

**Quarterly Large Group Meeting Minutes**

**Thursday, September 15, 2022, 3:30pm**

**Greenville Tech Foundation CHI, Room 104**

1. Welcome (Tina Belge)
2. Economic Mobility and Effect on Children (Travis Wharton)
	1. Economic mobility is a person’s ability to change their economic circumstances. The aspects of our community which allow individuals to experience upward mobility are programs, resources, and systems.
		1. Opportunity Oversights study out of Harvard is the largest longitudinal study on economic mobility ever done, and just completed its next study on social capital.
		2. According to this study, individuals born in poverty in Greenville County have only a 4.7% likelihood of achieving financial stability, ranking Greenville County 24th from the bottom in the country and the City of Greenville 10th from the bottom in the country.
		3. Race is an integral part of the economic mobility conversation. The 4.7% likelihood of achieving financial stability reduces to 2.6% chance for people of color, and down to 1.9% for male people of color.
	2. The factors which increase an individual’s opportunity for economic mobility—programs, resources, and systems—have been intentionally withheld from people of color. Examples include segregated neighborhoods and schools, which are the cornerstones for programs, resources, and systems.
		1. Effects of segregation persist today. For example, even though schools were integrated in 1970, neighborhoods still weren’t so there are children of color to this day who attend schools further from their neighborhoods, which limits their access to programs, resources, and systems.
		2. Intergenerational poverty intersects with this. The lack of ability to increase financial stability correlates with lack of resources, programs, and systems.
		3. Economic mobility can differ for individuals living on the same block; it doesn’t boil down to physical location or even AMI.
	3. Opportunity Insights Study on social capital demonstrated that people who have the most social capital develop it in college, and people with the least social capital develop it in their neighborhoods. If social capital is another marker of economic mobility, how can advocates increase access to social capital to young people who aren’t born with the network and connections, or who don’t want to go to college, or who have been intentionally limited in their access to social capital?
		1. Communities can focus on integrating relationships and connections in places where people gather, such as schools and faith communities.
		2. Healthy adults can use their own social capital to boost that of children. The number one counter to adverse childhood experiences are positive childhood experiences, so increase the number of those children have.
		3. Change the narrative and connotation of poverty—people experiencing poverty are still people.
		4. Individuals can reflect on their own experiences and what programs, resources, and systems were accessible and how social capital was gained from them. Then make those things more accessible to kids now and make it clear that everyone is welcome at the table.
		5. Help make housing developments service-enriched communities and focus on building trust and relationships.
		6. Help keep kids in school. On Track Greenville schools measure students’ likelihood of graduating in attendance, behavior, and course grades.
	4. Child welfare is in the context of family welfare, and family welfare is in the context of community welfare, which includes housing and education.
		1. The book Scarcity by Sendhil Mullainathan and Eldar Shafir discusses how scarcity of needs (food, shelter, security, time, etc.) affects people neurologically, reducing people’s bandwidth of executive function when experiencing a constant state of toxic stress.
		2. Students in struggling households have a higher likelihood of having open DSS cases and being removed from their homes, and parents are more likely to request services when receiving in-home services as opposed to out-of-home services because when in a state of toxic stress, the focus shifts instinctively to themselves once the children are out of the home.
		3. People, regardless of their age, are literally unable to think about their futures or other people when they have insecurities around their wellbeing (food, housing, etc.).
3. Updates
	1. Infill/Affordable Homeownership Roundtable
		1. Roundtable of partners who work in infill/homeownership space to discuss barriers and resources.
		2. Barriers: mostly cost-related and nimbyism. Needs for students. Some partners have land but lack capital and some lack capital but have land along racially divided lines.
		3. Resources: Seed money, predevelopment loans/lines of credit, partnerships, programmatic needs, revenue generation models.
	2. Realtor Roundtable
		1. Sat down with real estate agents, people who sell and flip properties, to hear their thoughts and how GAHC can partner with them to keep homes affordable.
		2. Barriers: needs related to down payment assistance, credit/high debt-to-income ratio, amount of money down
		3. Resources: higher interest loan opportunities from private lenders for high DTI, help people get 10% or more down, realtors said they could help if GAHC could get homebuyers up to 10% down payment, involve employers and schools (Prisma, Greenville County Schools already, add more). Value rebate: conversations around changing policies to assess property taxes at lower rates for single-family homes if they’re affordable. SC policy already assesses multifamily at lower rates.
	3. Accelerated Investment in Affordable Housing
		1. GHF’s development pipeline investment need is currently at $21mm and likely to increase with rising development costs. The City has already committed $2.5mm per year, so looking into the possibility of having that commitment frontloaded so the pipeline projects could all get off the ground and reach the lower AMI ranges (20%-50%), and focus the rest of GHF’s current budget on neighborhood strategy (infill and homeownership).
		2. Next steps: working with City and its bond council. Political atmosphere right now has a lot of outside pressures aimed at affordable housing in Greenville so now is the time to push for it.