



**HAC**

Housing Assistance Council

# Texas Association of Community Development Corporations 2023 Conference

April 18, 2023

# About HAC

- National nonprofit
- Rural housing and community development



Photo: Jennifer Emmerling / *There is More Work to be Done*

**Mission:**  
The Housing Assistance Council improves housing conditions for the rural poor, with an emphasis on the poorest of the poor in the most rural places.





The **Housing Assistance Council** is a national nonprofit organization that helps build homes and communities across rural America.



## Research & Information

Leading resource on rural housing data and issues



## Policy and Advocacy

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



## 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



# TRAINING AND TECHNICAL ASSISTANCE

- HAC focuses on developing the capacity of local leaders in nonprofit organizations to help their own communities.
- This is done by providing formal trainings, offering one-on-one technical assistance, and connecting local organizations to resources that can build their capacity and strengthen their communities.



# HAC Loan Fund

Flexible, low cost capital to support rural affordable housing development and preservation



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

HAC's  
financing can  
support any  
stage of  
development

Predevelopment

Site Acquisition

Construction/Rehabilitation

Mini-Perm/Permanent

HAC is a  
flexible and  
creative  
lender

Fill capital and market gaps

Small loans for small projects

'One stop' construction to permanent  
financing

Flexible underwriting and terms

Low fees and closing costs



# Rental Housing Financing

- New Construction
- Preservation/Rehabilitation



- Examples of what we can finance:
  - Predevelopment – early stage third party costs to determine feasibility, develop funding applications etc.
  - Acquisition of land or existing building
  - Construction – new or rehab

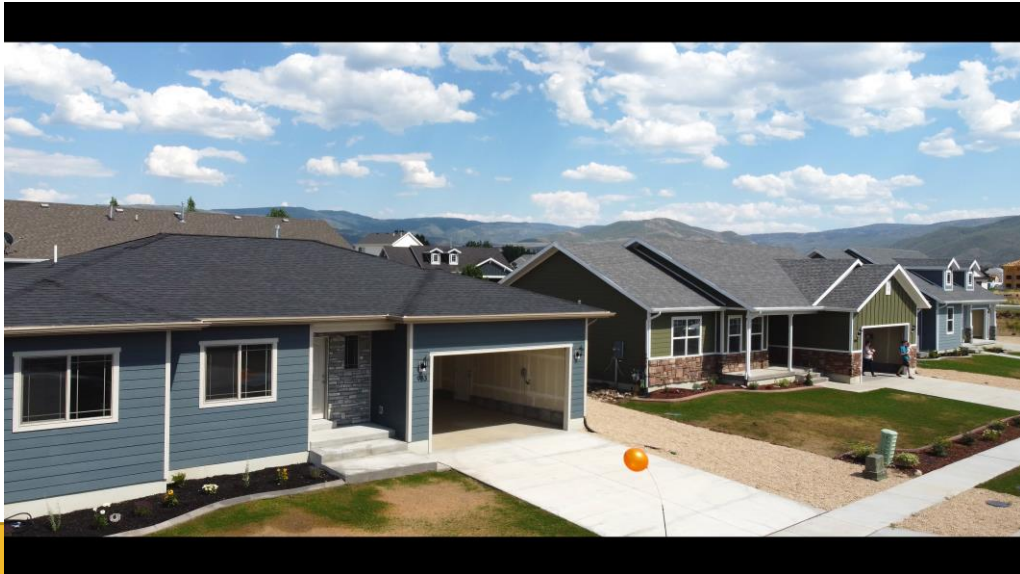
# Rental Housing Financing

- Short term
  - Interest only
  - Repayment from other project financing
- Longer term, amortizing financing
  - Repayment from a project's revenue streams (typically rents)



# For Sale Housing Financing

- Subdivisions
- In Fill New Homes
- Rehabilitation of Existing Homes



- Examples of what we can finance:
  - Predevelopment
  - Acquisition of land or homes
  - Site/Infrastructure Development
  - Home construction – spec or pre-sold

# For Sale Housing Financing

- Short term financing only
  - Repayment from sale of lots or homes or project's other financing/funding sources

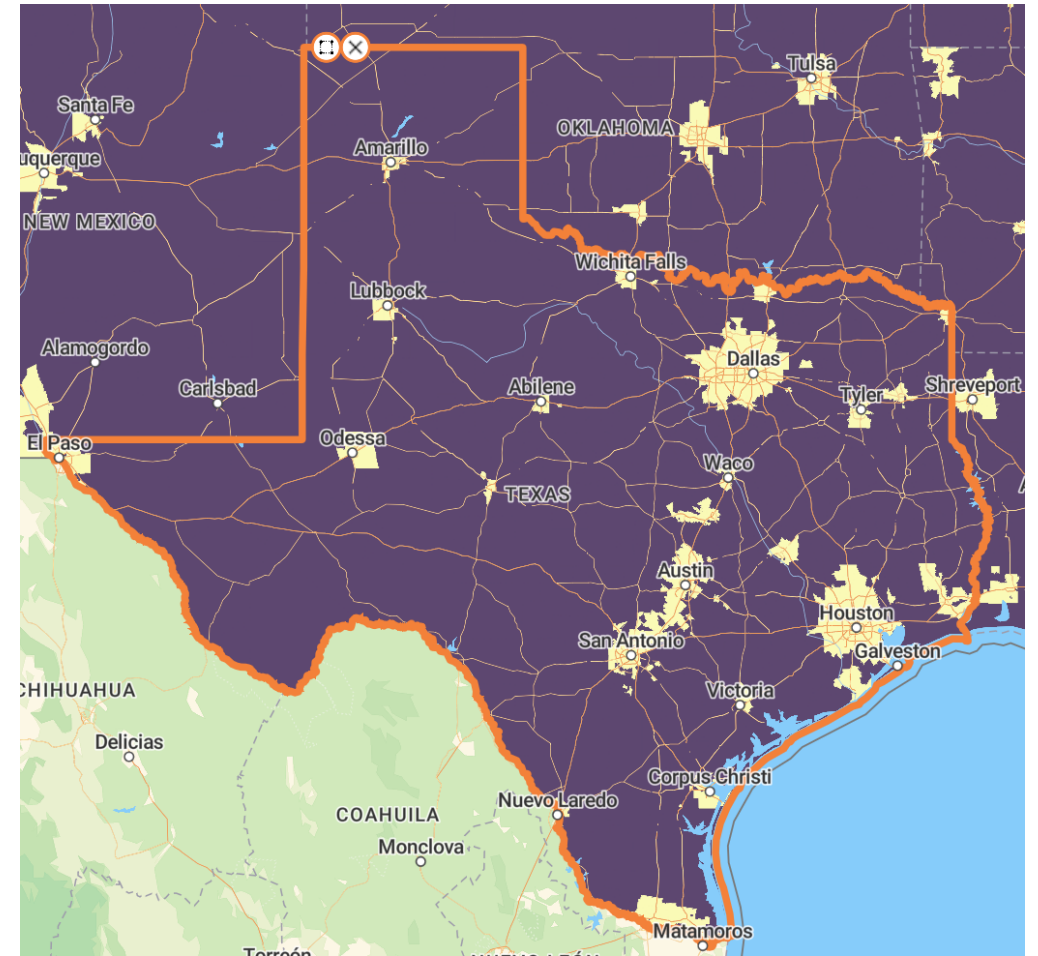
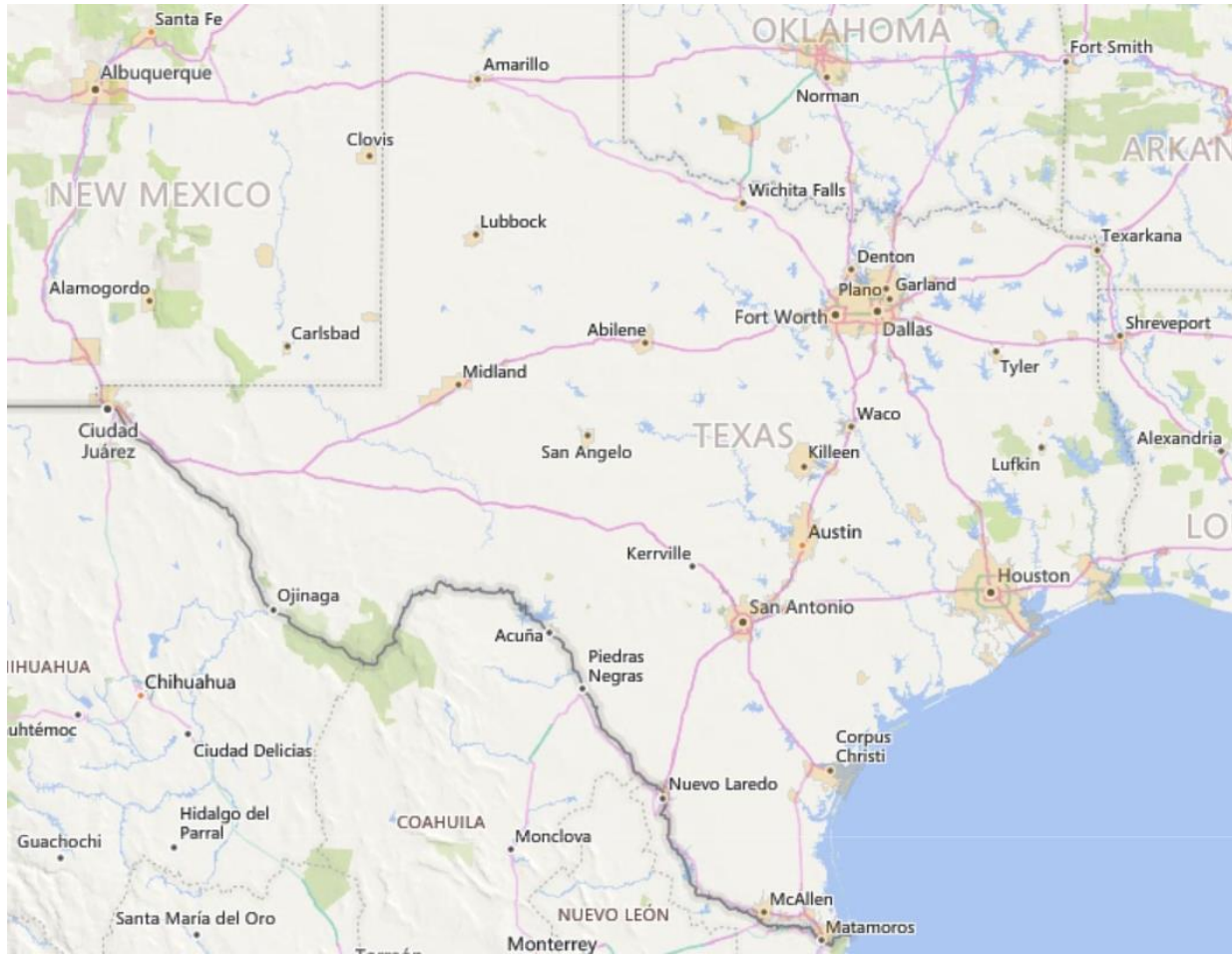


# Self Help/Sweat Equity Housing

- SHOP – Competitive 90% forgivable loan resource for land acquisition and site development costs
- 0% loan capital for land acquisition and site development costs

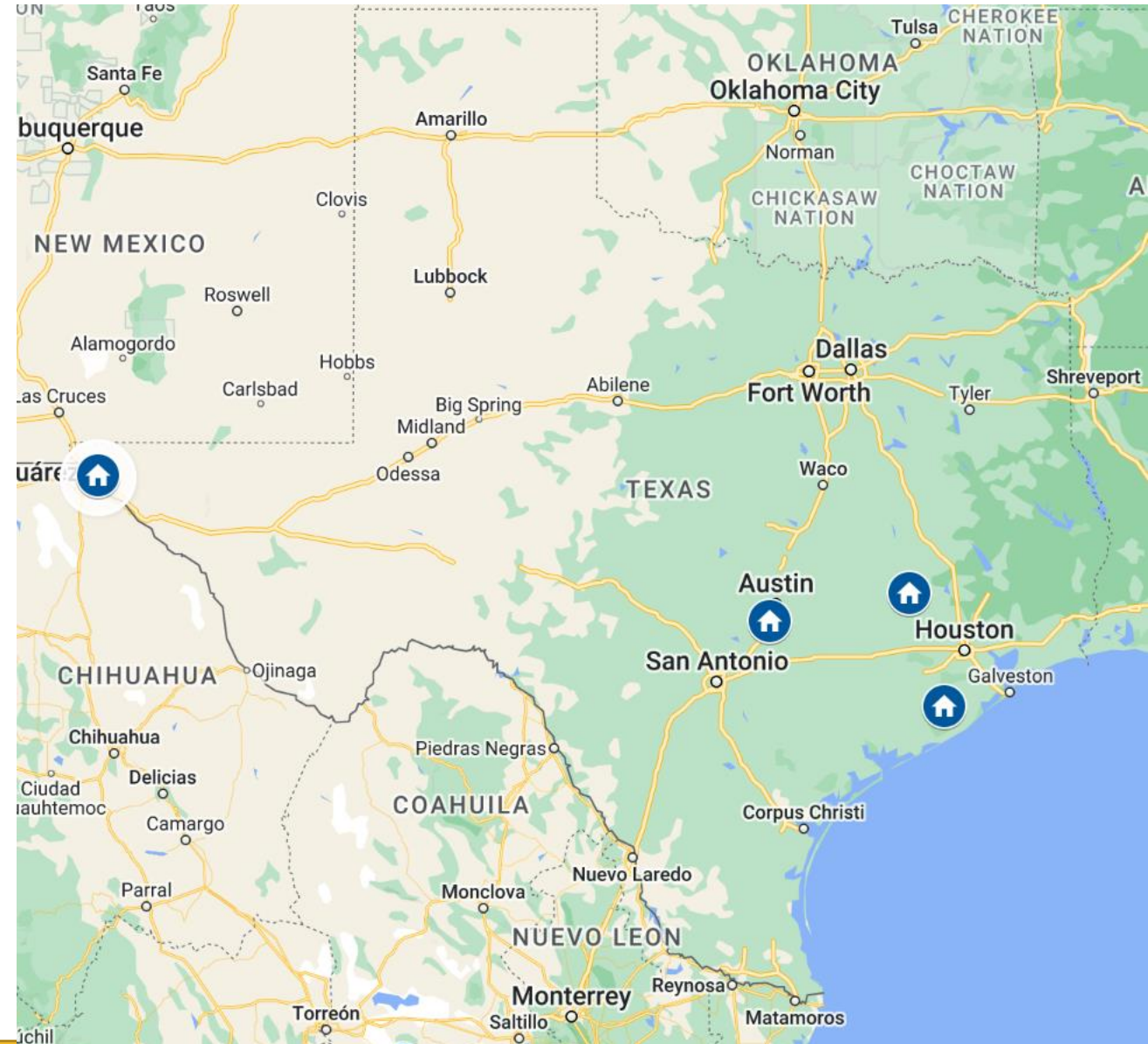


# Property Eligibility



# HAC Loans in Texas

- Buda, TX
- Navasota, TX
- Socorro, TX
- West Columbia, TX



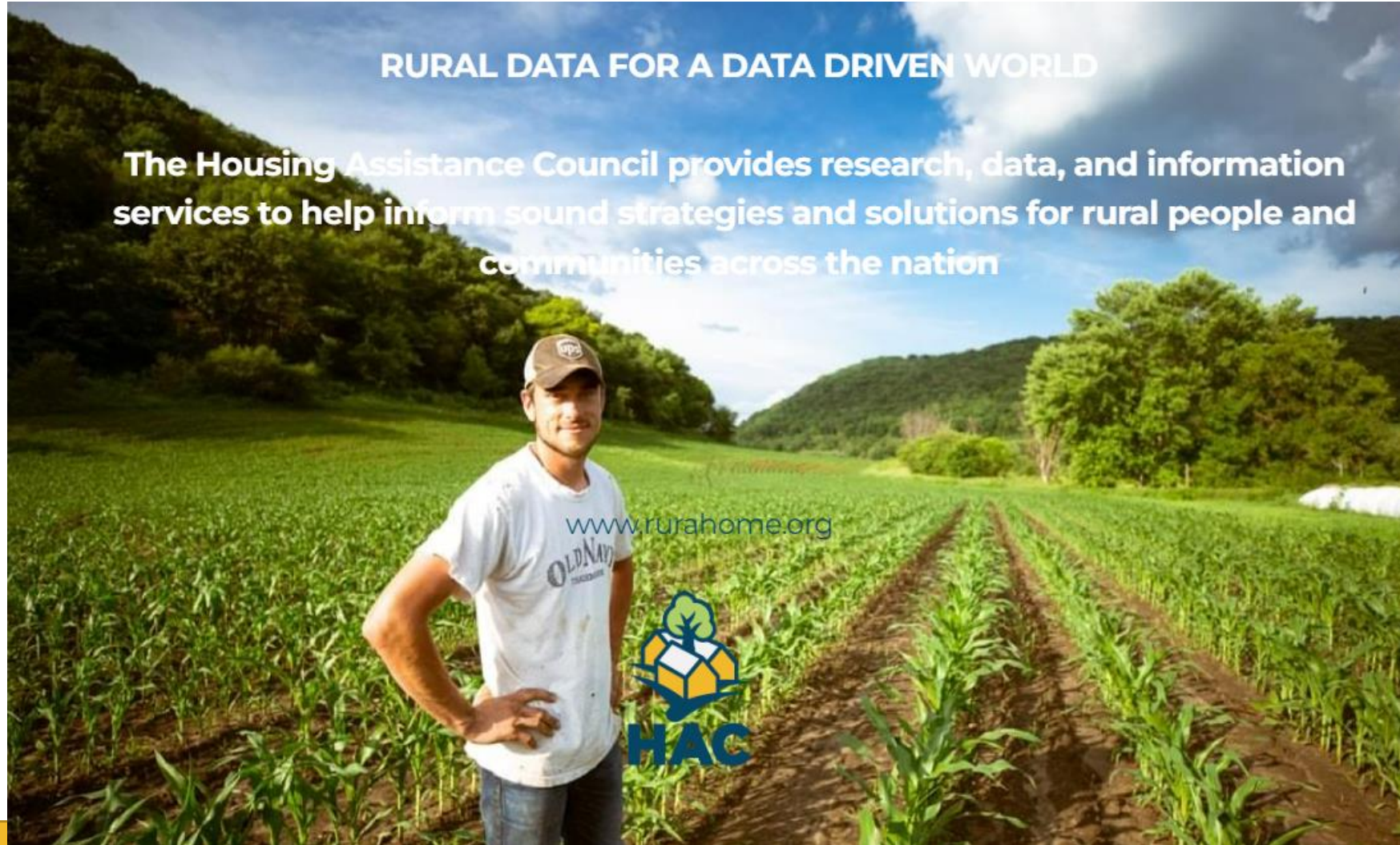
# Technical Assistance on Rural Rental Preservation

- HAC provides TA on the transfer of USDA 515 multifamily properties to non-profit organizations
- There are about 608 USDA 515 multifamily rental properties Texas





# Research and Information



# R&I Resources

[Ruralhome.org](http://Ruralhome.org)

[Ruraldataportal.org](http://Ruraldataportal.org)

[Veteransdata.info](http://Veteransdata.info)



# HAC News and Information



# Rural Policy

The Housing Assistance Council is an independent, non-partisan organization, and regularly responds to Congressional committees, Member offices, federal agencies, and policy advocacy coalitions with the research and information needed to make informed policy decisions.

## HOUSING ASSISTANCE COUNCIL

### 2022 RURAL HOUSING POLICY PRIORITIES



# Questions?



# Contacts

- Lending

Alison Duncan

[Alison@ruralhome.org](mailto:Alison@ruralhome.org)

443-884-9960

- Training and Technical Assistance

Shonterria Charleston

[Terria@ruralhome.org](mailto:Terria@ruralhome.org)

678-631-9880