

ANNOUNCEMENTS

- Dues are due
- Blue CD@
- Tom Suozzi's campaign
- If you are voting in a primary race for two dems make sure you vote for the right person. Not Marco Serna
- We are against buying dirty water, which is a Gov directive.
- Rachel is the tip of our spear pushing further and further into the bowels of the govt.
 - The bill was brilliant but it competes with her bills.
 - The Governor is trying to control legislative time.
 - She is very worried about gun bills in House J today.
 - Will be filing the bill in the house with a new name and number.
 - Moe will take to Peter about stripping out appropriations.
 - When the Gov said why do you need me? Moe said we want your support and be part of your agenda. She wants a quid pro quo.
- Jan - McQueen has amended the Game bill to accommodate the Gov's wish. Which is having an independent committee for Game and Power. Liza thinks McQ had no option to have them nominated because of Exec power vs. Legis power.
- Allocation Nancy R for MFA is getting less than she wanted for Housing. Housing advocates urging Munoz to get the \$ up. She was hoping for \$250M.

HOMEWISE

Veronica Toledo, Homewise - comm organizing background.

Johanna Gilligan. Chief External Affairs, Homewise.

To make housing as affordable as possible across the state

Improve long-term financial ability

- 1986 CDFI - ed, coach, lending, development, home repair etc, Ownership helps build wealth and life.
- How?
 - Lending. 2% downpayment. Fannie Mae qualifying loan. 2nd mortgage on last 18%. No PMI Subsidiary - downpayment assistance, to lower the market price.
 - Affordable Housing Trust Fund will help tremendously. Last fiscal year \$3m in assistance.
 - Pre-purchase services are free such as financial education.
 - High-touch lenders support them. 98.4% are making payments on time more than the national average.
 - 333 new homeowners last year. \$3.2 commercial loans and build 67 new homes.
 - Realtors are salaried. They charge a standard commission fee. Sell market-rate homes. CDFI was enabled by Clinton, the 80's. History has proved that lending has been discriminatory. CDFI has a mandate -to be self-funded. Biz model - costs fund plus grant funds. Operating costs of about 20M
 - El Camino Crossing - the market does other build starter homes. A mix of market and low.
 - The majority 70% of clients are under 80% AMI. Homeowners keep the equity and some come back to Homewise.
 - Infill - have access to city water, etc. (El Camino)
 - Commercial Development - 5 or 6 years ago. Homes alone do not make a development. Integrate business and homeowners.

- Los Prado's - South Meadows and Rufina 100% of homes will be below market In the last few years, they helped 6500 people buy homes. Their marketing team reaches out to different groups to get the word out that homeownership can be cheaper than renting.

DISCUSSIONS

- How to preserve the original % of the economic diversity. La Tessera - they don't want to be Las Campañas. It is a horrible HOA model that disenfranchises lots of people
- Do you impose HOA on your communities? It's a limitation of the model. They are focused on getting clients to build wealth. HOAS are a disaster, mandated by the city and can't be fixed.
- Working with one of the most underserved neighborhoods in the city re greenspace. 160 townhomes and single families.
- Do people hear the term affordable housing and then say NO! YES!
- Fellowships - Livability Series. Two cohorts on housing and another on connectivity.
- Blue states/counties have more affordable housing issues than red. Phase 1 Phase 2 to land use code. Coming up. Core content is focusing on equity ad sustainability. Where to have high density? Need to be need transit. Etc. Sustainability means anti-sprawl.
- Water - we are using 30% less water than 25 years ago. Multi-family houses use less water.
- If any of our members wanted to get involved
 - Housing Affordable Coalition will be re-booted.
 - Think about this one so Homewise will have more and more of a role. The livability series is a good way.
 - Is there someone we should be inviting to talk to us?
 - - Hank Hughes. Justin Greene has ideas, but he is fixated on ADU units.
 - Downpayment assistance for teachers.