

COVENANT HOMEOWNERSHIP PROGRAM OVERSIGHT COMMITTEE MEETING

Thursday, May 1, 2025

Minutes

Present

Members – Latrice Williams, ~~Sarah Clark~~, Darryl Smith, Jasmyn Jefferson, Anthony Cox, Patience Malaba, Rep. Jamila Taylor, ~~Rep. April Connors~~, ~~Sen. Chris Gilden~~, Sen. John Lovick
Others – Charles Moore, Jeremy Mauck, Ann Campbell, Angela Smith, Christian Salyers, Corinna Obar, Deitrich Schmitz, Margaret Graham 1 DFI Staff members & 4 Visitors

ADMINISTRATION (10:02am)

- Call To Order
- Roll Call
- Meeting Minutes from 1/8/25 (COMMITTEE VOTE)
 - Approved
- Chair's Opening Remarks
- Community Building

PARTNER UPDATES (10:18)

DFI - Charles Moore, CHP Oversight Program Manager

- Administrative Update
 - CHPOC Webpage (www.chpoversight.com)
 - Monthly Communications (*CHP Oversight Connect*)
- Relevant Legislation to CHP
 - HB 1696 (Modifying the CHP)
 - HB 1858 (Eliminating Exemptions)
- 2025 Committee Meeting Schedule
 - Aug. 1, 2025 - 1pm-3pm (in-person)
 - Oct. 29, 2025 - 10am-12pm (virtual)

COM - Ann Campbell, Homeownership Managing Director (10:21)

- Fund 28G Status
 - Legislature provided appropriation authority of \$150 million
 - Current Balance = \$16.57 million
 - Remaining biennial appropriation authority \$79.56 Million

WSHFC - Lisa DeBrock, Homeownership Manager (10:38)

- CHP Oversight Committee Update
 - Loan closings
 - 332 Loans closed (\$36.4 million closed)
 - Total reservations
 - \$45.7 Million
 - 413 Total Pipeline Loans
 - 81 Loans Reserved
 - 22 Counties Served
 - 166-Pierce 17-Thurston
 - 141-King 12-Snohomish
 - 23-Spokane 1-8-All Other Counties
 - Average Loan Amount

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- \$110,704 (Lowest:\$42,125/Highest:\$173,942)
- Average Homebuyer Age
 - 40 (Age range: 20-82)
- Average Home Price
 - \$487,987 (Lowest Home Price:\$19,000/Highest Home Price:\$1,000,000)
- Average Household Size
 - 2.18 (Size range 1-8)
- Lender Training & Engagement
 - Since January 8, 2025: Conducted 4 trainings with an additional 102 attendees
 - Loan officers call frequently with questions
 - 20-25 per week send family history documentation
 - Loan officers are actively marketing the program
 - Growing number of loan officers using the program – 137 have now reserved Covenant loans vs. 93 in January

WSHFC - Angela Smith, Homeownership Outreach & Engagement Specialist (10:58)

- Communications & Outreach Update
 - Healthy Smart Homes
 - Successes
 - 200 Intakes for Housing Education
 - Local Gov Housing Forums Collaborations
 - Challenges
 - Myths; “is it real?”
 - Connections w/ Latino Communities
 - Observations
 - Referencing Other DPA Programs is Essential
 - Continued Outreach after RFP
 - Washington Homeownership Resource Center
 - Successes
 - Covenant Web Page
 - Regular Virtual Homebuyer Info Sessions
 - Translated CHP Flyer into Spanish
 - Staff Spread Out Statewide
 - Challenges
 - Qualifying for CHP; Migrant Workers
 - Support Latino Communities
 - Observations
 - Elevated Bandwidth with Challenges
 - Each County is Different
 - Housing Finance Commission
 - Successes
 - Connections & Warm-Handoff Intros
 - Positive Homebuyers’ Narratives
 - Outreach with Native Americans
 - Community Events & Panels

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- Challenges
 - Outreach Beyond King/Pierce
 - Best Practices to Support Latino Communities
- Observations
 - Less Reservations in far Corners of the State
- Native Outreach
 - NWIHA Spring Conference 2025
 - Spokane's Northern Quest Casino/Resort
 - Hosted 20 Tribes from 3 States
 - 65 Conference Attendees
 - 45 Attendees at WSHFC presentation
 - 9 Direct Contacts for Homeownership
 - Yakima-area Connections
 - Close to 40 Engagements
 - HSH & NW Native Asset Building Coalition
 - Yakima Housing Authority
 - Legislator Connection – Rep. Lekanoff
- Spokane Successes
 - Connections
 - Black Homeownership Spokane
 - NW Fair Housing Alliance
 - Black Lens Newspaper
 - Communities In Schools
 - HSH & WHRC Activities
 - Black Lens newspaper scholarship
 - Empower homeownership article
 - Future homebuyers' stories
 - Covenant Ads
 - Reservations Doubled Since January
- Next Steps
 - Focus Outside King & Pierce Counties
 - Best Practices to Support Latino Communities
 - Continue Coordinating
 - Deciding Next Focus Area

SUBCOMMITTEE UPDATES (11:27)

- Subcommittees
 - Two subcommittees have been established and charters have been created for each.

Legislative Recommendations.

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|-----------------------|----------------------|
| ▪ Darryl Smith | ▪ Rep. Jamila Taylor |
| ▪ Anthony Cox (Chair) | ▪ Rep. April Connors |
| ▪ Patience Malaba | |

Program Reporting & Strategy.

- | | |
|----------------------------|---------------------|
| ▪ Latrice Williams | ▪ Sen. Chris Gildon |
| ▪ Sarah Clark | ▪ Sen. John Lovick |
| ▪ Jasmyn Jefferson (Chair) | |

COVENANT HOMEOWNERSHIP PROGRAM OVERSIGHT COMMITTEE MEETING

Wednesday, May 1, 2025

Report from the Program Review & Reporting Subcommittee

GOOD OF THE ORDER (OPEN FORUM) (11:34)

PROGRAM UPDATES (11:45am)

- CHP Buyer Report (w/ Q&A opportunity)

ADJOURN (11:58)

ACTION ITEMS

- **COM** to provide a quarterly report for account 28G in next Quarterly meeting.
- **COM** to provide an annual report for account 28G in next Quarterly meeting.
- **DFI** to post now approved 1/8/25 meeting minutes to website. (Christian)