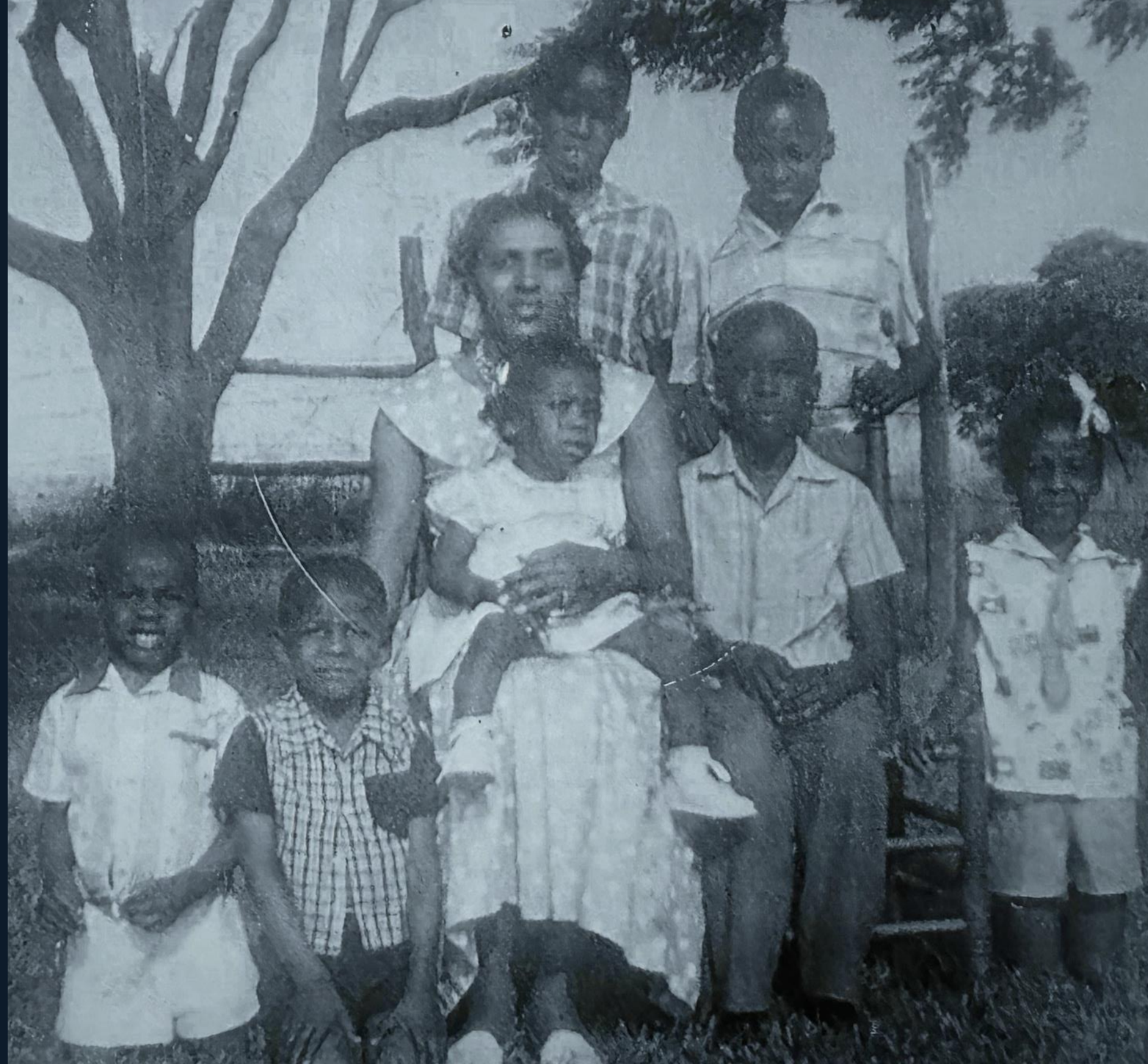
Does forever affordable work for Black homeowners and Black wealth building?"

A ROUNDTABLE DISCUSSION
HOUSING WASHINGTON 2026



TODAY'S PANEL

Four voices.



Kiara Daniels

Former Tacoma City Council member and developer



Caleb Jackson

Uplift Investment Group, Resource Equity



Dom Remy

1Drop, Remy Construction, Walk Your Plans



Nicole Bascomb-Green

Broker and Chair, Washington State Housing Finance Commission

Moderated by India Clark, Attainable Housing Solutions



THE FIRST LAND TRUST

1969

Built by Black farm families in Albany, Georgia.

Land owned together, so no one could take it one family at a time.

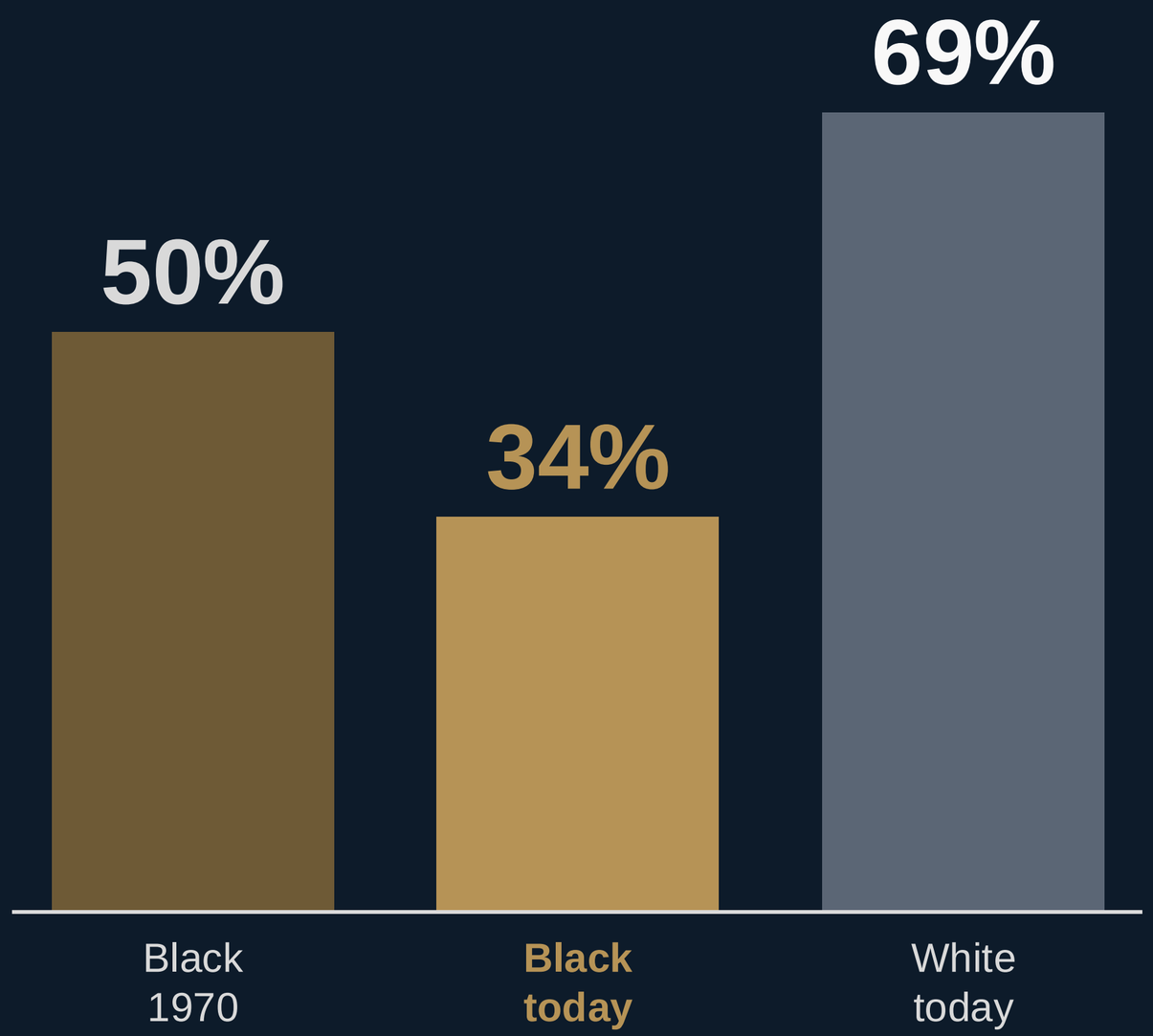
90%

of Black owned rural land and farmland was lost during the 20th century.

HOMEOWNERSHIP IN WASHINGTON

We went backwards.

In 1970, about half of Black families in Washington owned a home. Today, about one in three.



Source: UW Civil Rights and Labor History Consortium

MEDIAN HOUSEHOLD WEALTH

The result.

White families



$285,000

Black families



$44,900

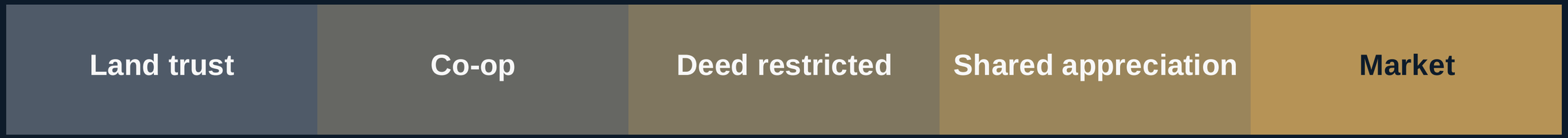
For every $1 a White family holds, a Black family holds about 16 cents.

Source: Federal Reserve Survey of Consumer Finances, 2022

THE MODELS

From protection to wealth.

MORE PROTECTION — MORE EQUITY



BLACK HOUSEHOLDS, KING COUNTY

53% earn at or below area median income

9% fit into a community land trust

THE MODELS SIDE BY SIDE

Who keeps the wealth?

	Land trust	Co-op	Deed restricted	Market
WHO OWNS IT	You own the home, not the land	You own a share	You own it, with limits	**You own it all**
LEGAL TOOL	99 year ground lease	Bylaws and share	Recorded covenant	**Standard deed**
WHAT YOU KEEP	25% to 33% of growth	Capped share price	1% to 3% a year	**100% plus HELOC**
MOVE UP TO MARKET	About 60%	30% to 40%	50% to 55%	**Already there**
SHARE OF U.S. HOMES	0.01% to 0.02%	0.3% to 0.4%	0.3% to 0.5%	**About 99%**

Approximate national estimates.

OUR ANSWER

It's a gradient.

Where it works

Keeps families housed

Limits displacement for those who qualify

Gets first buyers in the door

Where it falls short

Average 1.5% of equity available

Caps the first gain after a century shut out

Hard to borrow against or pass on

What closes the gap

Fund more than forever

Let equity grow with longer you stay

Build a path to full ownership

Most Washington State Forever affordable programs only protect the home.

OUR ASK

Our ask of Olympia.

1. **Fund more than forever**
   State dollars that build owner equity
2. **Fix the income snapshot**
   A raise should not end eligibility
3. **Protect legacy owners**
   Title, wills, taxes, and repairs
4. **Keep the door to credit open**
   Down payment help built to last
5. **Unblock condos as starter homes**
   The most affordable first home
6. **Report on racial equity dollars**
   Where it went and who it helped

Create a place for black equity.

If we get this right:

A home.
A choice.
A head start.

Thank you.



RIGHT NOW

Forever Affordable

A Black mother in Tacoma.
She saves and waits.

HOMEOWNERS	RENTERS
$396,200	$10,400

Median net worth in America.

A LADDER OR A CEILING?

