

COVENANT HOMEOWNERSHIP PROGRAM OVERSIGHT COMMITTEE MEETING

Wednesday, January 8, 2025

Minutes

Present

Members – Jasmyn Jefferson, Darryl Smith, Patience Malaba, Rep. Jamila Taylor

Others – Charles Moore, Jeremy Mauck, Ann Campbell, Angela Smith, Christian Salyers, Corinna Obar, Deitrich Schmitz, Margaret Graham 1 DFI Staff members & 4 Visitors

Opening Remarks & Introductions

Charles Moore, CHP Oversight Program Director

Meeting called to order at 1:04 p.m. - Roll call

Patience Malaba, CHP Oversight Chair

Opening Remarks – review and recognition of program progress and current program eligibility requirements.

Program updates

DFI - Charles Moore, CHP Oversight program manager

- ❖ Committee Purpose
 - Review & Evaluate Initial & Subsequent CHP studies
 - Review & Evaluate Quarterly Reports from WSHFC & Department of Commerce
 - Make Recommendations to the Appropriate Committees of the Legislature (from time to time)
- ❖ Washington State Budget Impacts
 - End of 12/24 Inslee announced State-wide Budget Freeze for all nonessential functions
 - This does not affect CHP however we will continue to be good stewards of public funds
- ❖ Administrative Update
 - Operating Budget Estimates (Approx. \$330,000/year)
 - CHP Oversight Connect (Monthly)
 - Outreach: Financial & Homeownership Education
 - Please let us know if there are any events you recommend we attend
 - New website is under construction and should be live very soon
- ❖ 2025 Committee Meeting Schedule
 - Q1 - 1.8.25, Q2 - 5.1.25, Q3 - 8.1.25, Q4 - 10.29.25

Department of Commerce – Ann Campbell, Homeownership Policy Manager

- ❖ Financial Update
 - Legislature provided appropriation authority of \$150 million
 - The account resources are less than anticipated
 - Current accruals (7/1/24 – present) \$37,665,747
 - We anticipate accruing \$100,000,000 (7/1/24 – 6/30/25)
 - Current Balance = \$24.2 million
 - Administrative portion has been paid to DFI

WSHFC – Corinna Obar, Homeownership Manager

- ❖ Status of CHP
 - 189 loans closed

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- \$20.9 Million dollars closed
- 225 Loans Reserved
 - \$25 million
 - 20 counties served
 - 86 Pierce
 - 81 King
 - 12 Spokane
 - 8 Thurston
 - 7 Snohomish
 - 1-4 in other counties
- Loan reservation Details
 - Avg. Loan amount \$111,127 (\$47,800-\$171,384)
 - Avg. Home Price \$487,987 (\$190,000-\$948,500)
 - Avg. Homebuyer Age 40 (22-82)
 - Avg. Household Size 2.2 (1-8)
- Lender Training and Engagement
 - Since October 20, 2024: Conducted 2 trainings with an additional 77 attendees
 - Loan officers call frequently with questions
 - 2-3 send family history documentation each day
 - Loan officers are actively marketing the program
 - Growing number of loan officers using the program – 93 have now reserved Covenant loans vs. 62 in October

WSHFC – Angela Smith, Homeownership Outreach & Engagement Specialist

❖ Communications & Outreach Efforts

- CHP Outreach Updates
 - Lenders' Support
 - WSHFC Engagements Invitations
 - Black Home Initiative Network (BHI)
 - CHP Grantees
- WSHFC Staff Review
- WSHFC Tasks
 - O & E to Pre-Purchase Counseling
 - Statewide outreach
 - Comprehensive homebuyers' resources
 - Covenant Homeownership Program
 - Support External Partnerships
 - CBO connections
- Outreach & Education Workplan Items
 - Support/Coordinate CHP outreach w/grantees
 - Convene CHP Outreach Grantees
 - Support statewide outreach
 - Review metrics, successes and challenges
 - WSHFC fills in outreach gaps
 - Share CHP & homeownership resources w/IRs
 - Identify metro areas
 - Outreach to IRs & CBOs
 - Host outreach activities for CHP & other resources

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- Support ethnic multimedia's
- Develop CBO partnerships and collaborations
 - Identify CBOs that supports IRs
 - Host collaborative activities
 - Sponsor collaborative activities
 - Create contact list
- Track WSHFC activities
 - Develop tracking mechanism(s)
 - Establish shared metrics w/external partners
 - Collate shared metrics
 - Shared calendar of events
- Share positive homeownership messaging
 - Share CHP homebuyers' stories
 - Use various media(s)
 - Support 'for us/by us' media outlets
 - Sponsor CHP in ethnic medias
- Q1 Phased Statewide Outreach
 1. Convene Grantees & Data Review
 - Action: Convene CHP outreach grantees and identify their specific areas by of engagement by cities and counties
 2. Identify Metro Areas
 - Action: Review reports & identify WSHFC metro areas of engagement
 3. Research & Identify IRs Communities/CBOs
 - Action: Research and identify African American, Native American communities, and other IRs. CBOs with focus services to IRs
 4. Coordinating/Leading Outreach Activities
 - Action: Online and in-person, CBO's and homebuyers

Legislative Recommendations Discussion

- Additional Legislative Introductions (Final draft 1/17/25)
 - Modifying the eligibility criteria for the CHA by increasing AMI to 140%
 - Prioritizing Loan forgiveness
 - 100% loan forgiveness after 5 years (to include retroactive potential)
 - Committee membership to help fill the vacant spot in the committee
 - Legacy homeownership assistance possibilities
 - Potential new bill sponsorship allowing legacy homeowners access to assistance with ADU funding

GOOD OF THE ORDER (OPEN FORUM)

Conclude

❖ **Closing Remarks**

❖ **Motion to Adjourn**

- Meeting Adjourned at 2:15 p.m.

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Action Items

- **Approval of consent agenda items (DFI to Organize Email Vote of Consent Agenda)**
 - Meeting minutes from previous quarterly meeting on 10/30/24.
 - Legislative Recommendations Draft Letter
- **Patience Malaba requests DFI presence at 2/4/25 BHI Partner Summit in Federal Way**
- **Final draft of Bill Rep. Taylor to provide week of 1/13/25 for Committee review**
- **Jasmyn Jefferson requests WSHFC to provide list of loan officers with multiple closes & subsequently generate a “best practices” tip card.**
- **Darryl Smith requests WSHFC to provide an update regarding lawsuit.**
- **Patience Malaba requests WSHFC to provide program participant stories/testimonials**
- **Jasmyn Jefferson requests WSHFC to provide a post transaction survey process for the buyers, lenders, and real estate professionals.**