

HOME PRESERVATION, INC. FOR-PROFIT / NON-PROFIT COLLABORATION

EXECUTIVE SUMMARY

Home Preservation, Inc. (dba Home Preservation Exchange) (“HPE”) a Washington D.C. non-profit organization (registered 501(c)(3) acquires assets with a mission to get low to moderate income homeowners into the home in their cities and neighborhoods to stabilize their communities. Our services for homeowners include: Counseling (financial literacy by and through our local network of non-profits); Rehab Providing fully furnished rentals for low to moderate renters, for purposes of graduation to home ownership, taking advantage, where applicable, of any community reinvestment dollars. Over the past few years, we have partnered with for-profit investment and asset management companies and set up its own asset management company, for purposes of acquisition capital and nationwide execution of its neighborhood stabilization mission

HISTORY

Home Preservation Exchange-HPE began operations in 2013 and re-incorporated in 2017 with a mission of neighborhood stabilization with strong focus on preserving and promoting affordable home ownership. We are one of a handful of HUD recognized national non-profits nationally.

HPE ESTABLISHED PRESENCE / PROVEN MODEL

In 2012, former Mayor Sharon Pratt initiated a Fannie Mae sponsored event to discuss innovative strategies for foreclosure mitigation in the wake of the housing crisis. Two years later in 2014 HPE’s subsidiary raised \$40MM in acquisition capital deploying approximately \$22MM within the DASP program over 2015-2016 before the new administration. During our 3rd year in existence, 2015, HPE served as a “best in class example” for HUD as a “for-profit” and “non-profit” collaboration, serving on their only “non-profit” DASP auction webinar (*see at 1:00* of the following video: <https://www.youtube.com/watch?v=2LV39S3Ld90>). In Sept. 2017, HPE was received at White House in one-on-one meeting with representatives of the Executive Branch, HUD and Treasury on the merits of negotiated trades to non-profits. Also in Sept. 2017, HPE was received at Secretary Ben Carson’s office for a one-on-one meeting in wake of hurricane crisis, wherein the Secretary desired to “pursue a pilot”.

CITY OF MILWAUKEE HOUSING PROJECT:

We seek to establish a housing program in the City of Milwaukee targeting the most distressed neighborhoods by purchasing City of Milwaukee owned distressed properties. This will be a small pilot project, with an opportunity to augment the program, pending on the pilot project’s success. We seek to purchase the properties with the purpose to renovate them and work with local housing counseling nonprofits to prequalify prospective buyers/renters. Upon completion of the renovations we plan to offer prequalified, low to moderate income, City of Milwaukee residents first opportunity to buy/rent the units with the ultimate goal being homeownership. Partnerships like these stabilize neighborhoods, and help low to moderate-income residents to become homeowners. We plan in providing the following services, by collaborating with local nonprofits: Financial assistance, Specialized organizational and development services, to prepare legal documents, and helping with loan application.

HPE EXECUTIVE MANAGEMENT

Sharon Pratt. Ms. Pratt is the Co-founder and CEO of HPE and is the former Mayor of Washington, D.C., a former electric utility executive and formerly Of Counsel with Sidley Austin law firm. She has worked in this space of bridging for-profit and non-profit objectives for over 10 years now and is a recognized Thought Leader in the HUD, FHFA and the GSEs NPL/REO space.

Silvia Rathell. Ms. Rathell is the CAO of HPE and is a respected fundraiser and marketing professional for several national organizations. She serves as Chairwoman of the National Association of Women in Real Estate Businesses. Previously served as National Chief Development Officer at NAHREP (National Association of Real Estate Professionals).