ASSET FUNDERS NETWORK | Grantmakers Advancing Economic Equity

Research, solutions and inspiration, delivered.

The Bulletin

Discover new ways to advance equitable wealth building and economic mobility.

February 19, 2026

> To make the promise of America available to everyone in the 21st century, the coming decade must be one in which we **alter our assumptions, radically expand our solutions**, and **broaden who is included in prosperity**. This is achievable — and it will require sustained leadership, collaboration, and action. AFN's 2026 conference in Philadelphia will bring our network together to advance this work.

— JOSEPH A. ANTOLÍN

February 2026 Blog, *From Aspiration to Action: AFN's 2026 Conference in Philadelphia*

As AFN looks ahead to its National Grantmaker Conference this October 6–8, we were intentional in choosing Philadelphia as the venue. The timing and the place both matter. *Continue reading >>>*

New Publications and Resources to Inform Your Work

An Asset Funders' Guide to Supporting Immigrants and Refugees in an Era of Harm

AFN, in partnership with Grantmakers Concerned with Immigrants and Refugees (GCIR), has released a new guide to help funders take action to support immigrant and refugee communities amid escalating harm.

The guide outlines practical funding strategies—from rapid response and legal defense to economic stability and narrative change—grounded in an asset-building lens and a commitment to inclusive prosperity.

Shared Equity as Strategy: Supporting Long-Term Community Ownership

MEMBERS MAKING IMPACT

GARY COMMUNITY VENTURES

In this latest Members Making Impact case study, **Gary Community Ventures** shares how it is advancing shared-equity housing strategies while working to transfer all of its assets to community ownership by 2035.

By pairing philanthropic capital with policy to expand long-term, affordable homeownership, the case offers a roadmap for funders exploring ownership-based strategies that balance individual wealth building with community stability.

AFN *Short Takes* - Insights and Perspectives from Recent AFN Programming

530A Accounts & Early Asset Building

In a new *Short Take*, AFN senior director **Leah Mayor** recaps the 530A Accounts & Early Wealth Building webinar held on January 30, featuring **Brittany Urick of the Michael & Susan Dell Foundation** and **Ray Boshara of the Center for Social Development at Washington University in St. Louis and the Aspen Institute.**

The discussion explores philanthropy's critical role in ensuring this new national savings platform becomes a powerful tool for expanding equitable access to long-term wealth building.

Upcoming Events

***VIRTUAL** (BAY AREA AFN) One Year In: Impact of Increased Immigration Enforcement*
February 19, 2026 | 11:30 am - 1:00 pm PT | REGISTER

***IN PERSON** (PHILADELPHIA AFN) Heirs' Property: Investing to Preserve Wealth in Philadelphia*
February 25, 2026 | 9:00 am - 11:00 am ET | REGISTER

***VIRTUAL** (CALIFORNIA AFN) Funding the Evidence: Building the Economic Record as a Strategy toward Economic Justice*
February 25, 2026 | 10:00 am - 11:00 am PT | REGISTER

***IN PERSON** (NEW YORK AFN) Beyond Crisis: Economic Security for NYC Survivors of Gender-Based Violence*
March 3, 2026 | 10:30 am - 12:00 pm ET | REGISTER

***NATIONAL WEBINAR** Before the Cliff: Why Student Loan Default Belongs in Your Economic Mobility Portfolio*
March 5, 2026 | 1:00 pm - 2:00 pm ET | REGISTER
As repayment resumes in 2026, nearly 9 million student loan borrowers are in default or at risk—threatening credit, housing access, and long-term wealth building. In this timely webinar, we'll explore who is most affected, how default undermines family economic security, and where philanthropy can act to prevent mass defaults and protect pathways to financial stability.

***IN PERSON** (CONNECTICUT AFN) Connecticut Direct Cash Assistance Pilots Directly Support Family Financial Security*
March 6, 2026 | 10:00 am - 11:30 am ET | Invite only - Contact Paula Dworek

AFN UPCOMING EVENTS **RECORDED WEBINARS**

AFN is pleased to welcome **Tristi Charpentier**, Vice President of People-Centered Initiatives at the Huey and Angelina Wilson Foundation, to our Board of Directors. Tristi brings more than 15 years of philanthropic leadership advancing economic mobility and supporting returning citizens and ALICE families across Louisiana.

We also welcome **Ximena Antunez de Mayolo**, Principal at the Rainwater Charitable Foundation. Ximena oversees a multi-million-dollar portfolio focused on early childhood education and family economic security, and has led innovative efforts in civic collaboration and mission-aligned investing.

We are honored to welcome Tristi and Ximena to AFN's board leadership and look forward to their contributions in advancing inclusive prosperity across our network.

Member News and Announcements

- AFN welcomes **Summit Utilities** and **Delta Dental Foundation of Arkansas** to the Arkansas chapter. Their engagement strengthens our growing cross-sector network advancing financial health and inclusive wealth building across the state.
- **Prudential Financial** recently released a white paper on its $180 million Global Opportunity Youth Commitment, launched in 2019, highlighting lessons and case studies to inform how funders align grants, contributions, and impact investments.
- **The Kresge Foundation** and **W.K. Kellogg Foundation** are among the partners supporting the expansion of Rx Kids to Detroit, now the largest city in the nation to offer the community-wide prenatal and infant cash prescription program. The initiative provides families with $1,500 during pregnancy and $500 per month throughout a baby's first six months, reaching approximately 8,000 newborns in the city each year.

Insights and Opportunities From the Field

- A new report from the Cato Institute concludes that U.S. immigration is fiscally sustainable, finding that immigrants have consistently reduced budget deficits and subsidized government finances, directly challenging claims that immigration drives public debt.
- A new fact sheet from Justice in Aging examines federal Medicaid "estate recovery" rules that require states to seize assets — often the family home — after certain long-term care recipients pass away, highlighting how the policy generates limited revenue while undermining intergenerational wealth for low-income families.
- A new analysis warns that expanded Medicaid and SNAP eligibility rules could strip coverage from millions while creating profit opportunities for contractors like Equifax, and calls for reimagining the safety net with simpler, people-centered systems that reduce administrative complexity and prioritize direct cash support.
- With more than 10.8 million workers participating in ESOPs, employee ownership is emerging as a scalable alternative to private equity and a growing opportunity for philanthropy to support business succession strategies that build worker wealth and anchor jobs locally.
- A five-year review of Illinois' 36% interest rate cap under the Predatory Loan Prevention Act finds payday lending has effectively ended in the state, even as industry actors seek carveouts, reinforcing the need for durable consumer protections to advance financial health and equity.

—The Black homeownership rate in 2024, the highest level on record.

Targeted policies and programs have helped narrow racial homeownership gaps since 2019. But disparities remain significant — the white homeownership rate is still about 60% higher — and without sustained, equitable action, recent gains could stall or reverse, reinforcing inequality and weakening housing market stability.

Source: National Fair Housing Alliance, The State of Equitable Homeownership, 2025 Report

Careers at AFN

AFN is Hiring: Join Our Growing Team!

Asset Funders Network is looking for committed, talented individuals who want to make a meaningful contribution to achieving economic justice. Explore our job openings below and share with your networks!

- New York Program Officer
- North Texas Program Officer

Catch up on past stories in our newsletter archive.

AFN NEWSLETTER ARCHIVE

The conversation doesn't stop here. Join us on LinkedIn for real-time ideas, conversations, and voices shaping the future of equitable wealth building—**follow AFN!**

ASSET FUNDERS NETWORK
Grantmakers Advancing Economic Equity

The Asset Funders Network engages philanthropy to advance equitable wealth building and economic mobility.

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