

SPAC DEI FRAMEWORK ASSIGNMENTS (8/2021)

Topics	Comments
<p>Homeownership: Provide 0% interest loans to low- and moderate-income families with a focus on families who have historically experienced low home ownership rates.</p>	<p>Clif: Create a task force of national Family Self Sufficiency subject matter experts to provide a foundation, data set, and SWAT analysis of homeownership opportunities nationally. This task force should also make recommendations for advocacy, rule, legislation and professional development actions for NAHRO.</p> <p>John P: Much of California, and other parts of the country, are simply not affordable for homeownership, even for moderate-income families. Providing a 0% interest loan would help, but we don't want to set people up for failure in high-cost areas. I've seen that happen even with inclusionary "affordable" ownership units. I support focusing on families who have historically experienced low home ownership rates, but would require that prospective new homeowners attend courses that cover the differences between owning and renting and the true costs of ownership.</p> <p>Lisa: Next term, assign to one of NAHRO's Committees to develop a task group to explore options to advocate for HUD backed zero interest loans or partnerships with lenders to support low-interest or zero interest loans. The task group could develop a proposal based on their research on ways to advocate for zero or low interest loans for low and moderate-income families who have historically experienced low home ownership rates.</p> <p>Patricia: This is an intriguing but complicated recommendation. We should add ideas to fund the gap on the cost of loans to lenders, describe mitigating tax impact to buyers with the IRS, and education for buyers to ensure successful home ownership.</p> <p>Peter: Laudable goal but what is the business model? Where does the capital come from, how are we paying to run it? What is the required NPV for us to make this investment?</p> <p>Rhonda: 0% or low interest loans would be highly beneficial and could work as a revolving loan to assist other home buyers as the loans are paid off. Land Trust (LT) models could also be considered where a home buyer purchases the house (the improvement), but not the land (to keep the sales price down) and the land would be deed restricted to preserve long-term affordability. Wealth creation can be a concern in LT models as limited equity is earned as homes cannot be resold at market rate. The HCV Homeownership voucher can be utilized with the 0% interest loans and LT model to further expand opportunities for families.</p> <p>Sean: How would the program select participants? Location, income, ethnicity? Instead of 0%, should it be prime minus some percentage? Should there be educational components for budgeting, housekeeping?</p>
<p>Education: Universal access to preschool.</p>	<p>Clif: Same as above, only target to preschool activities and early childhood issues.</p> <p>John P: I fully support universal access to preschool. In fact, at one of our pipeline RAD sites, we're incorporating early childhood education and wellness services into our community center. Education is the key to our children's futures and preschool is the place to start. Health, education and housing comprise the 3-legged stool to help our residents succeed and progress. As housers, we must fully support universal access to preschool and healthcare.</p> <p>Lisa: NAHRO could form a task group within an existing committee (either Housing Committee, CR & D or SPAC) that reviews existing research that supports the benefits of Universal access to preschool. NAHRO could partner with organizations that research and support Universal access to preschool and through a collaborative effort, complete a joint proposal with recommendations to advocate for Universal access to preschool.</p> <p>Patricia: Would love more information on this one also. Is this similar to a head start model? If so, improving that model for pre-school that aligns with parent work hours/primary school hours.</p> <p>Peter: Love this - but once again what's the business model? Is Head start partnerships and expansion the most viable path forward? The economics of running a preschool is brutal – they are not solvent–how can we pencil it out?</p> <p>Rhonda: Housing Authorities can partner with local Head Start other preschool programs to advocate for universal access to pre-k. HA's may be able to create a memorandum of understanding (MOU) or memorandum of agreement (MOA) with local providers to provide HA funds towards guaranteed slots for HA residents as part of its economic self-sufficiency program and partnerships.</p> <p>Sean: Is this an income based program or open to all such as our public schools? is it mandatory such as K-12?</p> <p>Zachary: I love this idea. A few years back, in our community, the Ypsilanti Housing Commission partnered with the YMCA of Ann Arbor, Eastern Michigan University, and Ypsilanti Community Schools to launch "The Collaborative", a childhood development center in the City of Ypsilanti. We recognized a need for high quality childcare and early education, especially in Ypsilanti (Ann Arbor had over 20 accredited centers, while Ypsilanti had only 2). The facility is operated and staffed by the Y and provides flexible hours and schedules for parents, with tuition on a sliding scale (though affordable, we would have loved for it to be free, but couldn't make the numbers work). Kids 18 months - 5 years are eligible. We carved out a percentage of the slots for families of the YHC. All this being said, it sure would be nice to be able to connect our young ones with free preschool without having to actually create an entire school. My only concern with NAHRO taking this up would be that it feels like an issue that really needs to be dealt with on a much larger scale. Universal access to preschool for ALL kids feels enormous.</p>