

00:11:21 Sherry Zhu / SPUR Public Programs: Learn more about becoming a SPUR member at [spur.org/join](https://spur.org/join)!

00:11:51 Sherry Zhu / SPUR Public Programs: Join us for our virtual book talk next week on "Justice & the Interstates"! <https://www.spur.org/events/2023-05-25/book-talk-justice-and-interstates>

00:15:28 Sherry Zhu / SPUR Public Programs: Thanks for joining us today everyone! 😊 As a reminder, please put any questions you have for the panelists in the Q&A section, and as always feel free to add your comments in the chat!

00:22:28 Jackson Nutt-Beers / SPUR (They/Them): We want to hear from you! If you have a question for our fantastic panel. Please submit them using the Q&A panel at the bottom of your screen 😊

00:22:40 Jordan Shapiro: I wonder why that message that preserving is faster and cheaper than producing didn't resonate with SJ Councilmembers?

00:23:01 Jasmine Sozi: Uplifting folks in SJ! I saw y'all putting in the work! The fight continues

00:27:25 Jeff Levin: We have seen the same misinformation campaigns in Berkeley and Oakland - claims that landlords will be forced to sell, that it will take wealth away from Black property owners, etc. Repeated references to older provision in Washington, DC that allowed individual tenants to assign their purchase rights, even though proposed ordinances here don't have that provision.

00:28:20 Mike Rivera: Do Non-Profits have great relations with financial institutions to receive low interest loans when purchasing residential properties?

00:31:12 Jeff Levin: @Mike Rivera - not necessarily, but where public or philanthropic funding is available, they have access to grants, deferred loans, etc. It's important that the process for applying for and closing that funding be expedited to allow the nonprofits to make competitive offers.

00:32:27 Joshua Mora: ^^^^ timing is essential, especially with how long it takes for a non-profit to secure financing.

00:33:29 Jeff Levin: ^^^ Agreed. Some funding sources have made it possible to apply and close within 30 days.

00:34:30 Sherry Zhu / SPUR Public Programs: Have a question for our panelists? Make sure to submit it through the Q&A Panel!

00:34:54 Sherry Zhu / SPUR Public Programs: Thanks to everyone for sharing your insights and thoughts in the chat! Appreciate your engagement! 😊

00:35:07 Joshua Mora: True, but it is important to note that not all non-profits that are interested have access to those sources. The case is often that 30 days is not enough, nor 60d, as what was seen with the current state bill

00:36:27 Ginny Madsen: Yes, Mr. Ortiz's previous answer was what I was looking for. It is a control issue. Appreciate him speaking on this again because this is the answer that resonates with homeowners.

00:38:14 Jeff Levin: This year's bill was AB 919 - it hasn't been killed entirely, it's now a two-year bill.

00:38:24 Lydia Lopez / California Community Land Trust Network: AB 919 Stable Homes Act

00:38:33 Mike Rivera: Thank you, Jeff.

00:38:38 Alexia Rotberg: ^There's also just a lot less funding available from federal and state levels for rehab work than new construction. So securing private funding for rehab. gets even more difficult for non-profits

00:41:50 Mike Rivera: Usually, entitled development projects do not take off for construction due to financial constrains that most developers encounter from banks due to changes on the financial market.

00:46:49 Jeff Levin: It's important to note that the longer a family stays in a home, even if the resale price is limited, the more equity they build up just by paying down a mortgage over time, even if appreciation is limited.

00:50:13 Jordan Shapiro / Partnership for the Bay's Future: Irma, yes there will be a recording available

00:52:32 Jordan Shapiro / Partnership for the Bay's Future:  
<https://trustneighborhoods.com/>

00:53:43 Irma Bodden: Thank you

00:55:09 Mike Rivera: Thank you for the great presentation, comments and questions.  
MAR.

00:57:56 Alexia Rotberg: Thanks for saying it Councilmembers...it's just history.

01:05:22 Leo Goldberg: Urban Habitat, the CA CLT Network and others are pushing for a significant preservation focus for future BAHFA funds. Those funds would be applicable to TOPA transactions. We also want to see capacity building for groups undertaking preservation (aka TOPA) work

01:05:56 MICKELIN BURNES-BROWNE: I don't agree with the demonizing that Mr. Ortiz mention about realtors. I am an African American realtor and associated with National Assoc. of Real Estate Brokers, well known for fighting red lining, disparate financing, as low balling appraisals of properties owned by African Americans, etc. I do not understanding much about Copa, but one thing was the timeline for closing which would hurt those doing 1031 exchanges. Has there been an invitation for both sides to sit down and look at compromises? All of us know the housing crisis is going to hurt everyone going forward if issues are not addressed now!

01:08:39 Ginny Madsen: This has been great, I am going to share the recording with my elected and hope. I'm a 3rd generation Californian who has paid rent in California for 55 years and see what has happened here in the for- profit housing industry in the last 30 years as devastating for the whole state - EVERYBODY.

01:09:15 Irma Bodden: Thank you great session

01:09:23 Bryan Alcorn: thank you!

01:09:27 Nicole Coxe: Thank you!