 2024 levels
- Congress had to utilize emergency spending for certain rental assistance programs in FY 2024 to provide enough resources for all HUD programs
- The House Appropriations Committee approved top line funding levels for the FY 2025 annual government spending bills. Defense funding will receive an increase of nearly \$9 billion over FY 2024 levels; non-defense programs will be cut effectively by 6 percent.
- Democrats have slammed this as departing from the 2023 debt-limit deal.
- The Senate is beginning to move appropriation bills out of Committee although at much higher funding levels.

FY 2025 Key Housing and Community Development Programs

Program	FY 2024	Administration - FY25	House - FY 25	Senate – FY 25
HUD - HOME Investment Partnership	\$1.25 billion	\$1.25 billion	\$500 million	\$1.425 billion
HUD - Community Development Block Grant	\$3.3 billion	\$2.9 billion	\$3.3 billion	\$3.3 billion
Treasury - CDFI Fund	\$324 million	\$324 million	\$276.6 million	
USDA – Section 502 Direct Loans	\$880 million	\$1.25 billion	\$950 million	\$1 billion
USDA – Section 521 Rental Assistance	\$1.6 billion	\$1.69 billion	\$1.68 billion	\$1.69 billion
USDA – Section 515 Multifamily Housing Loans	\$60 million	\$70 million	\$48 million	\$65 million
USDA – Section 514 Farmworker Housing Loans	\$15 million	\$25 million	\$4.8 million (budget authority)	\$25 million
USDA – Section 516 Farmworker Housing Grants	\$7.5 million	\$12 million	Not funded	\$7.5 million
USDA – Section 523 Self Help Technical Assistance	\$25 million	\$32 million	\$20 million	\$25 million
USDA – Section 504 Home Repair Loans	\$25 million	\$28 million	\$18 million	\$25 million
USDA – Rural Community Development Initiative	\$5 million	\$6 million	\$4 million	\$5 million

Rural Housing Service Reform Act & Recent Decoupling Authority

RHS Reform Act

- Applies the Multifamily Mortgage Foreclosure Act to USDA MFH loans (514, 515, 538)
- Expands eligibility for RD vouchers to include properties that matured after Sept. 30, 2005
 - Allows RD Voucher amounts to adjust when the tenant experiences income or family composition changes
- Authorizes preservation and revitalization program and technical assistance, and funding
- Allows for “decoupling” of the mortgage and rental assistance to preserve maturing properties w/long-term affordability
- Provides funding for technology upgrades at RHS Multifamily

Decoupling

- FY 24 appropriation allows USDA to decouple Section 515 mortgage from Section 521 Rental Assistance for up to 1,000 units of properties with maturing mortgages. Implementation notice will be sent to owners
- FY 25 House bill would continue the pilot but keep it at 1,000 units
- FY 25 Senate bill would expand the current decoupling pilot to 5,000 units

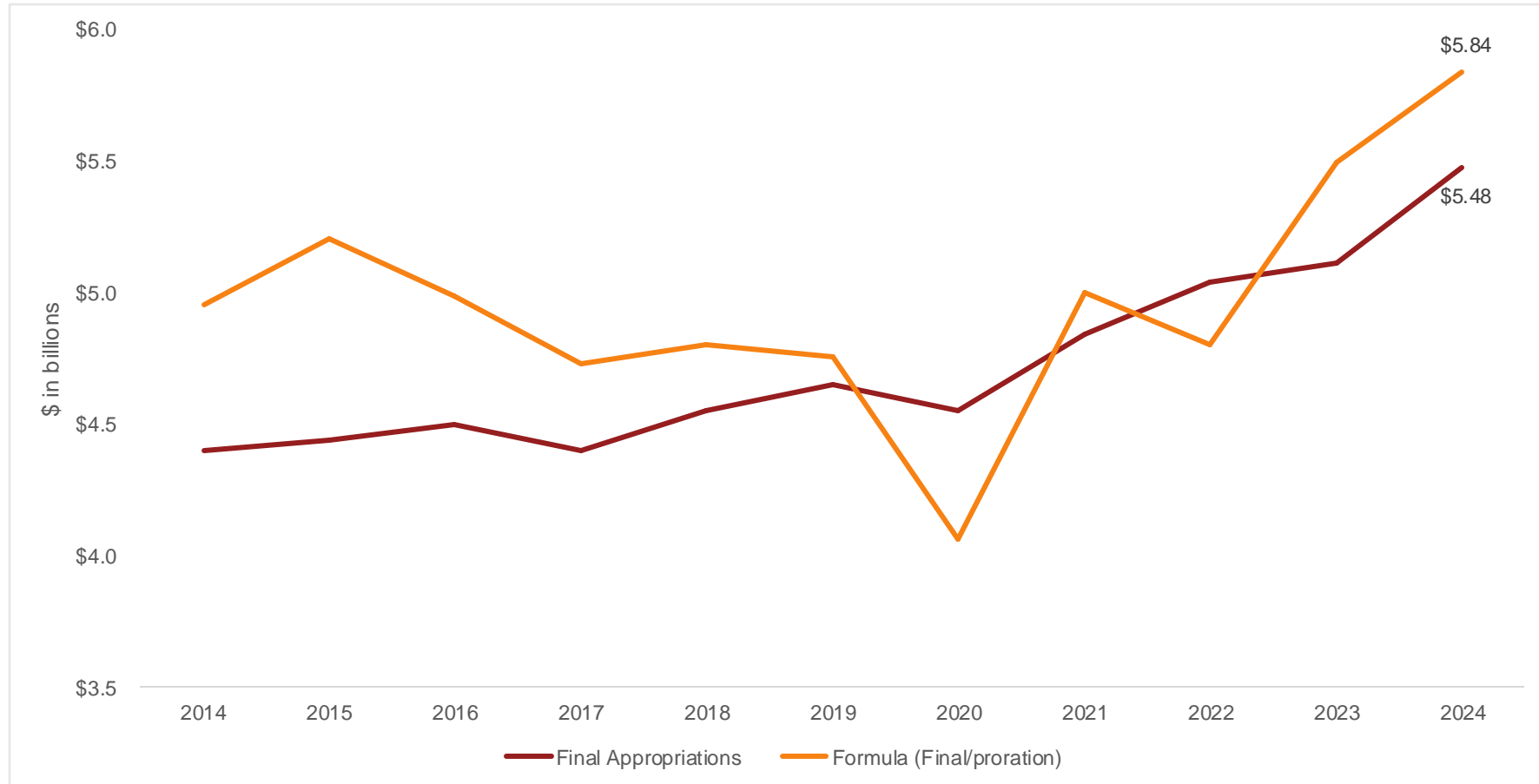


Public Housing Preservation

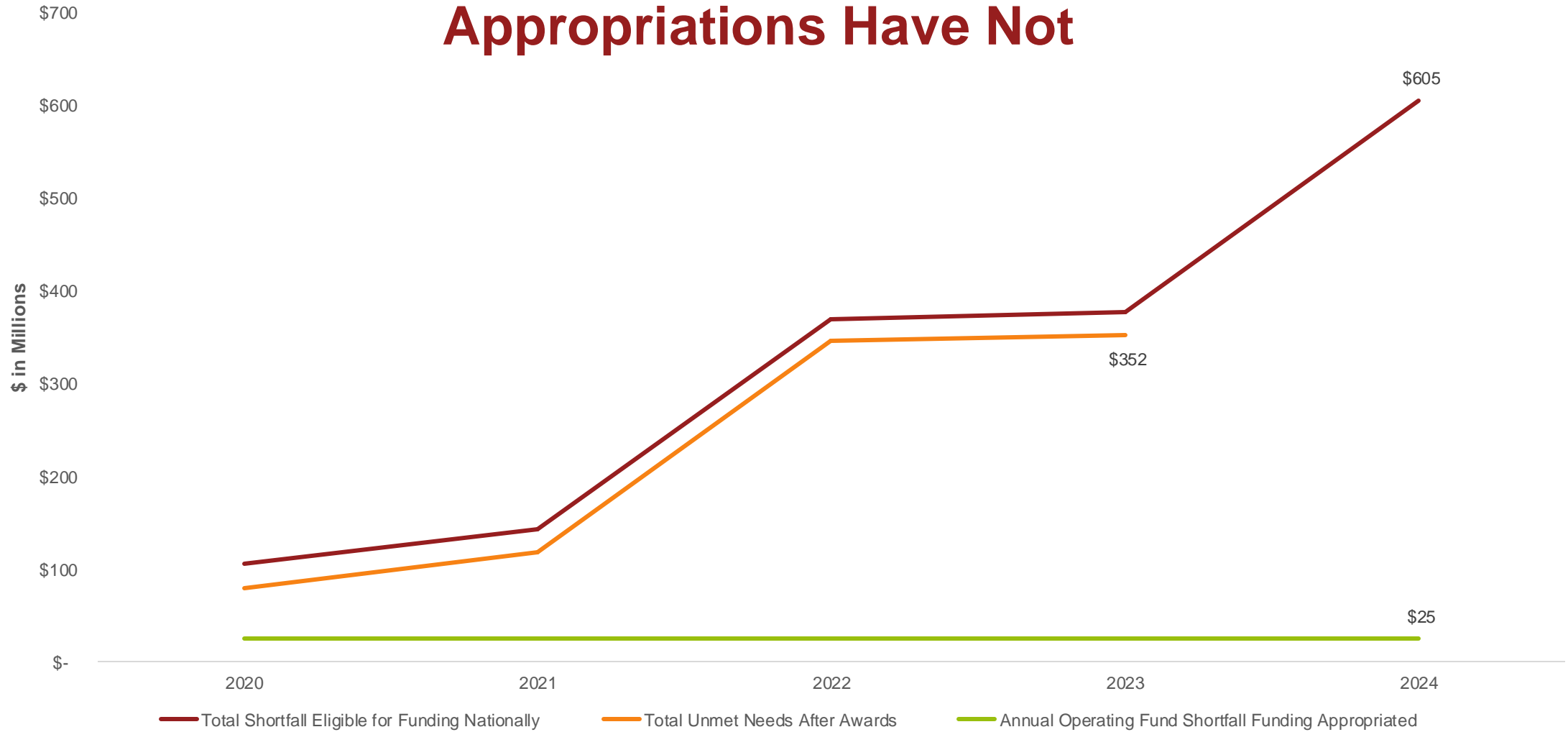
August 7, 2024



Public Housing Operating Fund (\$ in billions)



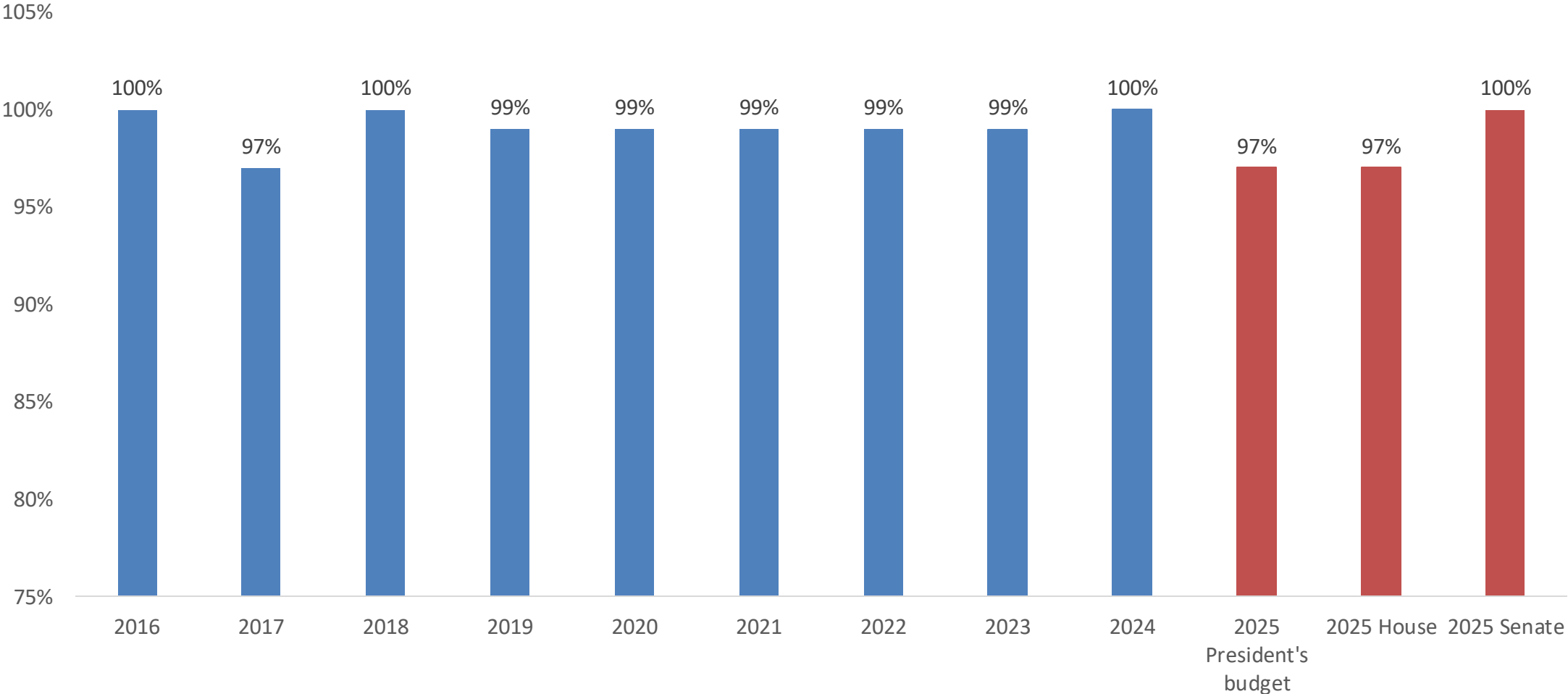
Total Operating Fund Shortfall Has Risen Since 2020 but Appropriations Have Not



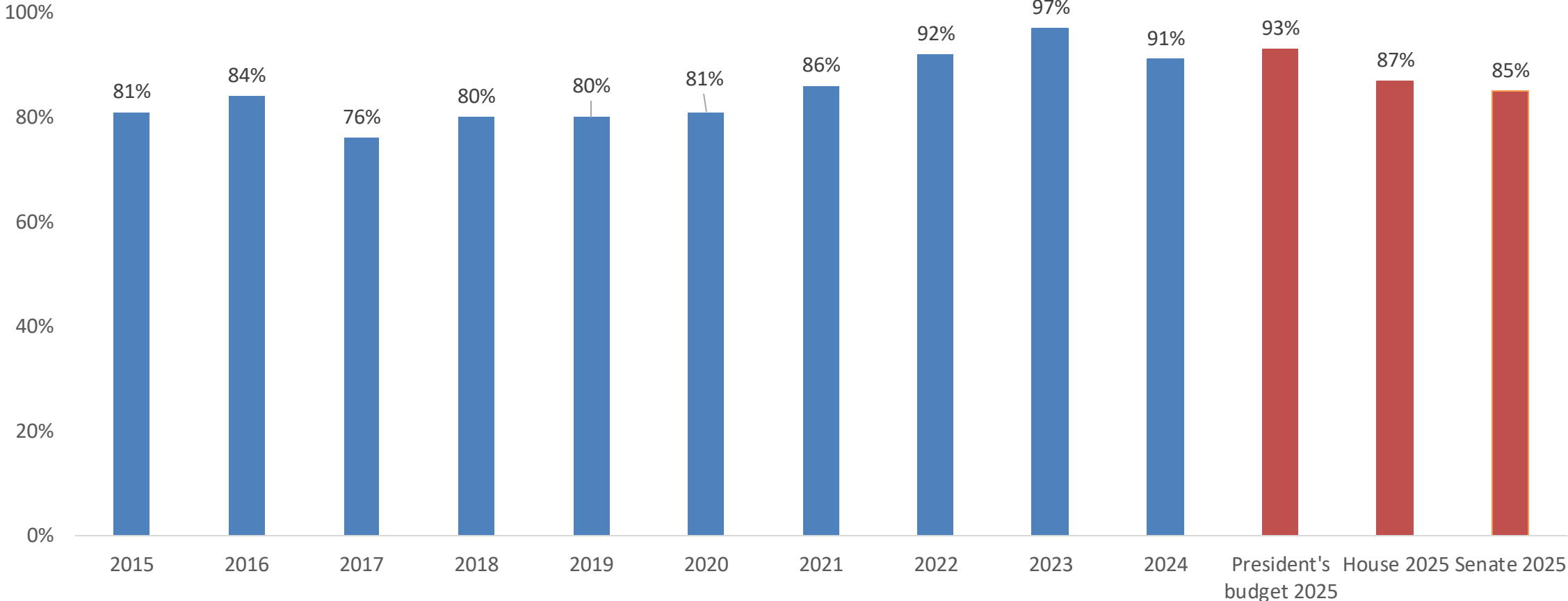
Public Housing Capital Fund (\$ in billions)



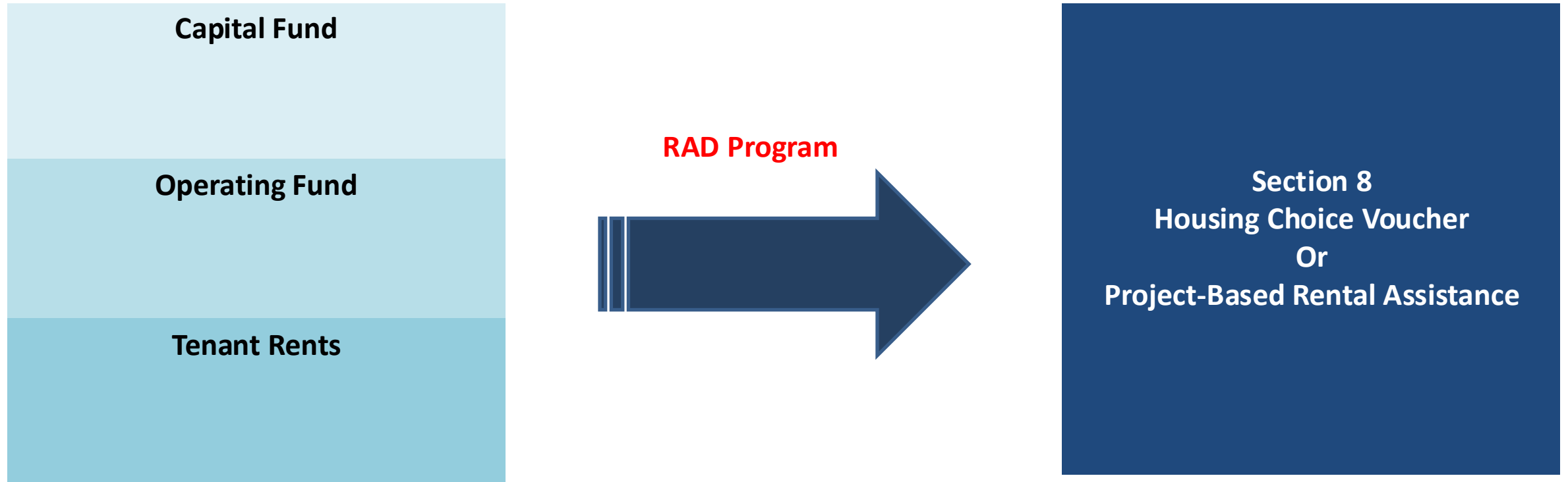
Housing Choice Voucher HAP Proration



Housing Choice Voucher Admin. Fee Proration



Rental Assistance Demonstration



Rental Assistance Demonstration

- RAD allows for access to outside financing
 - Conventional Debt
 - Low Income Housing Tax Credits
 - 4% Credit
 - 9% Credit
 - Historic Tax Credits
 - Demolition and Disposition Transition Funding
 - Home Investment Partnerships Program
 - Community Development Block Grant
 - Housing Trust Fund
 - Federal Home Loan Bank AHP
 - FHA-Insured Debt

Tenant- Based Rental Assistance Challenges

- Eligible Unit Availability
 - Recent research shows that only “61[%] of searches initiated [in the voucher program] in 2019 succeeded using a 180-day search window”
 - There has been a loss of 3.9 million units with rents below \$600 in the past decade and the low-rent segment has declined by 1.2 million units between 2019 and 2021.
- Fair Market Rents (FMR) not keeping pace
 - The FMR is set such that it should be enough to rent approximately 40% of safe, decent units in a geographic area.
- Source of Income Discrimination