

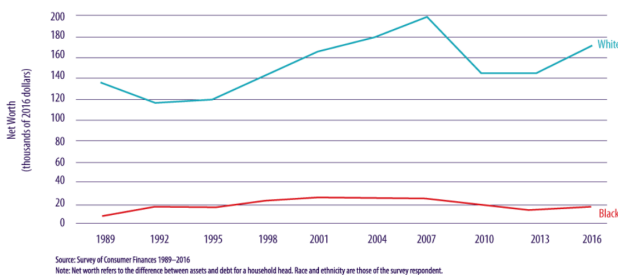


HOMEOWNERSHIP REPARATIVE TRANSFER PROGRAM (HORT)

While our ultimate goal continues to be a Federal Reparations Act, ***we aren't waiting for our government to act.*** Our Founders set out to demonstrate reparative models that cultivate intergenerational wealth for Black people who descend from enslaved Americans. One model we are demonstrating and evaluating focuses on direct ***Reparative Wealth Transfers to Black Americans for Homeownership.***

Homeownership comprises the largest portion of Americans' wealth, yet has been ***consistently less accessible to Black citizens.*** Reparation Generation (RepGen) believes that the American Dream of homeownership is a pathway to generational wealth that can help address ***America's racial wealth gap*** as well as generate a sense of stability, place and belonging.

WHITE AMERICANS HOLD 8X NET WORTH OF BLACK AMERICANS AND GROWING



RepGen raises funds from individuals, corporations, and foundations ***as acts of repair for slavery and structural racism*** to support its Homeownership Reparative Transfer (HORT) Program. HORT provides one-time \$25,000 Reparative Transfers and ***homebuyer mentorship to Black American descendants of chattel slavery*** purchasing a primary residence in Metro Detroit. Free Restorative Genealogy Consultation is provided to applicants in order to document descendancy for program eligibility.

In 2022, ***six Black Americans completed the HORT Pilot 1.0 Program*** and received \$25,000 reparative transfers at escrow, accelerating their ability to purchase a home. They have now been in their new homes ***for almost two years*** and speak of several positive impacts. Their new homes and neighborhoods ***enhance their feelings of security, confidence, safety and belonging.*** Other tangible benefits include shorter commutes to school and work, being closer to family, access to better amenities and more financial stability.

HORT PROGRAM HOMEOWNERS IN THEIR OWN WORDS:

- ▶ "Being able to purchase a house...was so out of reach until I heard about [the HORT Program]. And so it really did ***change our lives.***"
- ▶ "[In my new home] I'm around established neighborhood grocery stores...and I'm close to Eastern Market....I can look out my balcony over into the Dequindre cut where they have all types of events and concerts. ***It's a lot more livelier*** than my old neighborhood."
- ▶ "[In my new home] I just have a ***certain level of peace that I didn't have before....***Not having to worry about keeping the windows closed and who's at my door. All that kind of stuff adds a certain level of stress that you don't necessarily verbalize."

WHAT'S NEXT?

The experience and feedback from all HORT Program participants has guided modifications in program activities ***to further simplify and streamline the experience.*** The HORT Pilot 2.0 launched in July 2024 and is composed of those applicants who were either waitlisted or were unable to complete the program requirements within the timeframe allocated in Pilot 1.0. These participants deserve the opportunity to apply again with the benefit of the revised activities, and they are, in fact, in the best position to co-evaluate whether the adjustments result in ***more steady progress to their homeownership goals*** and other forms of repair.

For updates on HORT 2.0 please sign up ***HERE*** for the RepGen Newsletter. To financially support HORT 2.0 - please click on ***CONTRIBUTE.***



HORT PROGRAM PHASES

Future HORT rounds will be announced via RepGen Newsletter, Emails and Website. If you're interested, sign up for the [Newsletter](#). In the meantime, you might use the [Fannie Mae HomeView - Online Homebuyer Course](#) (free) to get an overview of the homebuying process and tips for knowing when and how to prepare yourself.

Below is a snapshot of the HORT 2.0 Application Process.

1. PRE-APPLICATION

RepGen announces the dates for HORT Orientation Appointments, Restorative Genealogy Meetings and other required activities for Applicants **30 days before the application period opens**.

2. APPLICATION

Applications submitted are time-stamped, masked and reviewed. Those meeting **all HORT Program requirements** are offered Enrollment in the order they are approved and in line with funds available and income diversity criteria. Approved Applicants beyond current funding available will **be notified and placed on waitlist**.

3. ENROLLMENT

Enrollees have **120 days to find and buy a home in Metro Detroit** (Wayne, Oakland and Macomb counties) to use as primary residence. Homebuyer Mentors support goal-setting, building Enrollee's homebuying team, and completing **all documentation for home purchase**. Enrollees complete HORT Program baseline survey.

For other HORT 2.0 information contact Karen Hughes, HORT 2.0 Program Manager info@reparationgeneration.org.

RepGen is a multi-racial, national non-profit focused on demonstrating reparations in action and advocating for federal reparations for Black American descendants of chattel slavery. We raise funds from individuals, corporations, and foundations as personal acts of repair for slavery and its resulting legacy of economic and social oppression.

4. QUALIFICATION

Enrollee's HORT Documents Folder is verified and reviewed by independent auditors through a secure portal, and it **must be found to meet all HORT requirements** for the reparative transfer.

5. NOTIFICATION & FUNDS WIRED

RepGen sends official HORT Funding Notification to Qualified Enrollees. Enrollees **complete the final required steps** to initiate the \$25,000 reparative transfer deposit to their escrow account at lending institution.

6. HOMEOWNERSHIP

Enrollee finishes all closing activities required to complete the home purchase, including title, down payment, and signing the final loan agreement. **A copy of the deed must be added** to Enrollee's HORT Documents Folder for record-keeping. Homeowners then decide **if and how they would like to stay or get involved** with further advancing reparations.

