

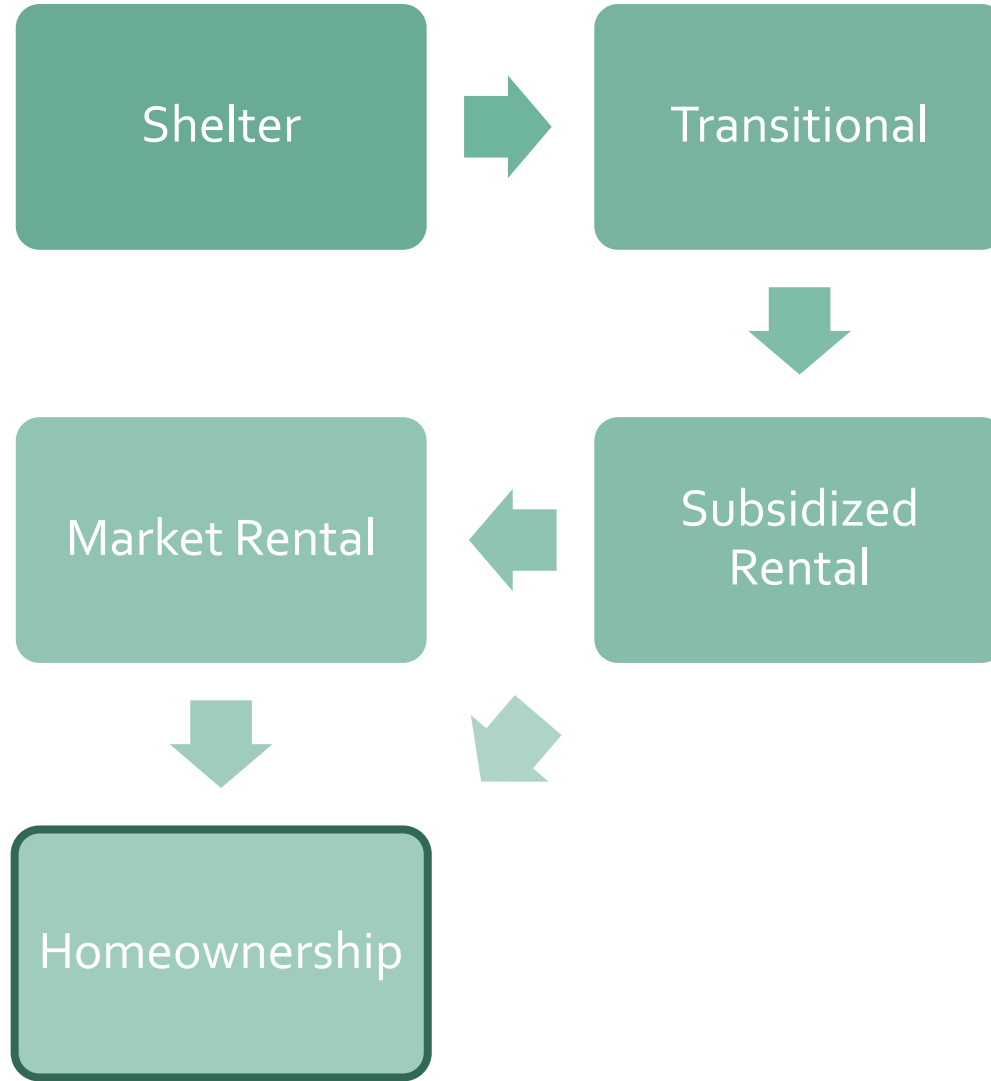
Homeownership: Investing in Stability and Success

Diane Linn, Proud Ground

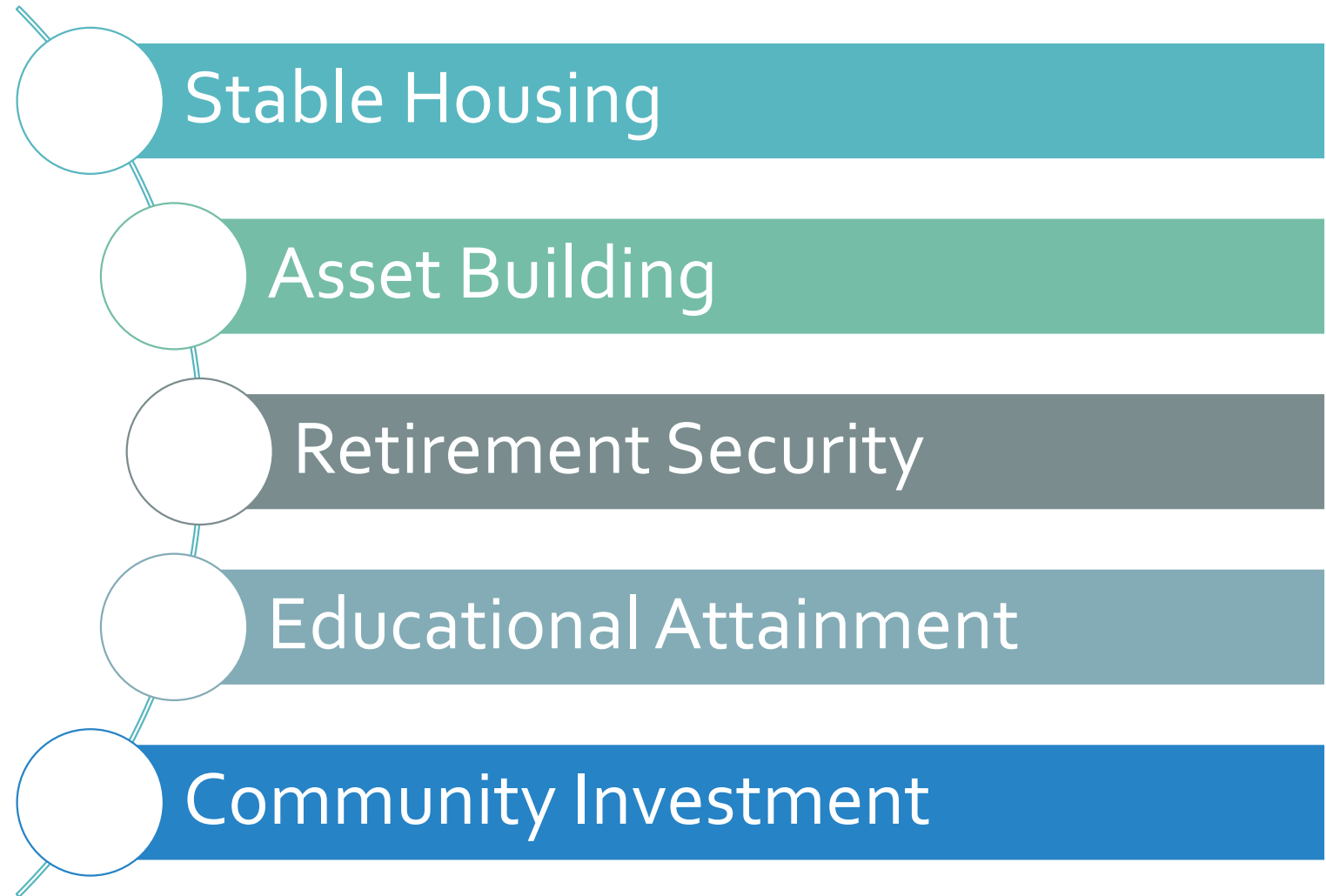
Emily Reiman, NEDCO

Shannon Vilhauer, Habitat for Humanity of Oregon

Homeownership on the Housing Continuum



Why Homeownership?



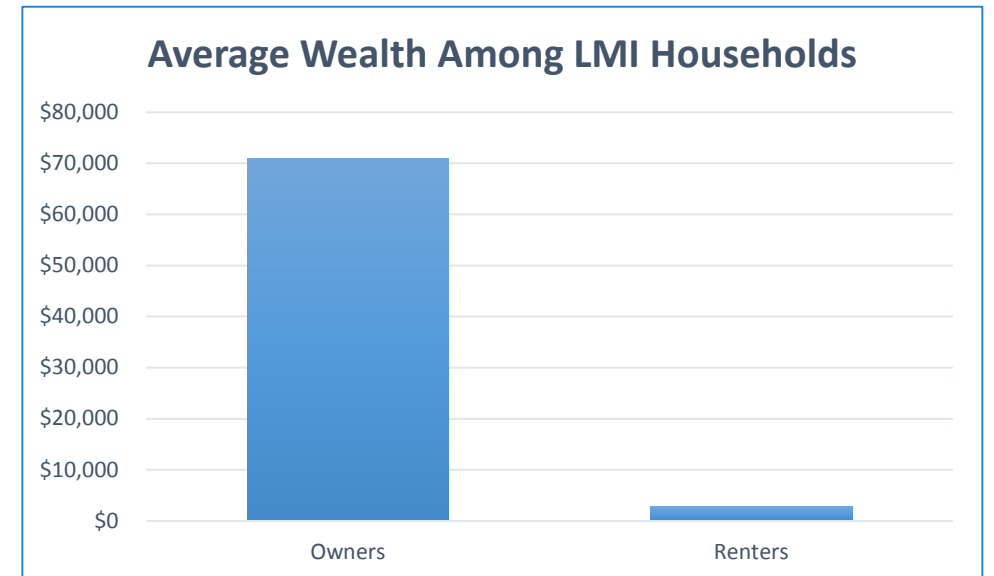


Stable Housing

- Ultimate Housing Security
 - Remove Risk of Displacement
- Stable, Affordable “Rent” Payment

Asset Building

- Forced Savings Account
- Reduces Wealth Gaps
- Inter-Generational Asset





Retirement Security



Educational Attainment

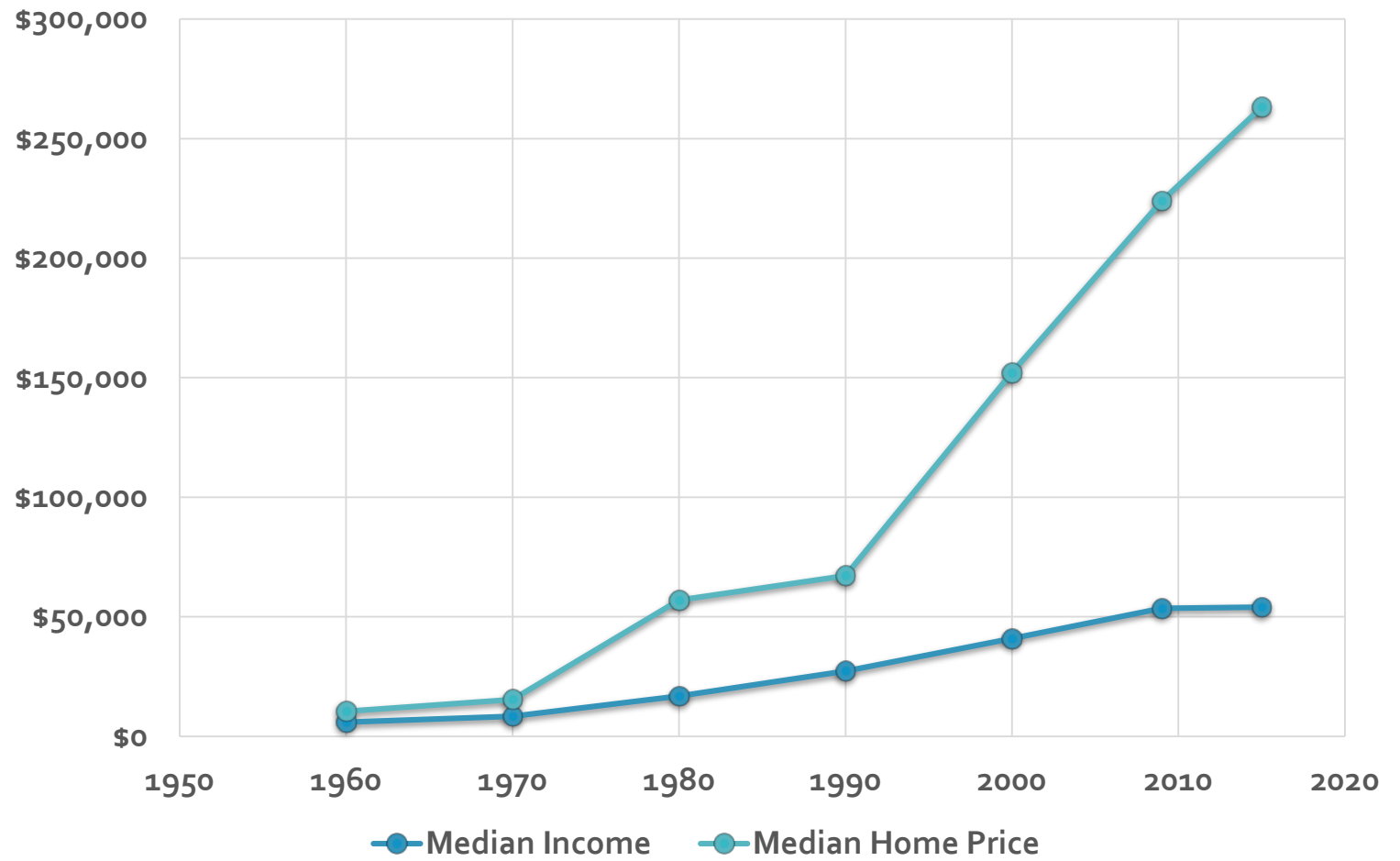


Community Investment



Homeownership Market Dilemma

Historical Oregon Homeownership Affordability



Affordability by the Dollars

<i>3-Person Household</i>	80% AMI	60% AMI
Annual Income	\$45,650	\$34,237
Monthly Income	\$3,804	\$2,853
32% Housing Payment	\$1,217	\$913
Max Loan @ 4.0%	\$178,000	\$140,000
Max Loan @ 5.0%	\$160,000	\$125,000

Cost of New Development

Land	• \$80,000
System Development Charges	• \$18,000
Construction	• \$175,000 (1400 sq ft x \$125)
Sale	• \$16,000
Total	• \$289,000

Potential Subsidies for New Development

Land

- Subsidized Land + Smaller Lot Sizes
- -\$40,000

System Development Charges

- Waived/Discounted SDCs
- -\$10,000

Construction

- Self-Help Programs or Cottage Homes
- -\$37,500

Sale

- Realtor Discount = -\$5,000
- DPA = -\$10,000
- IDA = \$8,000

Total

- **-\$110,500 = Sale Price of \$178,500**

Questions?

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