



TX Rural Rental Housing Preservation Academy

TX Rural Rental Housing Preservation Academy Background

Without quick action, Texas stands to lose much of its rural and farmworker affordable housing stock, including its units with rental assistance (RA). Rural Development's provision of RA make the units affordable to the low-income occupants. Each year in both Rural Rental Housing and Farmlabor Housing portfolios, properties age out the program and new units are not coming online fast enough to keep pace. A review of the Rural Development Occupancy Report, issued each year, attests that the number of units in Texas is spiraling downward, despite efforts to preserve units and increase supply.

From 2012 - 2016 Texas has lost 38 Section 515 projects totaling 816 units serving 953 households. Among Section 514 units over the same time period, Texas lost four projects totaling 74 units serving 181 tenants. With almost 600 units slated for naturally maturing mortgages through 2019, it appears that 10% of all US maturing mortgages will be in Texas. The tenants living in the units who are receiving RA will be hardest hit, since they have very low incomes averaging about \$10,000 annually. Their rents will no longer be assisted and they will likely have no place to go.

TX Rural Rental Housing Preservation Academy Overview

Enterprise Community Partners, Motivation, Education, & Training, Inc. (MET), The Texas State Affordable Housing Corporation (TSAHC), and The Federal Reserve Bank of Dallas are working together to pilot a Rural Rental Housing Preservation Academy in the state of Texas. The Academy is a series of no-cost training and peer learning sessions designed to help rural housing providers acquire and/or preserve USDA housing in their respective communities. Over a six-month period beginning in January 2018 training sessions will be held approximately every six weeks. These training sessions will be open to existing owner/operators interested in preserving RA in their properties or parties interested in acquisition for the purpose of preservation of RA and the affordability of the units. The training session will span from basic introduction and overview of the RD programs to exploring financing options and new financing models to property management. Enterprise will bring in experts and practitioners that have proven success in preserving units and are thinking outside the box when it comes to funding to help deliver the training sessions.

In addition to the delivery of the trainings, the TX Rural Rental Housing Preservation Academy will also be accepting applications from participants to receive no-cost targeted one on one technical assistance to support their efforts for preservation. The assistance will be tailored to the needs of the recipient based on what their goals are and the support they identify in being critical to move their project forward. Up to ten organizations will be selected to receive technical assistance as funding allows. For more information or to request a technical assistance application please contact:

Susan Anderson
Senior Program Director, Initiatives
susananderson@enterprisecommunity.org
410-772-2714

Applications are due December 31, 2017.



Due to limited space registration preference will be given to existing owner/operators of USDA rural rental housing and non-profit affordable housing agencies, should we reach maximum capacity.

Session 1: Overview and Introduction to USDA Rural Development

January 10-11, 2018

Federal Reserve Bank of Dallas

San Antonio Branch

402 Dwyer Ave, San Antonio, TX 78204

Participants will receive an in-depth overview of USDA RD's 515, 514/516 programs, an understanding of major stakeholders and key roles in to know in owning and operating a USDA RD program, and a comprehensive overview of USDA appraisals and capital needs assessments. A special session will be help for TA recipient to discuss the situation of each recipient and the alignment of TA with identified needs.

Session 2: Overview of USDA Rural Development Transfer Process

February 28 – March 1, 2018

Temple Chamber of Commerce – Community Room

2 N. 5th Street, Temple, TX 76501

Participants will receive a comprehensive overview of undergoing an acquisition and transfer process of USDA RD properties. This session will cover elements of a transfer to pitfalls and roadblocks, including a case study example. Topics such as multifamily rehab and seller exist strategies will also be covered.

Session 3: Preservation Financing and Deal Structuring

April 11 -12, 2018

Federal Reserve Bank of Dallas

San Antonio Branch

402 Dwyer Ave, San Antonio, TX 78204

This session will cover the array of financing resources available to preserve and rehab USDA RD properties. Financial products and programs offered by USDA will be discussed as well as more obvious sources like Low-income Housing Tax Credits (LIHTC) and Federal Home Loan Bank Affordable Housing Program (FHLB-AHP) as well as some lesser known sources such as PACE and CDBG-DR.

Session 4: Preservation Financing and deal structuring Continued

June 6 - 7, 2018

Texas State Affordable Housing Corporation

2200 E Martin Luther King Jr Blvd.

Austin, TX 78702

Picking up where session 3 left off, this session will continue to explore financing and deal structuring. Participants will become familiar with what key members make up a successful development team. Topics such as joint development partnerships and proforma modeling will be covered as well as looking at 4% LIHTC bond deals and case studies.



Session 5: Property Management

August 1 - 2, 2017

Temple Chamber of Commerce – Community Room

2 N. 5th Street, Temple, TX 76501

Participants will learn the ins and outs of property management for USDA RD properties including compliance issues, financial reporting, and the day to day management. The provision of resident services and disaster preparedness and mitigation factors for property will also be covered.

Session 6: Supportive Policy

September 11 -12, 2017

Texas State Affordable Housing Corporation

2200 E Martin Luther King Jr Blvd.

Austin, TX 78702

This session will showcase best practices from other states implemented for rural housing preservation efforts. It will also review pertinent policies at the state and federal level to successful USDA RD preservation. Adjustments and changes to policy that can create an enabling environment for preservation of rural rental housing in TX will also be explored as well as advocacy access points for promoting the policy agenda.