


BUILDING RESERVES
STACI HORWITZ – CITY OF LAKES CLT



WELCOME & INTRODUCTIONS

- Who's In The Room?
- Session Overview
- Agenda

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WHY RESERVES?

- Long-term viability of homes
- Funder obligations: 99-year commitment
- Quality / durability of housing stock
- Health / safety issues in housing stock
- Resale formulas limit buyer / seller investment

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CONSIDERATIONS: RESALE FORMULA

- Does formula address needed repairs?
- Is there a capital improvements component?
- How conservative is the resale formula?
- How affordable are homes at resale?
- What are the seller's obligations?
- What is the inspection process?
- Can buyer / seller negotiate?
- Can buyer get a lower price in lieu of repairs?

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CONSIDERATIONS: HOUSING STOCK

- What is the condition of housing stock (e.g. new construction, scattered-site acquisition, existing properties)?
- Are there HOA fees?
 - What do they cover?
 - Who controls them?
 - Are they adequately funded?

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CONSIDERATIONS: ADMINISTRATION


- Are there existing programs (e.g., revolving loan funds, emergency repair programs)?
- Are homeowners able to qualify for existing programs?
- What organization resources are needed to assist homeowners in accessing existing programs?


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CREATING A RESERVE FUND


- Work in groups of 5 (minimum); each group needs at least one person representing each of the following constituencies:

 Homeowner

 Board member

 Organization Staff

 Funder

 Community member

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CREATING A RESERVE FUND

- What would it cover?
 - Property only
 - Homeowner finances
 - Both
- Who would participate?
 - Required
 - Incented
- Structure?
 - Collective
 - Individual
- What would qualify for use?
 - Only items that remain with home
 - Other improvements
 - Capital improvements
- Different parameters for different homeowners?

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CLOSING THOUGHTS & QUESTIONS

CITY OF LAKES CLT FOCUS GROUPS

THANK YOU!



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