

Unedited Transcript

00:00:00.000 --> 00:00:10.260

Stephanie Nichols

Portable housing and community development, technical assistance and training, research and information and policy formulation to enable solutions for rural communities.

00:00:11.320 --> 00:00:16.440

Stephanie Nichols

Today's webinar is rural housing in the fiscal year 2023 White House budget.

00:00:17.130 --> 00:00:26.270

Stephanie Nichols

The White House released its fiscal year 2023 budget on Monday, March 28th, beginning the process that will determine federal program funding for the year.

00:00:26.900 --> 00:00:35.500

Stephanie Nichols

You will hear from HAC policy staff and learn about rural housing and community facilities. Highlights for both the USDA and HUD sections of the budget.

00:00:36.810 --> 00:00:51.880

Stephanie Nichols

I would like to introduce today's speakers. Jonathan Harwitz is the director of policy at the Housing Assistance Council. Jonathan joins HAC from his role as director of housing Community Development and insurance policy for the House Financial Services Committee.

00:00:52.590 --> 00:00:59.820

Stephanie Nichols

Prior to that, he served as managing director of Federal Policy and Government Affairs at the Low Income Investment Fund.

00:01:00.630 --> 00:01:02.280

Stephanie Nichols

A large national CDFI.

00:01:02.940 --> 00:01:06.990

Stephanie Nichols

And there's also worked in senior positions at HUD and in the USN it.

00:01:03.330 --> 00:01:03.920

John Gross (Guest)

It's also.

00:01:04.750 --> 00:01:05.040

John Gross (Guest)

It's.

00:01:07.710 --> 00:01:11.740

Stephanie Nichols

He currently resides near Washington DC with his wife and kids.

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00:01:12.630 --> 00:01:18.310

Stephanie Nichols

Leslie Strauss has been attacked since 1991 and is currently a senior policy analyst.

00:01:19.190 --> 00:01:24.560

Stephanie Nichols

She is responsible for a variety of policy and information activities, including editing the HAC news.

00:01:25.350 --> 00:01:30.170

Stephanie Nichols

Leslie has a law degree and practiced real estate law for several years before joining HAC.

00:01:30.800 --> 00:01:34.150

Stephanie Nichols

She serves on the board of the National Rural Housing Coalition.

00:01:35.350 --> 00:01:38.240

Stephanie Nichols

And now I will hand it over to Jonathan to get us started.

00:01:42.700 --> 00:02:05.820

Jonathan Harwitz

Great. Thanks, Dan. Welcome to our briefing on the administration's off fiscal year 2023 budget. Just wanna make a quick housekeeping note. We're hoping to leave a lot of time for questions, especially since this is likely not the first briefing on the budget. Many of you have attended. So we'll try to cover our material quickly.

00:02:06.440 --> 00:02:34.630

Jonathan Harwitz

That said, we're going to hold questions until the end, but feel free to put them in the chat as they occur to you, Dan, Leslie, and I will track them and will create a Q and time permitting will also open the lines up for more questions. Also, even if you don't have a question for the chat, feel free to drop a note in there to tell us where you're from. I will note that Idaho was first in the House.

00:02:34.930 --> 00:02:43.260

Jonathan Harwitz

Uh for the webinar and so let's move forward with the briefing. Leslie, can you advance the slide? Thank you.

00:02:44.630 --> 00:03:14.110

Jonathan Harwitz

Well, if a picture is worth 1000 words, then the video that led into the webinar and and dance description of HAC's work is definitely better than a PowerPoint slide. So I'm not going to spend a lot of time on this other than to note that HAC has four lines of work and one of the reasons I was so excited to join HAC's policy team at the beginning of this month is because our lending training technical assistance.

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00:03:14.160 --> 00:03:19.830

Jonathan Harwitz

And research all inform our policy agenda. Leslie, could you just advance it?

00:03:21.240 --> 00:03:46.540

Jonathan Harwitz

Great. So this is sort of the Civics 101 on how the budget and appropriations process works. Step one, the president proposes a budget that happened on March 28th. As, as Dan noted it, it typically happens a little bit earlier, but there's a little bit of an unusual year. And then Congress takes up.

00:03:47.030 --> 00:03:57.240

Jonathan Harwitz

Uh, the appropriations process initially with budget resolutions that are drafted, voted on and then conferenced in the House and the Senate.

00:03:58.610 --> 00:04:11.660

Jonathan Harwitz

And based on those budget, that budget resolution, known as the 302 a each of the uh appropriation subcommittees get what's known as there's 302 B.

00:04:12.170 --> 00:04:18.690

Jonathan Harwitz

And then they undertake Step 3, which is to draft the appropriations bills.

00:04:19.040 --> 00:04:44.410

Jonathan Harwitz

Uh and then conference in the House and the Senate. Let me just make a quick note that this is the the Civics 101 version of how the appropriations process works. However, absent the situation where you have unified control and 60 votes in the Senate, there's often disagreement about the top line of amount. The so called 302 A.

00:04:46.070 --> 00:05:17.100

Jonathan Harwitz

So you often have a circumstance in which the Senate and the House Appropriations committees and their sub committees are working toward different numbers, and that has to be resolved later in the process. I'm on my 26th federal budget and I can count on one hand the number of times it's followed, exactly like this slide. So what happens if the process fails? Well, you get continuing resolutions, level funding until an appropriations.

00:05:17.160 --> 00:05:32.680

Jonathan Harwitz

Act is signed into law or in the case of each of the instances in which power has changed hands. At the first midterm elections after a new administration, 1994 and 2010 government shutdowns.

00:05:34.010 --> 00:06:03.800

Jonathan Harwitz

I should make one more point because it is relevant to this budget proposal, which is what I've just described, describes the discretionary spending process. There is also, in fact, the majority of federal

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spending is so called mandatory spending. Mandatory spending programs are created by authorizing or policy committees, rather than the appropriations committees. Medicaid and Medicare are well known examples of mandatory spend.

00:06:03.970 --> 00:06:29.100

Jonathan Harwitz

Spending programs, so was the proposed build back better act so thus as their discretionary appropriations proposals move through the process I've just described, there is likely also to be a negotiation with authorizing committees on the major mandatory spending proposals that are contained in this budget, which we'll get to shortly.

00:06:30.180 --> 00:06:34.240

Jonathan Harwitz

So Leslie, you can add advance the presentation and take over.

00:06:41.230 --> 00:06:42.320

Daniel Stern

Leslie, you're muted.

00:06:58.770 --> 00:06:59.890

Leslie Strauss

Can you hear me now?

00:07:00.960 --> 00:07:01.320

Daniel Stern

Yep.

00:07:01.620 --> 00:07:02.440

Jonathan Harwitz

Yes.

00:07:02.490 --> 00:07:18.360

Leslie Strauss

I apologize everybody. I come have had that problem with my headset before, so I'm going to just might use it. I was starting to say it's really great to be able to show these slides with big numbers proposed for the next fiscal year.

00:07:19.020 --> 00:07:24.010

Leslie Strauss

This is the first of a bunch of tables we're going to show you.

00:07:24.790 --> 00:07:31.890

Leslie Strauss

And it starts right off with quadrupling the funding for the 5:15 rental housing program.

00:07:32.610 --> 00:07:45.800

Leslie Strauss

Uh, all the numbers, the fiscal 23 budget column is the farthest to the right and all the numbers are bigger than last year on this particular slide, the.

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00:07:47.030 --> 00:07:58.800

Leslie Strauss

It's clear from the budget that they want to use 515 funding 4 and 538 guaranteed funding for rental housing preservation.

00:07:59.700 --> 00:08:30.290

Leslie Strauss

And five, 14516 farm labor housing for new production. But there's also a couple of places where the language references new construction of rental housing under the 5:15 program. So it appears to be possible that that's contemplated also. And that would be the first time since I believe fiscal year 2011 that the 5:15 program has had enough funding to actually provide new construction.

00:08:31.750 --> 00:08:35.510

Leslie Strauss

This is not going to necessarily going to happen. I need to.

00:08:36.720 --> 00:08:50.670

Leslie Strauss

Remind you again of that, but this is just what's proposed the rental assistance number that's shown on this slide includes \$6 million set aside for new construction.

00:08:51.420 --> 00:09:14.870

Leslie Strauss

In a perm labor housing and in 5:15 if there is new 515 construction, it also according to the budget, includes enough money to enable 272 thousand existing rental assistance contracts to be renewed and that includes making permanent the 100,000 worth of.

00:09:15.450 --> 00:09:35.790

Leslie Strauss

Uhm, new rental assistance contracts that were created under the American Rescue Plan Act. That's about 27,000 units. They were funded the American Rescue Plan Act was enacted in fiscal 21. It funded them for 21 and 22. So fiscal 23 is the first year that they need to be.

00:09:35.840 --> 00:09:35.950

Leslie Strauss

He.

00:09:36.930 --> 00:09:57.180

Leslie Strauss

Uh renewed those contracts in USDA intends to renew them all. I hope that the total number stated in the budget for all the contracts that are going to be renewed is supposed to cover all the contracts that need to be renewed. But there are two different numbers in two different places in the budget, so.

00:09:57.780 --> 00:09:58.480

Leslie Strauss

Uhm.

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00:10:00.040 --> 00:10:00.740

Leslie Strauss
I can't.

00:10:01.560 --> 00:10:09.170

Leslie Strauss
Say definitively that every rental assistance contract out there is expected to be renewed, but I think that's the intent.

00:10:10.200 --> 00:10:14.470

Leslie Strauss
And I'm going to turn it back to Jonathan to talk about preservation at USDA.

00:10:17.300 --> 00:10:49.340

Jonathan Harwitz
Great. Thank you, Leslie, and thank you for pointing out that the old phrase for those of us who done budget lobbying or work of any kind for many years is the President proposes, Congress disposes. So this is a proposal, but it's it's better to start from a higher number than a lower number. And I'm going to talk more, as Leslie said about one of of HAC's top priorities. I know for for many of you is.

00:10:49.590 --> 00:10:55.240

Jonathan Harwitz
Preservation of the of the multi family housing stock, as Leslie noted.

00:10:55.880 --> 00:11:25.430

Jonathan Harwitz
Were the 200,000,000 for 5:15 designated to be used for preservation? Is is a quadrupling of the funding on this table, very excited to see \$75 million for the multifamily preservation and revitalization or MPR demonstration program which is up from 34 million and acted in fiscal year 2022. Taken together, these investments again if.

00:11:25.480 --> 00:11:29.120

Jonathan Harwitz
Enacted would be really important and complementary.

00:11:29.450 --> 00:11:49.090

Jonathan Harwitz
Uh steps forward in our preservation works since they have different and important uses. A couple other quick notes here, small but important programs for for all of us. Rental preservation. Technical assistance.

00:11:49.400 --> 00:11:59.140

Jonathan Harwitz
Uh, uh? Not requested. It hasn't been requested in recent budgets, but in several years, Congress has provided that that's something we will come back to about. It's important to us and.

00:11:59.570 --> 00:12:21.840

Jonathan Harwitz

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Uh, once again, the preservation revolving loan fund, which has not been funded for a number of years, is also not slated for an increase or for any funding at. Let me now turn to, I think, a fairly significant policy proposal by the by the administration you see here.

00:12:22.160 --> 00:12:31.580

Jonathan Harwitz

Uh, that 542 rural housing vouchers are \$38 million. That is for renewal of existing.

00:12:31.960 --> 00:12:34.910

Jonathan Harwitz

Uh rural housing vouchers.

00:12:35.260 --> 00:13:05.870

Jonathan Harwitz

Uh, and it is part of a broader paradigm shift. I think really that the administration is looking to do the their approach to protecting tenant in this budget to protecting tenants and properties were USDA mortgages are ending is to decouple the rental assistance from section 515 or 514. When a mortgage matures. A currently is as you all know many of you.

00:13:06.270 --> 00:13:19.060

Jonathan Harwitz

Rental assistance is available only if the property has a USDA section 515 or 514 loan, and if the USDA mortgage ends, the property loses its eligibility for RA.

00:13:19.450 --> 00:13:47.160

Jonathan Harwitz

Uh, what the administration budget includes legislative language that would allow USDA to continue to offer RA in a property that had that had it after the mortgage matures and the decoupled RA contracts would be for 10 to 20 years. This is not a brand new proposal at something that's been kicking around the field for some time, but this is the first time.

00:13:48.120 --> 00:13:57.460

Jonathan Harwitz

That uh and administration has proposed it, and in fact actually the House passed a similar provision in 2019.

00:13:57.510 --> 00:13:57.800

Jonathan Harwitz

Team.

00:14:00.440 --> 00:14:02.390

Jonathan Harwitz

Couple other key points.

00:14:02.750 --> 00:14:03.370

Jonathan Harwitz

Uh.

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00:14:04.330 --> 00:14:07.250

Jonathan Harwitz

The administration is proposing to continue.

00:14:07.300 --> 00:14:11.740

Jonathan Harwitz

We, uh, renewing existing Section 8 vouchers.

00:14:12.110 --> 00:14:13.980

Jonathan Harwitz

Uh, however.

00:14:16.350 --> 00:14:47.780

Jonathan Harwitz

The administration includes \$20 million in HUD tenant protection vouchers, who four tenants who previously would have gotten USDA vouchers, USDA rural housing vouchers, and the idea here is to move these tenants to the richer and in some people's view, more stable subsidy. Under HUD, we've identified some challenges here, which we can get into.

00:14:48.420 --> 00:15:04.250

Jonathan Harwitz

At the end, as we dive deeper, but as as you know currently all if a if a USDA property is exiting the program, all tenants of that property, even those who don't currently receive RA.

00:15:04.690 --> 00:15:35.030

Jonathan Harwitz

You are entitled to rural housing vouchers, and we want to make sure that's the case under the new approach in the HUD budget at the at the administration and the budget is crystal clear that this is a transition transitional step to eliminating the 5:42 rural housing vouchers permanently. And the budget says this budget continues to provide tenant protection against being rent overburdened while transitioning.

00:15:35.320 --> 00:15:41.370

Jonathan Harwitz

The rural voucher program to HUD. So with that I will turn it back to Leslie.

00:15:42.100 --> 00:16:02.570

Leslie Strauss

I'm actually going to clarify one thing Jonathan said. Several sentences back, which was you said that they would renew existing Section 8 vouchers. You meant existing section 542. I trust that HUD is renewing existing Section 8 vouchers also. But in this case we're talking about the USDA by 40 twos.

00:15:44.630 --> 00:15:44.920

Jonathan Harwitz

Yeah.

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00:15:47.030 --> 00:15:47.350

Jonathan Harwitz

Yep.

00:16:03.060 --> 00:16:13.710

Jonathan Harwitz

They thank you very, very much, Leslie, as you can tell folks, I've spent much more of my career saying Section 8 and Housing Choice vouchers. Then I have rural housing vouchers. Thank you for that correction.

00:16:15.470 --> 00:16:36.290

Leslie Strauss

And moving on to single family, we have another slide with bigger numbers shown for this years budget. There would be increases in single family direct loans, single family guaranteed loans would stay the same. Increases in repair, homeowner repair and.

00:16:37.490 --> 00:16:48.730

Leslie Strauss

Homeowner repair loans and grants and in the self help housing program. This is the program that funds administrative costs of.

00:16:49.690 --> 00:17:08.060

Leslie Strauss

A local organizations that run self help programs around the country, there's another number worth mentioning that is not in the table 2820 point 8,000,000 for a single family housing direct Native American tribal relending program.

00:17:09.130 --> 00:17:39.060

Leslie Strauss

I did not make up that title. That's what it says. It's to expand a pilot program that's been working for several years in North and South Dakota with USDA providing funds to native CDF eyes who can then provide home ownership loans to Native Americans who, as anyone who's worked with home ownership for Native Americans, knows, it's can be really hard to make that work.

00:17:39.340 --> 00:17:40.890

Leslie Strauss

For a variety of reasons.

00:17:42.060 --> 00:18:11.980

Leslie Strauss

I also want to mention before we move away from USDA housing programs that for both the single family and multifamily programs, USDA would require targeting to projects that improve energy or water efficiency, implement green features and address climate resilience. We know this is something that's important to this administration, and they're including it in the housing portions of.

00:18:12.030 --> 00:18:12.640

Leslie Strauss

Their budget.

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00:18:14.140 --> 00:18:17.800

Leslie Strauss

Quick look at USDA Community facilities funding.

00:18:18.570 --> 00:18:19.430

Leslie Strauss

The.

00:18:20.590 --> 00:18:46.930

Leslie Strauss

This looks like there was a big jump in community facilities guarantees in fiscal 22 and then the budget rejected that big jump. I am fairly sure that what that number is is earmarks in the 22 appropriations they are currently called congressionally directed funding. But as you may have heard, for the first time in about 10 years.

00:18:47.690 --> 00:19:18.310

Leslie Strauss

Uh, Congress members of Congress were allowed to direct specific funding towards projects stored specific projects in their districts. The USDA Rural housing programs were not eligible for earmarks. The Community facilities programs were so there was 183 point, something \$1,000,000 of earmarks in the CF programs. And I think that's what's showing up.

00:19:18.370 --> 00:19:22.850

Leslie Strauss

In that guarantees line, even though they may not all have been guarantees.

00:19:24.720 --> 00:19:26.920

Leslie Strauss

And I am going to turn it back to Jonathan.

00:19:29.030 --> 00:19:59.100

Jonathan Harwitz

Great. Thank you, Leslie. So in terms of housing across the administration's budget beyond just any single agency, the administration has indicated that had sort of three major goals, increasing the nations affordable housing supply. I think we're, we're all aware of the shortage of housing across the nation. And also there's a, uh.

00:19:59.160 --> 00:20:21.390

Jonathan Harwitz

Strong evidence that housing costs are actually contributing to the issue of inflation that's been so front of mine. Secondly, looking at expanding rental assistance and increasing its impact on households experiencing homelessness and increasing family mobility and also addressing climate change.

00:20:21.600 --> 00:20:43.030

Jonathan Harwitz

Uh is a priority across the budget. I'm going to talk with this slide lays out really sort of the major housing proposal by the administration, which is to increase housing production and it is spread across two agencies.

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00:20:43.430 --> 00:21:09.000

Jonathan Harwitz

Uh, HUD and and the Department of Treasury. HUD has two elements of it, \$35 billion.25 billion in what's known as a uh housing supply fund. I'm sorry. All 35 million is referred to as a housing supply fund. 25 billion of that is for flexible.

00:21:09.260 --> 00:21:40.440

Jonathan Harwitz

Uh funding grants to state and local housing finance agencies and their partners to help streamline the housing finance process, really trying to make it less brain damaging. Frankly, to put together a affordable housing projects, the other 10 billion is \$10 billion in incentive grants, and there have been proposals.

00:21:40.730 --> 00:21:43.110

Jonathan Harwitz

Uh, on this in various forms.

00:21:43.220 --> 00:22:03.690

Jonathan Harwitz

Uh to incentivize removing barriers to the development of affordable housing, as well as to invest in housing related infrastructure, and I think we all know, weren't working in rural areas that that, that water and other infrastructure is absolutely essential to making affordable housing work.

00:22:05.170 --> 00:22:19.020

Jonathan Harwitz

As I mentioned, Treasury has a significant role here, including \$10 billion in low income housing tax credit enhancements related to the the more generous related to.

00:22:19.290 --> 00:22:50.450

Jonathan Harwitz

Uh, both four and the 9% tax credit program and significantly a \$5 billion fund at the CDFI Fund for grants to CDF eyes for innovative housing finance mechanisms. And just to emphasize, again, these are all mandatory funding proposals like the build back Better Act was, so they are potentially subject to enactment.

00:22:50.640 --> 00:22:53.930

Jonathan Harwitz

Through reconciliation, if.

00:22:55.000 --> 00:23:02.850

Jonathan Harwitz

The Democratic caucus of votes in its entirety in Congress for them. Could I get an advance? Thank you less.

00:23:02.900 --> 00:23:03.260

Jonathan Harwitz

Fully.

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00:23:03.570 --> 00:23:32.920

Jonathan Harwitz

A very significant I think for for HAC and and all of us are a couple key elements of these proposals. First, it focuses on both rental and home ownership, which is very exciting. I think those of us who've spent a lot of our career and housing, there's there's been too much of the rental versus home ownership and and HAC, of course, works on both rental and homeownership, as do many of you. Secondly.

00:23:33.480 --> 00:23:46.700

Jonathan Harwitz

There is a explicit focus on smaller developments that struggle to obtain financing in the in the current housing finance system and having a couple of quotes out of it here.

00:23:47.000 --> 00:24:17.600

Jonathan Harwitz

Uh, noting specifically that rural communities are among those that need projects with smaller development footprints and mentioned specifically the kinds of properties that I know many, if not most of you. And certainly HAC work on one to four unit properties and multifamily properties below 100, a 100 units. And then I would just note finally the broad range of the subsidies.

00:24:17.890 --> 00:24:47.880

Jonathan Harwitz

We're we're looking at, we're looking at tax subsidies or looking at both formula and competitive grant funding and of course the, you know sort of the the devil is going to be in the details. But I think one of the important things for anybody who has been on any of the briefings by the administration, whether HUD or by the White House, there's a real focus on what they're calling the one government approach to.

00:24:48.000 --> 00:25:18.100

Jonathan Harwitz

Uh to improving the housing sector. So here's our fingers crossed that that there will be true coordination and collaboration. And of course we can play a role in encouraging that. Would you mind advancing to the next slide, Leslie? Great. So now as I said we, you know, we've got lots of tables for you here and I'm going to not spend a ton of time.

00:25:18.150 --> 00:25:41.830

Jonathan Harwitz

On them because this of these materials of course will be available to you, but to get to the second theme that I mentioned, which was rental assistance as has always been the case historically, the rental assistance programs, both tenant based rental assistance more popularly known as the Housing Choice Voucher program and project based rental assistance are the largest programs.

00:25:42.160 --> 00:25:43.990

Jonathan Harwitz

Uh at HUD?

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00:25:44.550 --> 00:25:52.330

Jonathan Harwitz

Uh, in significant part because the cost of renewing those vouchers and contracts increases every year.

00:25:52.380 --> 00:26:15.280

Jonathan Harwitz

Or as as to housing costs. But as Leslie mentioned, we've mentioned USDA. What's exciting here is some bold new proposals. Specifically, the administration is proposing 200,000 new vouchers that would be targeted to people experiencing homelessness.

00:26:15.740 --> 00:26:26.910

Jonathan Harwitz

Uh families escaping from domestic violence and other vulnerable populations. This should be the largest expansion of the program since its enactment in.

00:26:27.980 --> 00:26:45.680

Jonathan Harwitz

1970 four \$445 million in mobility services to help voucher recipients better deploy their vouchers, including if they want to move to different communities in pursuit of education or.

00:26:46.050 --> 00:26:53.550

Jonathan Harwitz

Uh Employment Opportunity and finally \$50 million.

00:26:53.870 --> 00:26:58.640

Jonathan Harwitz

Uh to help with conversions under the rental Assistance demonstration program.

00:26:59.040 --> 00:27:13.060

Jonathan Harwitz

On the project based rental assistance program also increases by over a billion dollars. Much of that over half of that due to just increases in costs of renewing the contracts, but.

00:27:13.400 --> 00:27:19.640

Jonathan Harwitz

Uh, and important, nearly \$300 million proposal to include.

00:27:19.980 --> 00:27:21.140

Jonathan Harwitz

Uh.

00:27:23.250 --> 00:27:39.540

Jonathan Harwitz

Make sure that certain FHA insured multifamily projects that are were part of what was known as the mark to market program don't fall into distress. And finally, the very important public housing portfolio.

00:27:39.850 --> 00:27:49.180

Jonathan Harwitz

Unedited Transcript

Uh, we're looking at full funding for both public housing capital and operating fund. And within the capital fund.

00:27:49.550 --> 00:28:06.720

Jonathan Harwitz

Uh, two or \$300 million initiative to increase energy efficiency and climate resilience. That's part of the third theme that I mentioned earlier that cuts across the administration's budget. I think we're ready for the next slide. Great.

00:28:07.080 --> 00:28:12.730

Jonathan Harwitz

Uh, here you see the major block grants at HUD Community development.

00:28:13.770 --> 00:28:19.790

Jonathan Harwitz

Block grants and the home investment partnerships and the CDBG funding.

00:28:22.330 --> 00:28:51.180

Jonathan Harwitz

Is level funding for the formula formula grants, but as you can see in fiscal year 2022, the return of congressionally directed spending, or, as Leslie noted, popularly known as as earmarks, returned with a vengeance in CDBG. I think Leslie was mentioning numbers in the millions in the Community Facilities Fund. We're talking about about 1 1/2 billion dollars in.

00:28:51.570 --> 00:29:16.520

Jonathan Harwitz

Uh, uh. Earmarks in fiscal year 2022 and a room will have to be found for that. Most likely this year. The home program substantial increase \$450 million as part of the effort to increase housing production. But I would also note for this audience that.

00:29:18.390 --> 00:29:41.080

Jonathan Harwitz

There's a real effort by the administration to improve and streamline the use of home for down payment assistance, which has been challenging, to say the least over the the past number of years, and that includes a set aside, the amount isn't clear for down payment assistance for first time and 1st generation homebuyers.

00:29:42.450 --> 00:29:44.680

Jonathan Harwitz

So we can go to the next slide.

00:29:48.470 --> 00:29:55.050

Jonathan Harwitz

Great. These are a few other critical housing programs.

00:29:56.700 --> 00:30:11.440

Jonathan Harwitz

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Choice neighborhoods is receiving essentially level funding, but would note that there's money there to work on brownfields adjacent projects, again as part of the.

00:30:11.500 --> 00:30:19.170

Jonathan Harwitz

The the the climate change and and and environmental elements of of the budget.

00:30:19.550 --> 00:30:22.410

Jonathan Harwitz

A Native American housing.

00:30:22.710 --> 00:30:34.590

Jonathan Harwitz

Uh, level funding. However, it's important to note that tribes and tribal designated housing entities or TDH es are eligible for the housing supply program I mentioned previously.

00:30:34.860 --> 00:30:35.320

Jonathan Harwitz

Ah.

00:30:36.030 --> 00:31:06.430

Jonathan Harwitz

A significant point is the increase in homeless assistance grants of nearly half a billion dollars. The administration is clearly very focused on addressing homelessness, which has increased, particularly for the unsheltered people experiencing homelessness who are unsheltered, and you can see that reflected here in the homeless assistance grants, including a major bump in the emergency solutions.

00:31:06.500 --> 00:31:08.120

Jonathan Harwitz

Solutions grant program.

00:31:09.550 --> 00:31:35.550

Jonathan Harwitz

And thank you here. Uh, I would just note in these critical programs about level funding, except I will note that for 2:02 and 8:11, about 1000 new units can be expected to be funded in in those programs in the coming year. If these funding levels are enacted.

00:31:36.040 --> 00:32:05.430

Jonathan Harwitz

Uh, which is which is exciting a significant investment in in fair housing, and we can expect that that the administration is going to move forward on affirmatively furthering fair housing. They've mentioned that in the context of the budget briefings and and finally a healthy funding for, well, pun unintended, healthy for healthy homes and lead hazard control.

00:32:05.720 --> 00:32:21.120

Jonathan Harwitz

Uh, again, a significant part of the of climate resilience and healthy housing and a bump in housing

Unedited Transcript

counseling funding. So that was sort of the fastest 15 minutes. And in in HUD budget. And I'll turn it back to Leslie.

00:32:22.740 --> 00:32:47.680

Leslie Strauss

Just want to point out quickly some of the programs that are in the in the context of the whole thing, pretty small but important for HAC and the partners we work with the self help home ownership program at HUD better known as shop is proposed to be continued at its past funding level of \$10 million. It ended up being a little higher than that.

00:32:48.120 --> 00:32:48.750

Leslie Strauss

Uhm.

00:32:49.850 --> 00:32:51.910

Leslie Strauss

For the current year 22.

00:32:52.940 --> 00:32:53.920

Leslie Strauss

Uhm.

00:32:56.580 --> 00:33:12.370

Leslie Strauss

The rural capacity building program, which is at HUD remains, would remain steady at 5,000,000 and the rural Community Development Initiative, which is a different sort of capacity building program at USDA, would be doubled.

00:33:13.160 --> 00:33:44.110

Leslie Strauss

And I thought, oh, it would be great if there was some language in USDA S budget about how important capacity building is in rural areas, and they didn't explicitly say that. But the doubling of the budget proposal for that program would seem to indicate that there are also a couple of other things that aren't on this slide. One is \$39 million for the rural Partners Network or Rural partnership program called different things in different places.

00:33:45.000 --> 00:34:08.350

Leslie Strauss

Which would be, as Secretary Vilsack explains, a renewed and expanded initiative to leverage USDA's extensive network of county based offices to help people in high poverty counties, including energy communities. And there's \$3 million for the rural place making innovation challenge, which is a relatively new.

00:34:08.400 --> 00:34:18.430

Leslie Strauss

Two thing at USDA in addition to placemaking programs at places at agencies like the National Endowment for the Arts.

Unedited Transcript

00:34:19.260 --> 00:34:24.390

Jonathan Harwitz

Leslie, before we go on to the next slide, let me just add a couple things that I could.

00:34:24.660 --> 00:34:38.630

Jonathan Harwitz

Uh, you know, saying life timing is is is everything and and I think I time my joining HAC very well in the sense that I get a chance to take credit for their great work.

00:34:38.690 --> 00:35:09.250

Jonathan Harwitz

Uh, that HAC's policy team and all of you have done over the last number of months. I just wanna know what a significant accomplishment the increase in the shop funding in fiscal year 22 was to 12.5 million. And also note that the \$12 million for the rural Community Development Initiative that was proposed in the President's budget, you know didn't come out of a hat there was.

00:35:09.410 --> 00:35:27.460

Jonathan Harwitz

A strong collective effort to educate the administration over the course of the budget formulation process. So I think, uh, I just want to acknowledge the work by Leslie and and others here as well as all view on that.

00:35:28.310 --> 00:35:34.960

Jonathan Harwitz

So great and I will continue by just noting that that.

00:35:35.830 --> 00:36:02.000

Jonathan Harwitz

The funding priorities that HAC hasn't fiscal year 23 have been just highlighted, really focusing on a multi family housing preservation, particularly NPR. And the 5:15 program, rural capacity building through RCB and the RCDI and the the shop program and look work forward to working with you on those.

00:36:02.910 --> 00:36:06.380

Jonathan Harwitz

I think I'm ready for the next slide here and.

00:36:06.460 --> 00:36:19.700

Jonathan Harwitz

Uh, encourage all of you. You can go to HAC's web page. There's a link to our policy priorities, a little more fleshed out than a a PowerPoint slide. Hopefully helpful to you.

00:36:20.190 --> 00:36:23.270

Jonathan Harwitz

Uh, and then next slide.

00:36:24.550 --> 00:36:52.600

Jonathan Harwitz

I am going to shamelessly skill for the the work that Leslie does as the prime mover of a HAC. News.

Unedited Transcript

Please sign up. I can't be much easier. We've got a QR code here. You can't order your your food with it, like at a restaurant. But you can get some great, great HAC news. I encourage people to to sign up and and I think that's it.

00:36:53.880 --> 00:36:54.980

Jonathan Harwitz

Questions.

00:37:05.500 --> 00:37:06.430

Leslie Strauss

Dan, you're muted.

00:37:08.850 --> 00:37:18.270

Daniel Stern

Thank you, Leslie. First four people who are asking, yes, we the session will be recorded. We will be sending out an email to everyone who's attended.

00:37:19.030 --> 00:37:21.230

Daniel Stern

With a follow up on.

00:37:22.050 --> 00:37:30.670

Daniel Stern

And evaluation and also with the links to view the recording and get to access the PowerPoint and all of those things.

00:37:30.950 --> 00:37:33.490

Daniel Stern

Uh, by the end of the week?

00:37:34.840 --> 00:37:36.250

Daniel Stern

So if not sooner.

00:37:37.800 --> 00:37:43.530

Daniel Stern

And so yes, people were looking for a copy of the PowerPoint. Absolutely that will be available.

00:37:43.980 --> 00:37:44.670

Daniel Stern

Uhm.

00:37:45.810 --> 00:37:54.160

Daniel Stern

And we're waiting for some questions to come in via chat. We do have some questions that were submitted ahead of time.

Unedited Transcript

00:37:55.800 --> 00:37:56.380

Daniel Stern

So.

00:37:57.630 --> 00:38:03.910

Daniel Stern

While people get ready to ask their questions, I'll ask what do you expect the timing to be for this year's appropriation process?

00:38:06.270 --> 00:38:06.660

Jonathan Harwitz

Sure.

00:38:06.710 --> 00:38:36.980

Jonathan Harwitz

Or I'll I'll take that. And Leslie can can pipe in with the sort of the greater knowledge of whether USDA moves moves differently. But I think we can expect that the House and the Senate will probably move quickly. Usually the house moves first to do what's called marking up their version of the bill in the next few months. And then the Senate will move or they or they may wait 'cause basically, this is not going to be resolved until after the midterm elections.

00:38:37.350 --> 00:38:57.950

Jonathan Harwitz

And and likely in the in the New Year and will be looking at continuing resolutions. But you know the house and the Senate will will almost certainly want to signal their priorities, because this process requires 60 votes.

00:38:58.220 --> 00:39:12.090

Jonathan Harwitz

Uh, the Senate typically doesn't want to move unless they have some sense of where where it may end up. So I think we're going to see sort of normal action in the next couple of months.

00:39:12.570 --> 00:39:14.910

Jonathan Harwitz

Uh. And then? Uh.

00:39:15.760 --> 00:39:17.460

Jonathan Harwitz

Nothing until after the midterms.

00:39:20.840 --> 00:39:31.090

Daniel Stern

And that dovetails nicely into the next question, which is what impact do you anticipate the upcoming midterm elections might have on this process?

00:39:31.920 --> 00:39:32.510

Jonathan Harwitz

Well.

Unedited Transcript

00:39:34.180 --> 00:39:54.650

Jonathan Harwitz

Elections matter. Uh, I think many of us have heard both the the sort of the historical trend and and where the polling is now. That suggests that the party in power and the party the administration loses seats, particularly in the House and the midterms. And given the thin margins.

00:39:55.060 --> 00:39:59.470

Jonathan Harwitz

Uh, we are likely looking at split government after the midterms.

00:39:59.840 --> 00:40:07.080

Jonathan Harwitz

Uh, you know, with the at least the house being in in Republican control. And as I noted previously.

00:40:08.660 --> 00:40:11.860

Jonathan Harwitz

Uh, the last two times this happened, there was a government shutdown.

00:40:11.920 --> 00:40:36.720

Jonathan Harwitz

Uh, which hopefully will not happen. But I I think that that ultimately a deal on top line spending won't happen until after the midterms and most likely the top line number will go down from where the president's budget is and and unfortunately perhaps even from fiscal year 2022.

00:40:39.190 --> 00:40:41.680

Daniel Stern

OK, UM.

00:40:43.000 --> 00:40:46.430

Daniel Stern

And I apologize for a second here. The uh.

00:40:48.140 --> 00:41:00.890

Daniel Stern

Another question that we had at a time is what are the prospects for getting additional housing and Community development funding through efforts outside the annual appropriation process? So something like the build back better effort?

00:41:02.860 --> 00:41:03.940

Jonathan Harwitz

So.

00:41:05.020 --> 00:41:29.410

Jonathan Harwitz

All address that as as well. I I think at this point the administration is at pains to say that there housing production proposal is, is is not a substitute for the build back better act which there trying to revive in in some form. However I would just say that.

Unedited Transcript

00:41:31.240 --> 00:41:39.810

Jonathan Harwitz

So both of of those proposals would likely have to pass through what's called the reconciliation process.

00:41:40.240 --> 00:41:43.980

Jonathan Harwitz

Uh, and that's where sort of, you know?

00:41:45.480 --> 00:42:05.390

Jonathan Harwitz

The line between appropriations and non appropriations and authorizing shifts, as I mentioned, mandatory spending is technically appropriations, but it's inactive through authorizing committees and you you can only really do that once in a congressional session. So I I think at some point we're going to look at.

00:42:05.760 --> 00:42:16.430

Jonathan Harwitz

Uh, whether it's this housing production proposal or elements of the proposed build back better act that the administration and Democrats in Congress will take one last shot.

00:42:16.490 --> 00:42:19.770

Jonathan Harwitz

Uh uh at getting 50 votes in the Senate?

00:42:19.830 --> 00:42:28.720

Jonathan Harwitz

Set up for a mandatory spending investment in in housing, and it's really going to depend on.

00:42:29.050 --> 00:42:44.350

Jonathan Harwitz

Uh. Whether Senators Sinema and Manchin are willing to to vote for that, and I would just note that based on sent, Senator, Cinema has not raised any specific objections around housing.

00:42:44.710 --> 00:43:04.170

Jonathan Harwitz

Uh NOR has Senator mansion, but Senator Manchin has mentioned concerns around inflation and around supply issues. And so I think one could see that this production proposal is fairly targeted to those kinds of objections.

00:43:06.260 --> 00:43:07.600

Daniel Stern

OK, great.

00:43:08.270 --> 00:43:11.550

Daniel Stern

Uh, we have a question from Larry.

Unedited Transcript

00:43:12.220 --> 00:43:24.350

Daniel Stern

Uh, 200,000,000 for 5:15 is great that first start with a statement and then. Do you know if there are fences around its use will already use it all on NPR backlogs. So two questions even.

00:43:27.730 --> 00:43:31.040

Jonathan Harwitz

You go ahead, Leslie. I think you're more attuned to this.

00:43:29.770 --> 00:43:30.340

Leslie Strauss

OK.

00:43:31.370 --> 00:43:47.800

Leslie Strauss

I the answer is pretty simple. We don't know it's UM, the the budget official document just says 200,000,000 for 5:15. Anything that the 5:15 program is allowed to do which could include.

00:43:48.370 --> 00:43:49.140

Leslie Strauss

Uhm.

00:43:51.280 --> 00:43:55.050

Leslie Strauss

Preservation or new construction? New development.

00:43:56.820 --> 00:44:04.500

Leslie Strauss

Will already use it all on NPR backlogs. There is a big jump proposed in the MPR program.

00:44:06.150 --> 00:44:15.180

Leslie Strauss

Which is intended to address a bunch of the backlog. There is an estimate. What did I do with it?

00:44:16.150 --> 00:44:17.990

Leslie Strauss

We just had it up.

00:44:19.270 --> 00:44:50.750

Leslie Strauss

The budget estimates different amounts actually in different places for what the MPR. This is NPR, not 515 money will do. One place it says it will fully fund 44 projects in the existing 171 project pipeline. In another place it says it will be 430 projects with about 1200 units to be rehabilitated and preserved. So.

00:44:51.070 --> 00:45:15.300

Leslie Strauss

In either event, whether it's 44 projects were 30 projects or even twice as many, it's the pipeline is just huge. It's 171 projects they're saying, so it's not going to end. The MPR increase is not going to address at all and I wouldn't be surprised if a chunk of that 5:15 money is going that way, but it doesn't have to.

Unedited Transcript

00:45:19.930 --> 00:45:26.860

Daniel Stern

OK. Thank you, Leslie. Or that answer, we have one more pre submitted question. Uh.

00:45:27.470 --> 00:45:32.290

Daniel Stern

Does the return of earmarks have an impact on housing and community development appropriations?

00:45:34.610 --> 00:45:38.770

Jonathan Harwitz

Yeah, the the answer is pretty simple, which is yes, room has to be made.

00:45:38.840 --> 00:45:47.560

Jonathan Harwitz

Uh, uh. For those, uh, those congressionally directed spending requests, so it can, you know, it can eat into.

00:45:48.710 --> 00:46:15.150

Jonathan Harwitz

You know other other elements, last year we still we got a pretty good budget, but it is a it is a challenge I think on the positive side you know that money is spent on housing and community development and and and my experience having worked in the the the you know the before before times when there was congressionally directed spending that in fact.

00:46:15.520 --> 00:46:31.800

Jonathan Harwitz

Uh, you know, rather really than being the monuments to me or bridges to nowhere that they were criticized for, they tended to follow up housing policy so that if you, if you were, you know, in a particular Congressional District.

00:46:32.170 --> 00:46:42.260

Jonathan Harwitz

Uh. And there was a a permanent supportive housing project, or farmworker housing or project that needed some gap financing often.

00:46:42.600 --> 00:46:50.380

Jonathan Harwitz

Uh, the that would be the subject of of, of a, a congressionally directed spending. So it's.

00:46:51.710 --> 00:47:05.760

Jonathan Harwitz

You know it. It can be problematic in that it it may reduce the overall funding for the the authorized programs, but it it tends to work as as gap financing.

00:47:06.100 --> 00:47:09.120

Jonathan Harwitz

Uh, uh. You know, for a good project.

Unedited Transcript

00:47:12.310 --> 00:47:18.990

Leslie Strauss

I want to jump in to recognize and thank Kelly Cooney from HAC's UM.

00:47:20.850 --> 00:47:28.840

Leslie Strauss

Technical assistance and training staff who is answering questions in the chat in real time about the RCDI program.

00:47:30.780 --> 00:47:39.590

Jonathan Harwitz

That's that's how we roll here we we talked about our four different lines of of work where where we're doing two of them at the same time.

00:47:44.970 --> 00:47:57.300

Daniel Stern

Right. So that is, that is all the questions that I'm seeing right now. We are able to open it up if no one wants to type a question, we can open up the microphones. We ask that you come.

00:47:57.930 --> 00:48:01.370

Daniel Stern

Select a reaction in raise your hand. Choose to raise your hand.

00:48:02.100 --> 00:48:07.810

Daniel Stern

Uh, like I'm displaying right now so that you can we can call on you and unmute you.

00:48:08.490 --> 00:48:14.370

Daniel Stern

Uh, but you can you can actually unmute yourself or just asking you to raise your hand so we can keep some order.

00:48:15.020 --> 00:48:17.020

Daniel Stern

So if anyone has questions that they'd like to.

00:48:18.790 --> 00:48:21.010

Daniel Stern

Ask verbally. Please go ahead and do so.

00:48:32.110 --> 00:48:36.700

Daniel Stern

Oh, and we do have a question that was submitted by via chat from Larry.

00:48:38.050 --> 00:48:44.510

Daniel Stern

Decoupling rental assistance could be good or bad depending on implementation. Anymore detail on how it might work.

Unedited Transcript

00:48:47.760 --> 00:48:53.670

Leslie Strauss

It's not. Again, there's not a whole lot of detail in the budget.

00:48:55.740 --> 00:49:09.150

Leslie Strauss

It just includes language that says USDA would have the authority to continue renewing rental assistance contracts in properties that had them before. It's important to note it's not.

00:49:10.650 --> 00:49:28.310

Leslie Strauss

It would not be providing new rental assistance in places that didn't have it up and aren't in the USDA portfolio, but USDA could renew rental assistance contracts in properties that had it before when they leave USDA portfolio.

00:49:29.570 --> 00:49:30.600

Leslie Strauss

Uhm.

00:49:31.550 --> 00:49:32.910

Jonathan Harwitz

But Leslie?

00:49:32.310 --> 00:49:32.870

Leslie Strauss

4.

00:49:33.620 --> 00:49:34.780

Leslie Strauss

Yeah, jump in here.

00:49:34.180 --> 00:49:41.770

Jonathan Harwitz

If I could just, yeah, let me, let me just add here a Larry. Thanks for the the question. I would just say that that.

00:49:43.530 --> 00:49:43.950

Jonathan Harwitz

You know.

00:49:44.680 --> 00:50:02.470

Jonathan Harwitz

As you know, you know this idea of decoupling has been around, you know, for a bit and and everything depends on implementation. At this point, you know HAC is neutral on on the concept of implementation and and and we look forward.

00:50:02.770 --> 00:50:04.740

Jonathan Harwitz

Uh, you know to.

Unedited Transcript

00:50:05.390 --> 00:50:35.350

Jonathan Harwitz

Talking with the administration, understanding where they're coming from and with stakeholders are view has always been that the critical point is both to protect tenants who are current residents or property, but also to maintain affordability, you know, and that's really the the the function of the mortgage and and as you know, you know, there's sort of been some gymnastics done to amortize mortgages overtime so that that they're they're extended you know.

00:50:35.420 --> 00:50:50.550

Jonathan Harwitz

It's really critical that whatever approach is taken up, you know, maintains affordability in prod in a projects that stay in the program and protects tenants long term. For those that leave.

00:50:52.440 --> 00:51:07.850

Leslie Strauss

And I think we said this already, but let me say again to be sure that we did, the D coupling would only apply in properties where the mortgage matures. It would not apply in properties that are leaving the portfolio for other reasons.

00:51:09.390 --> 00:51:09.670

Jonathan Harwitz

Yep.

00:51:11.900 --> 00:51:14.350

Larry

Oh, wow, that's very helpful. Thanks guys. I.

00:51:15.130 --> 00:51:16.460

Leslie Strauss

I wondered if that was you.

00:51:16.560 --> 00:51:44.990

Larry

Yes, yes, it's this, Larry. I I'm. I'm so afraid that I'm gonna mess this thing up. That I I didn't want to chat, but I. Yeah, 'cause I I you know you know my concern is that already is going to be abandoning communities and making the decision that's not really open for for discussion. You know I've I've talked about risk ranking and I've talked about how are D just changed the regs to make incentives discretionary rather than mandatory.

00:51:45.820 --> 00:52:08.140

Larry

So I I you know, Jonathan, I I appreciate that that you guys are going to take a measured approach to this 'cause. I I think it's it's going to be in the details and I it's decoupling could be a really good idea because it would would take the burden off that voucher program that are D is just not ever going to be able to fix but there's just so many rules around it.

00:52:08.850 --> 00:52:24.020

Larry

Unedited Transcript

That, you know, I hope as a as a community where we're very involved with helping our D figure out a path that that would be fair and protect tenants and communities along the way.

00:52:25.350 --> 00:52:37.680

Leslie Strauss

The budget does require that for an owner to get it, they have to accept a restrictive use agreement and continue to operate the property under USDA's.

00:52:25.600 --> 00:52:26.080

Jonathan Harwitz

Thanks.

00:52:38.200 --> 00:52:39.780

Leslie Strauss

Uhm. Regs.

00:52:40.900 --> 00:53:12.450

Jonathan Harwitz

Yeah. So looking looking forward to this conversation, see some other questions or at least one other one I queueing up. But I I'll just say having been here for a bit in this world that I I sometimes joke that they're they're there are no new ideas in housing there only old good ideas and old bad ideas. And unfortunately, there are also good ideas that become bad in the implementation. So we want to avoid that. But Dan, I think I see a couple other good questions in the chat.

00:52:41.370 --> 00:52:41.940

Leslie Strauss

So.

00:53:13.030 --> 00:53:24.830

Daniel Stern

Yeah. So it looks like a Robin? Adams asked it. Is there any funding available for House or holds earning 80 to 120% of? Am I in areas that have high housing costs and?

00:53:25.680 --> 00:53:29.720

Daniel Stern

Peter Lawrence already dropped an answer in there, but Jonathan, feel free to expound.

00:53:25.830 --> 00:53:26.160

Jonathan Harwitz

Yeah.

00:53:29.310 --> 00:53:30.140

Jonathan Harwitz

Away Hall is it?

00:53:31.360 --> 00:54:01.060

Jonathan Harwitz

Oh boy, I you know, I'm. I I'm gonna have to talk to. I mean, to have to talk to Peter 'cause. He's stealing my Thunder in the in the chat. But thank you Robin, for teeing that up. That was a point I

Unedited Transcript

realized when you asked the question that I really should have emphasized, which is that if there is a broad swath of incomes and a recognition of especially high cost housing areas in the housing supply fund and the affordable housing.

00:54:01.380 --> 00:54:03.010

Jonathan Harwitz
Fund for CDF eyes.

00:54:04.180 --> 00:54:19.150

Leslie Strauss

And survey Debeer adds that USDA single Family Guaranteed Loan program serves moderate income families. So does the guaranteed rental program. Depending Robin on whether you're talking about home ownership, housing or rental housing, or both.

00:54:19.640 --> 00:54:20.250

Leslie Strauss
Uhm.

00:54:21.410 --> 00:54:29.100

Leslie Strauss

There. So those are existing programs that can help in the ones Peter and Jonathan or talking about, uh, the new proposals.

00:54:28.940 --> 00:54:29.270

Jonathan Harwitz
Yep.

00:54:33.560 --> 00:54:45.170

Daniel Stern

And I did want to point out for people that Stephanie Nichols did drop the PowerPoint, a link to the PowerPoint in the in the chat. So if you scroll up in your chat, you should be able to find it.

00:54:45.220 --> 00:54:48.150

Daniel Stern

It's uh, right there. So that is already available.

00:54:48.970 --> 00:54:49.490

Daniel Stern

Uhm.

00:54:52.880 --> 00:55:01.290

Daniel Stern

And Tina Dahmer ADS at the USDA, 502 direct loan assists, very low income and low income families with home ownership.

00:55:02.600 --> 00:55:25.180

Leslie Strauss

Yeah, we did not try to explain the various programs we threw out numbers and acronyms and all kinds

Unedited Transcript

of information that some of you know and some of you don't. So feel free to ask now or to follow up with this later about some of the specific programs that we talked about and didn't explain.

00:55:35.300 --> 00:55:57.390

Leslie Strauss

Tina is also pointing out that USDA only functions in areas that meet a certain definition of rural and to make things more complicated, the new production program supply fund that's provided that's proposed at HUD would use a different definition of rural.

00:55:58.720 --> 00:56:04.180

Leslie Strauss

And the Community facilities programs use different definitions of rural.

00:56:05.510 --> 00:56:14.140

Leslie Strauss

Uh, so you always have to check a particular place against the definitions for the programs you want to use.

00:56:17.570 --> 00:56:19.550

Leslie Strauss

We checked staff can help you do.

00:56:28.890 --> 00:56:38.300

Daniel Stern

But it looks like the other questions have slowed down and we're almost at the top of the hour. So Jonathan, do you want to say any parting words before we go?

00:56:38.940 --> 00:56:39.290

Jonathan Harwitz

Ah.

00:56:39.350 --> 00:56:44.540

Jonathan Harwitz

I just want to thank folks for hanging in there for a relatively long PowerPoint.

00:56:44.870 --> 00:56:51.350

Jonathan Harwitz

Uh, and for some great questions and also a thank Leslie.

00:56:51.410 --> 00:57:04.210

Jonathan Harwitz

Only for her help and and Dan and the the the rest of the team and really want to encourage all of you to stay engaged in the process as this moves forward.

00:57:04.620 --> 00:57:22.450

Jonathan Harwitz

Uh, these are bold proposals. We don't know whether they're going to get into the finish line to get to the finish line, but it's really important to engage and and talk through these complex challenges and different approaches. And that gives us the best chance for a positive outcome for the field.

Unedited Transcript

00:57:27.200 --> 00:57:38.770

Daniel Stern

Alright, thanks for joining us everyone. Stephanie just dropped a link to an evaluation in the chat. Please do fill that out so we can always keep improving these, making him better.

00:57:27.690 --> 00:57:27.950

Jonathan Harwitz

Right.

00:57:38.770 --> 00:57:39.010

Jonathan Harwitz

So.

00:57:40.350 --> 00:57:40.940

Daniel Stern

And.

00:57:41.600 --> 00:57:47.480

Daniel Stern

If there are no other questions, thank you all for joining us and have a great rest of your day.

00:57:53.210 --> 00:57:53.630

Larry

Thank you.