

Florida Non-Profit Housing, Inc.'s Quarterly Review Newsletter

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HISTORY OF NATIONAL HOMEOWNERSHIP MONTH

Do you know how we came to celebrate National Homeownership Month. I would guess not. This is the story of the birth of Home Ownership Month.

Most Americans had no way of really owning a home in the 1800s. Mortgages became common only after the U.S. banking system came into being after the 1860s National Bank Acts.

During the time of the Great Depression, the banks did not have any money to lend, and the average borrower didn't have any cash. As a result, people couldn't afford to buy homes, while existing homeowners often failed to pay their debt. To stabilize the housing market, the U.S. government created the Homeowners' Loan Corporation in 1933, the Federal Housing Administration in 1934, and the Federal National Mortgage Association (now known as Fannie Mae) in 1938. All these institutions took homeownership to new heights and helped prevent a crash in the housing market.

What changed the face of the housing industry, along with that of the American economy, was the G.I. Bill of 1944. This bill provided subsidized mortgages for the veterans of World War II. Another milestone in the history of American housing came when Congress passed the Fair Housing Act of 1968. The Act was signed by President Lyndon B. Johnson and banned discrimination in housing based on religion, race, gender, and national origin. It came into being only a few days after the assassination of Martin Luther King, Jr.

In its 87 years of existence, the Federal Housing Administration (FHA) has saved America an almost \$4 trillion loss of household wealth. It has helped more than 44 million citizens to become homeowners.

National Homeownership Week began in 1995, which was a strategy of the administration under President Bill Clinton to increase homeownership across America. Later, in 2002, President George W. Bush expanded the period of observance from a week to the entire month of June. National Homeownership Month reinforces the belief that owning a home is one of the steps towards achieving the American dream.

Courtesy of <https://nationaltoday.com/national-homeownership-month/>

Celebrate Home Ownership Month!

FNPB HAS A LOAN PACKAGER!

Cristian Rivera joined FNPB as our first loan packager. He will be handling all 502 Loan Applications, 504 Rehab/Repair Loan/Grant Application and the 504 Disaster Grant Application processing. He came to us with a background in banking. He spent several years working for Wells Fargo and Bank of America before venturing into the non-profit world.

Cristian has been a resident of our community for most of his life. He is a family man that is very involved in his church. Welcome to the team Cristian!



A MESSAGE FROM THE USDA RURAL DEVELOPMENT SELF-HELP PROGRAM MANAGER, BRANCH CHIEF, ANDRIA HIVELY

Hello Self-Help housing enthusiasts from across the nation! I became involved with the Self-Help Program 18 years ago as a Loan Approval Official for USDA – Rural Development in Washington State. I had one Self-Help grantee in my service area and my favorite part of my job was move-in day for the families. Now, I oversee the Self-Help Program’s regulations, funding, T&MA Regional Contracts, and 83 active grantees nationwide, and my favorite part of my job is still attending a key ceremony on move-in day. There is absolutely no other program like Self-Help, and you all are the ones making it happen. Thank you for being a part of this special program, and for helping us ensure its success.

The COVID-19 pandemic hit the world hard, as it did our beloved Self-Help Program. Supply shortages, skyrocketing material costs, and social distancing increased build times and for many of you caused delays in progressing your program's grant goals. Thankfully, in Fiscal Year 2022, the program received \$4 million in disaster assistance. With these funds, we were able to support many organizations with cost extensions to allow more time for you to meet your grant goals. With the ending of the national emergency and the exhausting of the disaster funds, the temporary program flexibilities are ending.

It is time to move the Self-Help Program back to its strengths, building and repairing houses throughout rural communities. Meeting the Self-Help Program goals to achieve a successful grant rating is key to the stability of the program. Building and rehabilitating homes at the lowest cost possible is vital to assisting as many low- and very low-income rural citizens as possible. We are all in the critical business of providing affordable homeownership, and together we will continue to make the Self-Help Program an important part of that mission. I can't wait to see what you will accomplish. Thank you for partnering with us in the Self-Help Program!

Interest Rate Increase for SFH Direct Programs

Programs	June 2023 Interest Rate	Interest Rate Effective July 1, 2023
Rural Housing (RH) 502 Very-Low or Low	4.00%	4.125%
Single Family Housing (SFH) Non-Program	4.50%	4.625%
Rural Housing Site (RH-524), Non-Self-Help	4.00%	4.125%

USDA SYSTEMATIZES APPRAISAL ASSIGNMENT GUIDANCE FOR MULTIFAMILY PROGRAMS

Applicants to the Section 515 rental housing, Section 514/516 farmworker housing, and MPR preservation programs now do not need to request specific appraisal assignment guidance for each individual transaction. Instead, an owner can download (scroll down to “Quick Links”) the applicable appraisal assignment guidance, based on their specific situation, and provide the guidance to their appraiser prior to obtaining an appraisal. For more information, contact Jonathan Bell, USDA, jonathan.bell@usda.gov. For more information visit ruralhome.org

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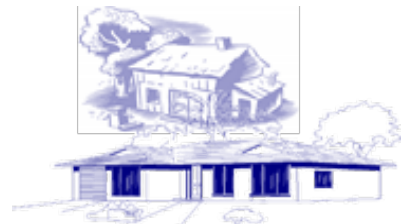
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USDA TO HOST LISTENING SESSIONS TO IMPROVE & AND MAINTAIN RURAL RENTAL HOUSING TENANTS

U.S. Department of Agriculture (USDA) Rural Development Under Secretary Xochitl Torres Small today announced that USDA will host listening sessions on July 19 and July 25. USDA is seeking feedback on a proposal to make changes to programs that will help improve and maintain rural rental housing and keep tenants in their homes.

Currently, once an owner of a USDA-financed property pays off a Multifamily Housing Direct Loan or the mortgage is terminated, the property is no longer eligible to receive Multifamily Housing Rental Assistance.

The proposed changes would ensure tenants of USDA-financed properties continue to receive rental assistance after property owners pay off the loan or the loan is terminated. The changes would also encourage property owners to seek third-party financing to make property improvements.

Stakeholders are invited to provide input on how these changes may impact policies, program requirements and operations under the Multifamily Housing Direct Loans and Multifamily Housing Rental Assistance programs. All participants must register ahead of the sessions:

- July 19 at 2 p.m. ET Register: https://www.zoomgov.com/webinar/register/WN_S8IV8KZ2TjKU-v231VIXhA
- July 25 at 2 p.m. ET Register: https://www.zoomgov.com/webinar/register/WN_A7a3cdjgRy6D6xWguP24Qw

Stakeholders may also submit written comments to Decoupling@usda.gov. Comments are due by July 31, 2023. For more information, see pages 39219 and 39220 of the June 15 Federal Register.

Visit <https://www.rd.usda.gov/newsroom/stakeholder-announcements> for more information.

USDA FUNDING BILLS APPROVED BY HOUSE AND SENATE

On June 14, the full House Appropriations Committee [passed](#) a FY24 funding bill for USDA. The committee did not change any of the dollar amounts for rural housing or community facilities programs that were [adopted](#) by the Agriculture Appropriations Subcommittee, but its [report](#) does show details that were not previously available. For example, Section 514/516 farmworker housing loans and grants, Section 504 repair grants, and Section 533 Housing Preservation Grants would all be reduced. Funding for the community facilities grants competition would fall from \$25.3 million in FY23 to just under \$3.6 million in FY24. Like the subcommittee, the full committee states that \$1.607 billion will fully fund Section 521 Rental Assistance, without explaining why the amount is lower than the administration's budget request.

The Senate Appropriations Committee [passed its version](#) of the USDA bill on June 22. It would cut Section 502 direct loans from \$1.25 billion this year to \$850 million and would raise the program's minimum interest rate to 2% instead of the current 1%. It would provide \$1.6 billion for Rental Assistance and would decouple RA from Section 515 mortgages.

The House's overall FY24 spending limits for non-defense discretionary programs, [adopted](#) by the House Appropriations Committee on June 15, are lower than the amounts provided in the [Fiscal Responsibility Act](#), the debt limit compromise. Roll Call [calculates](#) that these limits (called 302(b) allocations), would decrease total funding for USDA by 30% below FY23 levels and for Transportation/HUD by 25%. The House versions of the FY24 appropriations bills may propose larger or smaller cuts in specific programs. *Courtesy of HAC. Visits ruralhome.org for more information.*

CORRECTION TO ARTICLES

FNPH distributed their Quarterly Newsletter on June 28th. There were two articles, *Mutual Self-Help Housing Technical Assistance Grants* and *Single-Family Housing Direct and Guaranteed Programs*, included in the previous version of the newsletter in error. The COVID guidance stated the articles has now been removed from USDA's website. Please disregard the articles and enjoy this new version.

CONGRATS

North Carolina Indian Housing Authority

located in Fayetteville, North Carolina has been awarded their 12th Self-Help Housing Grant.

They will be building 8 house in Cumberland, Hoke, Robeson and Scotland Counties over the next 2 years.

GOOD LUCK

Demopolis Area Habitat for Humanity (DAHFH)

located in Demopolis, Alabama has submitted their Section 523 Mutual Self-Help Housing Application to Rural Development.

DAHFH plans to build 10 houses in Marengo County using the Self-Help Housing Method.

Hicoria Pines Homes (HPH) located in Lake Placid, Florida has submitted their Section 523 Mutual Self-Help Housing Application to Rural Development.

HPH plans to assist 12 families build homes in Highlands County using the Mutual Self-Help Housing method.

SHARE YOUR SUCCESS STORIES

FNPH is seeking success stories of Self-Help families. We are interested in the accomplishments of all our grantees and the participating families. As a grantee, we can imagine how proud you are of your work and the families you work with. Help us spotlight your hardworking staff and families. Please submit us your stories of the journey to homeownership of some of your families. We also ask that you send along several photos and an authorization to FNPH. For more information or a submission, please email Tara L. Rogers at trogers@fnph.org.

SELF-HELP HOUSING SPOTLIGHT

The spotlight is being updated. If you have not submitted your organizations information or have any changes that need to be made visit: <https://www.selfhelphousingspotlight.org/>

If you have any questions or need access to the information submittal form, please contact your T & MA Contractor.

FNPH AWARDS SCHOLARSHIP TO LOCAL GRADUATES

Florida Non-Profit Housing, Inc. (FNPH) established the **Robert C. Saffold Scholarship (RCSS) Fund** in 2022. We took this opportunity to memorialize Board Member Robert C. Saffold, who was instrumental in assisting youth to proceed with their post-secondary education. This was an obstacle that was typically beyond their reach due to their low-income status. The Scholarship Fund's purpose is to provide financial assistance with the expenses of higher training and/or college education to those who otherwise could not attend college or vocational training. The Scholarship is administered under guidelines established by the FNPH Board of Directors.

On June 16, 2023, FNPH presented three students from local high schools with Robert C. Saffold Scholarships in the amount of \$2,000 each. Kennedi Brown, Sebring High School, Alanni Hills, Lake Placid High School and Lee'Asha Pough Alequin, Avon Park High School are this year's recipients. These young ladies have worked hard to obtain these scholarships. Congratulations on your scholarships. Good Luck in your futures and we are excited to see the great things you accomplish.



FNPH SAYS GOODBYE TO A TEAM MEMBER

Tanya Owens has left the building. Tanya started her employment with FNPH last year filling the Financial Specialist/ Administrative Assistant position. She was a valuable member of our team.

Tanya accepted an offer she could not refuse and accepted. The position puts her closer to home and family. We wish her all the best!