



TESTAMONY TO JOINT WAYS AND MEANS COMMITTEE

From: Diane Linn, Executive Director, Proud Ground

Date: July 22, 2020

RE: HOUSING ACCELLORATOR PROGRAM

Thank you for the opportunity to provide testimony on the important budget proposals for the Department of Housing and Community Services during these difficult times, making choices more challenging and important. We thank you for your service.

Proud Ground provides permanently affordable homeownership opportunities to working families in the Metro area and in Lincoln County. We work in partnership with Habitat for Humanity in Portland and with affiliates around the state. I am also a member of the Board of Housing Oregon which provides a support network and advocacy on affordable housing issues statewide with members representing organizations implementing housing development and providing vital services.

You know about the affordable housing crisis in our beloved Oregon. If granted resources at this critical time, we can create more affordable places to call home using our effective models along with our partners who build housing across the continuum including getting people off the streets. With the proposed budget request, Proud Ground, Habitat affiliates and the homeownership organizations have the capacity to build more homes. We serve families making as low as 30 and 80 % AMI and have wait lists of ready buyers anxious to be free of the brutal rental market or camping out in a subsided rental unit because they have no place else to go. Once a family owns their home, they thrive – kids do better in school, health indicators and employment improves. Homeownership is a game changer for families and is desperately needed especially for families of color.

In Lincoln County, we implemented one of the Governor's pilot Workforce Housing Grants through the Greater Oregon Housing Accelerator Program. We established MOU's with the major employers in the county and matched employees with homes using a downpayment assistance grant to purchase homes on the market. Thanks to the leadership of Commissioner Claire Hall, we have established 10 permanently affordable homes for working families in a community especially challenged with affordability, using the community land trust

model. Eight of these homes were made possible with the Workforce Housing grants in partnership with the local jurisdictions and employers.

Jessica is now raising her son in a home she now owns in Lincoln City thanks to this program. She has gotten a better job at the Samaritan North Lincoln Hospital and her son is doing well in school and loves having his own room. People like Jessica want the chance to live in the community they work in and where their kids go to school. This program is working but we need more resources to expand our reach to more workers. It is a transformative process and the units will stay permanently affordable in the community for future generations. We are filling the gap between what homes cost on the market and what families can afford. Without a downpayment, homeownership is completely out of reach for hard working families like Jessica's.

We simply need to expand these efforts and we are asking for your support to fund the requests in the OHCS budget. The need for more housing to support employers' ability to attract and retain employees, and the importance of building relationships and collaboration between employers/business, local government and developers is imperative for our states economic growth.

I must add that the LIFT program funding for homeownership is also crucial because we need more inventory of homes in communities around the state. Proud Ground is the proud recipient of LIFT grant for a condo project in Portland where we plan to welcome displaced families back to NE Portland. The expansion of LIFT is desperately needed.

Please support the Governor and OHCS leadership request for the housing accelerator, and for more LIFT funds. We are also in strong support for the Department's request for staffing in order to ensure work happens smoothly. We rely on the staff and they work hard to manage the resources but they need more capacity – it does impact our efforts to implement the programs.

Please support the OHCS budget and help us help families achieve a safe, stable, and affordable place to call home, and thank you for your attention and consideration.



DEVELOPING THRIVING COMMUNITIES

July 24, 2020

Ways and Means Transportation and Economic Development Subcommittee
900 Court Street NE
Salem, Oregon 97301

Co-Chair Roblan, Co-Chair Meek and Members of the Committee:

My name is Karen Saxe and I'm the Director of Financial Wellbeing at DevNW. DevNW is an affordable housing and counseling agency. Our mission is to serve low and moderate income Oregonians to increase their financial security and build assets, to develop thriving communities. We serve clients across four offices covering six counties: Lane, Linn, Benton, Lincoln, Marion and Clackamas Counties.

As both an affordable housing developer and housing counseling agency, we are seeing firsthand the impact of COVID-19 on our communities, particularly those most vulnerable amongst us. Our clients and residents work in jobs deemed essential, but with little or no access to affordable health care, or are in industries facing massive lay-offs. As the public health and economic crisis ensue, we know that access to safe, affordable housing is critically important. Now is the time to ensure all Oregonians have a place to call home. Now is the time to maintain support for programs across the housing spectrum.

We know renters are struggling. We know homeowners are struggling. People are making the hard choice to pay their housing costs or put food on the table. We've heard from homeowners that they are putting mortgage payments on their credit cards, all with the desire to not fall behind.

DevNW has provided foreclosure avoidance counseling for over a decade. We are one in a network of agencies supporting homeowners at-risk of default or participating in the Oregon Foreclosure Avoidance Program. Mortgage delinquency rates across the state are already starting to climb, going from 1.9% in March to 5.17% in June, over a 272% increase. For comparison, our peak during the foreclosure crisis was just over 9%. The need to maintain foreclosure avoidance counseling services will be critically important in achieving an equitable recovery throughout Oregon.

devNW.org



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DEVELOPING THRIVING COMMUNITIES

We applaud the Legislature's work during the First Special Session to extend the eviction moratorium and enact a foreclosure moratorium. We also appreciate that the Co-Chair's Rebalance Framework demonstrates a commitment to housing by proposing no cuts to current programs.

We thank you for your leadership as the federal government is failing to extend housing protections. We thank you for your commitment to housing, understanding the vital link between health and housing. We thank you for your work on behalf of all Oregonians.

Sincerely,

A handwritten signature in black ink, appearing to read "KS", written over a light blue horizontal line.

Karen Saxe
Director of Financial Wellbeing
DevNW

devNW.org



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DEVELOPING THRIVING COMMUNITIES

July 23, 2020

Ways and Means Transportation and Economic Development Subcommittee
900 Court Street NE
Salem, Oregon 97301

Co-Chair Roblan, Co-Chair Meek and Members of the Committee:

My name is Karen Saxe and I'm the Director of Financial Wellbeing at DevNW. DevNW is an affordable housing and counseling agency. For over a decade we have been members of the network of agencies that provide Individual Development Accounts (IDAs), education and counseling for families on their path to building assets. Our mission is to serve low and moderate income Oregonians to increase their financial security and build assets. We serve clients across four offices covering six counties: Lane, Linn, Benton, Lincoln, Marion and Clackamas Counties.

IDAs are one of the greatest financial resources we see in helping families obtain and maintain financial stability. When paired with education and counseling through agencies like ours, IDAs make a powerful impact in the lives of our clients. They help us build a comprehensive suite of services for our clients in achieving both short and long-term stability, creating resilient families and communities by building financial health.

This is especially evident during the current pandemic and economic crisis. IDAs create life-long savers who are better prepared to weather the road ahead. DevNW has been in close contact with all of our current savers and we have consistently heard from them that they are committed to their financial goals, that they've learned how to save and prepare for turbulent economic times. Our clients, and those served by the broader IDA network, are our community members hardest hit by the financial hardship spread by COVID-19, they represent Oregonians living on very low incomes, in urban, rural and suburban areas and from communities of color. We know that IDAs are a powerful tool for an equitable recovery throughout Oregon.

During the First Special Session, the Legislature took important action to pass emergency savings, creating an incredibly valuable savings goal. We now need your action to support funding for this critical work.

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DEVELOPING THRIVING COMMUNITIES

The IDA Initiative is facing a massive funding shortfall, primarily due to changes in the federal tax code. We need your help to ensure that the IDA program can continue to enroll and support Oregonians. We are asking for **\$8.2 million** in critical funding to support the Initiative through June 30, 2021. This could be funded through use of unutilized tax expenditures authorized in ORS 315.271 and budgeted for in 2019, and the unutilized tax expenditures in the budget for 2020.

We thank you for your work on behalf of Oregonians. We urge your support of funding for the IDA program, helping savers from moving from financial shock to financial resilience.

A handwritten signature in black ink, appearing to read "KSaxe", with a stylized, cursive-like flow.

Karen Saxe
Director of Financial Wellbeing
DevNW

devNW.org



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DEVELOPING THRIVING COMMUNITIES

July 23, 2020

Ways and Means Transportation and Economic Development Subcommittee
900 Court Street NE
Salem, Oregon 97301

Co-Chair Roblan, Co-Chair Meek and Members of the Committee:

My name is Luis Mendoza and I work for DevNW. Our organization has worked with individuals looking to gain stability and build assets for decades, and one of the most powerful tools we connect them with is an Individual Development Account (IDA).

While I work with clients every day who are interested in an IDA, my personal IDA story goes back much further. My family moved here in 1997, with my parents looking to create a life of opportunities for myself and my siblings. They were fortunate enough to be connected to DevNW (fka NEDCO), which helped them access an IDA to save for homeownership. My family became first-time homebuyers in 2001 and it changed our lives. I began saving in 2005 for an education IDA to help pay for college expenses. Access to an IDA made college a reality for me, easing the financial burden that I was facing.

IDAs truly change lives. They changed my parent's lives, my life and now my family's lives. We are a family of savers. The education and counseling I received as part of the IDA program made a huge impact, and the habit of saving has stuck.

My role is now to help low-income Oregonians on their path to financial stability and security. I know that IDAs are one of the greatest financial resources we see in helping families do just that. During these turbulent times caused by COVID-19, our IDA savers are resilient. They are prepared for financial bumps, they are set to achieve their financial goals and have put in the hard work to achieve financial stability.

IDAs are one of the greatest tools our clients have to build assets.

I know the lifelong impact that an IDA can have, I am it. I work every day with people just like me, people looking to create new opportunities, to become a first-time

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DEVELOPING THRIVING COMMUNITIES

homebuyer, to start a small business, or to pursue higher education. I believe in the IDA program.

The IDA Initiative is facing a massive funding shortfall and we need your action to support funding for the program. We are asking for **\$8.2 million** in critical funding to support the Initiative through June 30, 2021. This could be funded through use of unutilized tax expenditures authorized in ORS 315.271 and budgeted for in 2019, and the unutilized tax expenditures in the budget for 2020.

Thank you for all that you've done to support low-income Oregonians. I urge your action to ensure funding for the Oregon IDA Initiative.

Sincerely,

A handwritten signature in blue ink, appearing to read "Luis Mendoza".

Luis Mendoza
Asset Building Manager
DevNW

devNW.org



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July 24, 2020

W&M Transportation & Economic Development Committee

Subject: Support for manufactured housing

Dear Chairs Sen. Roblan and Rep. Meek,

The purpose of this letter is to urge your continued support for affordable housing investments targeted for manufactured homes and manufactured home parks.

The Network for Oregon Affordable Housing (NOAH) is a statewide non-profit lender that finances affordable housing projects in Oregon. We operate in all parts of the State and work closely with Oregon Housing and Community Services (OHCS) and affordable housing developers to help create and preserve affordable housing in Oregon. We also work on important policy matters related to affordable housing and community development.

One of those policy areas has been the preservation and improvement of manufactured housing and manufactured home parks as an important component of our affordable housing supply.

- There are approximately 140,000 manufactured homes throughout Oregon
- About 62,000 of those are located in over 1,000 MHPs, where homeowners own their home, but rent the land beneath it.
- Compared to all Oregon Homeowners, owners of manufactured homes are more likely to be over the age of 65, receive SNAP benefits, and have median incomes of approximately \$35,000 per year, or about half the household income of all homeowners.
- Nearly half of Oregon's manufactured housing stock was built prior to 1980, which is about the time HUD's manufactured home building code was fully phased in.
- Many of these older homes are in disrepair, some severely, are unhealthy due to mold and other hazardous materials such as asbestos and lead. Many have leaking and collapsing roofs, rotting floors and failing systems.
- These older homes are energy inefficient, resulting in high utility consumption and cost burdens, and contributing disproportionately to climate change.

For many years, we have worked hard to inform policy and secure resources to preserve and improve manufactured housing and support the families that live in these homes. We have already lost part of those resources with the cancellation of the Lottery Backed Bond



sale. Retaining the remaining allocations for manufactured home replacements and resources for an acquisition fund to purchase and preserve communities are essential in order to maintain the investments and momentum we've made over the last several years. These remaining resources will result in healthier homes, greatly improved energy efficiency, and more homeowners protected from potential park closures or steady rent increases that eventually will price them out of their homes.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Van Vliet".

Bill Van Vliet
Executive Director



Testimony to the Joint Subcommittee On Transportation and Economic Development,
July 24, 2020

Good afternoon, Co-Chair Roblan, Co-Chair Meek, and members of the Committee. My name is Rob Prasch, I am the Preservation Director with the Network for Oregon Affordable Housing (NOAH). As NOAH's Preservation Director I manage the Oregon Housing Preservation Project which is a collaborative initiative dedicated to preserving our state's affordable housing. I am here today to call your attention to the need to fund Oregon's ongoing efforts to preserve affordable housing across the state.

Since 2007 Oregon has prioritized preserving our existing affordable housing with impressive results. Under the leadership of Oregon Housing and Community Services, and with the financial support provided by the legislature, 300 properties with over 14,000 homes have been preserved, including 25 manufactured housing communities. More than one third of the preserved properties are located in small towns with populations under 10,000, where affordable rental housing is often scarce.

But we know there are still thousands of units at risk due to subsidy contract expirations, opt-outs and physical deterioration. We have identified 130 projects across the state with planned preservation transactions having gap financing needs exceeding \$300 million dollars. The good news is Oregon knows how to respond.

In nearly every session dating back to 2008, the legislature has approved dedicated preservation funds in the form of General Fund or Lottery Backed Bonds.

OHCS has been a responsible steward of those dedicated funds, deploying them as quickly as they become available to keep up with the demand for preservation project financing resources. Last year for example, with the \$25 million dollars in lottery bonds allocated by the Capital Construction Committee during the 2017 session, OHCS was able to preserve 21 properties with 840 total units.

In the 2019 session, the Committee allocated an additional \$25 million dollars to support preservation transactions. OHCS scheduled those funds to be deployed in the spring of 2021, however, due to declining lottery sales we understand the 2021 bond sale may not occur. The demand for these funds remains high, in fact, in its original 2021 Agency Budget Request, OHCS included \$100 million dollars for preservation. In response to the Coronavirus, the Department has reduced that line item to \$10 million dollars.

Oregon has demonstrated that investing in preservation of affordable housing is sound public policy. The state's investments have helped sustain the portfolio, kept federal rental assistance dollars flowing and have supported thousands of good construction jobs. Those investments have leveraged \$1.5 billion dollars in long-term federal rental assistance contracts and attracted nearly \$1 billion in private capital.

The need to maintain and advance housing stability for people with low incomes is critical, especially during a pandemic, so I urge you to seek ways to maintain these resources whenever possible.

I thank you for the opportunity to address the Committee this afternoon. I wish you all the best in your efforts to rebalance the budget.

Rob Prasch,
Preservation Director

Network for Oregon Affordable Housing
1020 SW Taylor Street, Suite 585
Portland OR 97205



Oregon
Law Center

Sybil Hebb

T: 503.936.8959

shebb@oregonlawcenter.org

522 SW Fifth Avenue, Suite 812

Portland, OR 97204

To: Joint Interim Committee On Ways and Means Subcommittee On Transportation and Economic Development

From: Sybil Hebb, Oregon Law Center

Date: July 26th, 2020

Re: Oregon Housing and Community Services Budget

Co-Chairs Roblan and Meek and Members of the SubCommittee:

The Oregon Law Center is a non-profit law firm whose mission is to achieve justice for low-income communities of Oregon by providing a full range of the highest quality civil legal services. We work with clients across issue areas including housing, public benefits, healthcare, family law, employment and farmworker rights. Thank you for the opportunity to submit testimony to this committee on behalf of our client community in support of the prioritization of funding for housing stability services in the Oregon Housing and Community Services Agency Budget.

As you well know, this is a time of great crisis for all Oregonians. Individuals and communities across the state are suffering from extreme immediate and long-term health, economic, housing stability, and other impacts that we are only beginning to understand. It is well-documented that communities of color and low-income communities are bearing a disproportionate brunt of these impacts. In order for our neighbors and communities to survive this pandemic, we must act to implement solutions designed to counter-act the disproportionate impacts of our current crisis. We must enact solutions designed to stabilize those most at risk, so that all of our communities can thrive as Oregon moves forward.

We write to express our support for the Co-Chairs' budget framework principles which identify that housing stabilization programs (including Emergency Housing Assistance, State Homeless Assistance, and Foreclosure Prevention counseling services) as well as funding for affordable housing preservation and multifamily housing development, are critical programs to be protected during this unprecedented public health and economic crisis. Thank you for identifying and committing to that priority.

Even prior to the COVID-19 crisis, our state had one of the highest rates of unsheltered homelessness in the nation. Three out of four extremely low-income households in Oregon paid more than half of their income in rent. With the advent of the COVID crisis, housing instability has exploded across the state. Many Oregonians have lost all or significant portions of their incomes due to pandemic-related job losses, health care crises, or shut-

down requirements, and many now face increased health care expenses. The most recent U.S. Census COVID-PULSE survey numbers reflect that that nearly 7% of all Oregon homeowners and 15% of all Oregon renters have little confidence they can pay their next month's housing or rent payment.¹

The recent actions taken by the legislature to provide emergency housing assistance and to temporarily prevent foreclosure and eviction were essential steps to stave off immediate crisis. We appreciate the hard work of our community partners and legislative leaders in accomplishing these vital steps. However, the need for assistance vastly outweighs the assistance available, and the crisis is not yet over.

Housing stability has long been a prescription for good health, for families as well as communities. During a pandemic when our best defense is to "stay home," housing stability is a critical, life-saving intervention. With no signs that our public health emergency is abating, we must continue to prioritize housing stability investments and interventions to protect low-income renters as well as homeowners.

By investing in the prevention of de-stabilization, Oregon leaders can ensure that our communities have the fundamental strength to weather this storm. Thank you for your recognition of the importance of housing stability. As the state moves forward through this crisis, we urge continued commitment to the implementation of solutions designed to ensure that our most vulnerable and impacted communities can survive and thrive.

Thank you for your work and for the opportunity to submit testimony.

¹ <https://www.census.gov/data/tables/2020/demo/hhp/hhp11.html>



July 24, 2020

Dear Co-Chairs Roblan and Meek and Members of the Ways and Means Transportation and Economic Development Subcommittee:

My name is Peter Hainley and I am Executive Director of CASA of Oregon.

First of all, I would like to commend you and the entire legislature for the recent historic investments and policy changes that you all have made to communities throughout Oregon. The ability for all Oregonians to live a dignified life in Oregon has been enhanced by your actions over the last few years. Thank you! In particular, I want to thank you for keeping Oregon Housing and Community Services budget intact in your rebalancing plan. I know that you are faced with impossible decisions and appreciate your decision to not cut the important programs that are needed now more than ever.

CASA of Oregon offers affordable housing and asset building opportunities to community development corporations, community action agencies, housing authorities and individuals throughout the state. We develop affordable housing for farmworkers and other rural populations by developing multi and single family housing. We also help resident who live in manufactured home parks to purchase their communities through the creation of resident-owned cooperatives. And CASA is one of 10 fiduciary organizations that offers Individual Development Accounts, or IDAs, in Oregon. IDAs have been, and continue to be, a critical tool for low and moderate-income households to build assets and create generational wealth for themselves and their families. They do this by creating pathways for matched savings, teaching financial skills and counseling savers so they can have the building blocks for a successful life.

Individual Development Accounts (IDA)

CASA of Oregon has helped almost 5000 savers across the state buy their homes, start their businesses, go to school, and reach many other goals. Since 2003, savers through CASA's program have purchased over \$216,668,000 in assets. One of the unique things about IDAs is that they build resiliency in difficult times. Savers who use the IDA are building savings habits, they are learning skills for money management and they are using those skills to weather financial crisis, such as those caused by COVID-19. Additionally, they are putting these funds back into local communities when they buy homes and start businesses, which helps all of us thrive.

IDAs have made a significant impact in low-income communities, especially for communities of color in Oregon. However, our programs are oversubscribed and we need more funds to keep the momentum going.

We are asking for \$8.2 million in general funds. This request would be offset as the program currently has unutilized tax credits authorized in ORS 315.271 which were budgeted for in 2019 and 2020. These funds would keep the IDA program stabilized through June 30, 2021 and will allow approximately 1200 households from every corner of the state to begin saving for a better future. It will also help to support the more than 3,500 people who are currently saving towards their goals.

Manufactured Housing Communities

Since 2008, CASA has been working with residents of manufactured housing communities throughout Oregon to convert their parks to resident ownership. 17 manufactured home communities have been preserved as resident-owned. Resident ownership is an equitable and efficient way of preserving affordable housing. We would like to thank the legislature for preserving the general funds that were allocated for manufactured housing preservation and home replacement in the rebalancing proposal you are considering today.

Cooperative ownership of manufactured parks not only preserves affordable housing, it is also one of the most equitable housing models available. Residents own their homes individually, and the land it sits on collectively. The all-volunteer board of directors is voted in by the membership and is tasked with operating the park. CASA, a [ROC USA](#) Certified Technical Assistance Provider assist with the purchase of the resident-owned communities and provided assistance to the board. This assistance ensures the cooperatives are able to manage the operations of their business. Through this process, these low income residents learn how to democratically run the park that they now own.

One of the most relevant factors to residents wanting to own their park is to preserve the affordability of living there. Rents are established to cover the operations and debt service and are only increased if the board has made a determination that they have insufficient funds to cover those costs. As well, rents can only be increased if the entire membership votes to do so. The other relevant factor is the ability of the residents to craft bylaws and community rules that work for the membership.

Recently, the Oregon Treasurer notified the legislature that lottery-backed bonds cannot be sold due to the decreased receipts from lottery sales. Some of those bond proceeds are used to preserve affordable housing in general, and manufactured housing specifically. We need to restore this \$25 million bond fund as well as to continue supporting resident purchases and the purchase of replacement manufactured housing in these communities.

Thank you again for all your work, especially during these trying times. We appreciate your support of our communities.



Ways and Means Transportation and Economic Development Subcommittee

Dear Co-Chair Roblan, Co-Chair Meek and Members of the Committee:

My name is Rebekah Bassett and I work for CASA of Oregon. CASA of Oregon is one of ten fiduciary organizations that offers Individual Development Accounts, or IDAs, in Oregon. IDAs have been, and continue to be, a critical tool for low and moderate-income households to build assets and create generational wealth for themselves and their families. They do this by creating pathways for matched savings, teaching financial skills and preparing savers for their asset purchase.

CASA of Oregon has helped almost 5000 savers across the state buy their home, start their business, go to school, and reach many more goals. Since 2003, savers through CASA's program have purchased over \$216,668,000 in assets. One of the unique things about IDAs that can be hard to see is the way that they build resiliency in difficult times. Savers who use the IDA are building savings habits, they are learning skills for money management and they are using those skills to weather financial crisis, such as those caused by COVID-19. Additionally, they are putting these funds back into local communities when they buy homes and start businesses, which helps all of us thrive.

IDAs have made a significant impact in low-income communities, especially for communities of color in Oregon. However, our programs are oversubscribed and we need more funds to keep the momentum going. Additionally, the legislature passed emergency savings in the last session, and we need funding to support this critical work.

We are asking for \$8.2 million that could be funded through the use of unutilized tax expenditures authorized in ORS 315.271 and budgeted for in 2019 and 2020. These funds would keep our program stabilized through June 30, 2021 and will allow approximately 1200 households from every corner of the state to begin saving for a better future. It will also help to support the more than 3,500 people currently saving towards their goal.

Thank you for your work, especially during these trying times. I hope we can count on your support.

Sincerely,

A handwritten signature in blue ink that reads "Rebekah Bassett".

Rebekah Bassett

Program Director, CASA of Oregon



July 24, 2020

To Co-Chair Roblan, Co-Chair Meek, and Members of the Committee:

My name is Caitlyn Kennedy Young and I work for Transition Projects located in Portland. Transition Projects provides individuals with the services, resources, and tools they need to end their homelessness, secure housing, and maintain that housing. Transition Projects has been doing this work for over 50 years and each year, we assist more than 10,000 people.

We have been continuously adapting to the needs of our community during the corona virus. But regardless of how skillfully and efficiently we have modified our supports for those that are at high risk by socially distancing at shelters, and implementing to new hotel models, we know that the safest place for our community members to be is in their own homes. We work to provide that bridge to housing, however, we would not be able to do this important work without continuously and stable funds for emergency rent assistance, shelter resources, and affordable housing options to support people in breaking the cycle of poverty, as well as decrease the risk of spreading COVID.

Doing the work that we do, I understand what the weight of a budget shortfall may feel like as well as the sense of overwhelm as to how to balance the needs and budget with equity, respect, and responsibility. Similarly, as housing providers, we are also constantly connected to both the gravity of the community's needs as well as the limitation of resources available. With the high likelihood of a massive increase in homelessness, due to job and income instability, and a lack of leadership on the federal level, I urge you to ensure that critical funding for rental assistance, housing supports, and shelter needs, stays just that, a critical and important funding source to build security for those impacted by housing instability.

So many Oregonians are depending on the Legislature to provide basic supports and resources when it comes to strengthening the state's overall wellness. I appreciate your diligence in holding this open listening session. I am counting on your support to ensure that no cuts are made to current housing services funds, and, when possible, invest even more in housing services.

Thank you so much for your time and consideration on this matter.

Respectfully,

Caitlyn Kennedy Young | Rent Well Program Administrator
Transition Projects

from homelessness to housing



*Housing Oregon
Board members:*

July 25, 2020

*Sheila Stiley,
Board chair – NW
Coastal Housing*

Co-Chair Senator Arnie Roblan
Co-Chair Representative Mark Meeks
Ways and Means Transportation and Economic Development
Subcommittee
900 Court St NE, Room H-178
Salem OR 97301

*Diane Linn,
Vice-chair - Proud
Ground*

*Travis Phillips,
Secretary –
Catholic Charities
of Oregon*

Dear co-chairs Roblan and Meeks and members of the committee:

*Trell Anderson,
Treasurer –NW
Housing
Alternatives*

I am providing testimony on budget proposals for the Department of Housing and Community Services for the upcoming Special Session in response to economic challenges due to the COVID-19 pandemic.

*Rachael Duke -
Community
Partners for
Affordable Housing*

Housing Oregon thanks Legislative leadership for recognizing the importance of housing stability, especially for Oregon's low-income communities and communities of color, by prioritizing preservation of housing programs in their framework approach to cuts funded by the 2019-21 general fund budget. This includes holding harmless Emergency Housing Assistance, State Homeless Assistance programs, and funding for affordable housing preservation, multifamily housing development and foreclosure prevention counseling services.

*Ernesto Fonseca -
Hacienda CDC*

*Nkenge Harmon
Johnson – Urban
League of Portland*

Housing Oregon is a membership-based statewide association of affordable housing Community Development Corporations (CDCs) committed to serving and supporting low-income Oregonians across the housing needs spectrum – from homeless to homeowner. We are working towards a day when every Oregonian has a safe and healthy place to call home.

*Sean Hubert-
Central City
Concern*

*Richard Morrow –
Columbia Cascade
Housing Corp.*

We take this opportunity to advocate for the following OHCS funded programs that are at threat of cuts.

*Arielle Reid –
NeighborWorks
Umpqua*

*Lisa Rogers –
CASA of Oregon*

Housing Preservation and Manufactured Housing

Since 2007, OHCS has used dedicated General Fund and lottery backed bonds to preserve 300 properties including some 14,000 homes. This has included about 25 manufactured housing communities, about 1/3 of them in rural communities. The Network for Oregon Affordable

Housing (NOAH), a Housing Oregon member, has identified 1,000's of units, in some 130 projects, still at risk due to deterioration, requiring planned preservation work and/or facing GAP financing challenges.

Due to the coronavirus pandemic and drop in lottery revenue, the State Treasurer has indicated there will be no planned sale in 2021 of \$25 million in lottery backed bonds for preserving existing affordable housing that was funded in the 2019 session. As the saying goes, an ounce of prevention is worth a pound of cure. We urge the Legislature to support preservation of these funds as a wise investment to continue housing stability for the families and communities they serve.

Individual Development Accounts (IDA)

The IDA program is an indispensable matched savings program addressing wealth inequities for low-income communities and communities of color across Oregon that have only been further widened as a result of the economic challenges brought on by COVID-19. These communities are at even greater risk now because they were at greater risk before the pandemic.

We support Neighborhood Partnership's advocacy for \$8.2 million to fund the IDA Initiative through June 2021 through use of underutilized state tax credits (ORS 315.271) budgeted for 2019-2021.

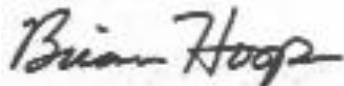
Homeownership – Housing Accelerator and LIFT Programs

HB 2055 established the Greater Oregon Housing Accelerator program, which aims to increase the supply of homes in local communities by forming incentive-driven, public-private solutions between employers, communities, developers and the State of Oregon. Likewise, the LIFT program is one of the few funding opportunities for the development of new inventory of homes for ownership in Oregon that are accessible to low-income families, especially communities of color that face significantly lower homeownership rates in our state.

Please support the Governor and OHCS leadership funding requests for the Housing Accelerator and LIFT programs. OHCS is requesting additional FTE, which is needed to effectively manage these programs as staffing challenges do impact Housing Oregon members' ability to implement development projects funded by these programs.

Thank you for your public service to our great State of Oregon. Please feel free to contact me if you have questions at 503-475-6056 or brian@housingoregon.org.

Sincerely,



Brian Hoop
Executive Director
Housing Oregon



HOUSING ALLIANCE

July 25, 2020

Joint Ways & Means Subcommittee on Transportation and Economic Development
Oregon Legislature
900 Court Street NE
Salem, OR 97301

Dear Co-Chair Roblan, Co-Chair Meek, and Members of the Committee:

I am writing to you on behalf of the Oregon Housing Alliance to thank you for holding housing programs harmless as you consider current budget cuts, and to ask that you continue to hold housing programs harmless in order to prevent further housing instability during this pandemic.

Today, COVID-19 continues to negatively impact our communities, particularly for people with low incomes who may have lost work or income due to the virus.

The Oregon Housing Alliance is a coalition of ninety organizations from all parts of the state, including non-profit housing developers, residents of affordable housing, local jurisdictions, and organizations working to meet basic needs in every corner of our state. We believe that all Oregonians need a safe, stable, and affordable place to call home.

Housing stability is so critical during this pandemic. The eviction moratorium issued first by the Governor, Executive Order 20-13¹ and continued by the Legislature through HB 4213 has stopped immediate evictions for people who rent their homes. In addition, a federal foreclosure moratorium² is providing protection to some (approximately 70%) Oregonians who may be unable to pay their mortgage during this time. These early actions were key to helping keep Oregonians in their homes. In addition, the resources dedicated to provide rental assistance have been critical for Oregonians.

With over 461,000 Oregonians and counting³ having filed for unemployment, we know rent or mortgage payments are a primary concern for many households. Recent data from the Census, through the Pulse survey shows that twenty-percent of Oregon renters have no or only slight confidence in being able to pay next month's rent⁴. 22% of Oregon renters indicate they've used credit cards over the last seven days to pay for basic necessities, and 33% report using savings or selling assets to pay for basic necessities.⁵

¹ https://www.oregon.gov/gov/admin/Pages/eo_20-13.aspx

² <https://www.nhlp.org/wp-content/uploads/2020.04.10-NHLP-Homeowner-Relief-Info-Sheet-Update2.pdf>

³ <https://www.oregonlive.com/business/2020/06/oregons-new-employment-department-chief-promises-better-results-clear-communication-even-if-it-takes-calling-in-the-national-guard.html>

⁴ <https://www.census.gov/householdpulsedata>

⁵ <https://www.census.gov/householdpulsedata>

Prior to the COVID-19 pandemic, one of every two households with a low income was considered cost burdened, meaning they were paying too much of their income towards rent to leave enough money left over for food, medicine, and other basic needs.

The resources included in the 2019 Legislatively Adopted Budget for Oregon Housing and Community Services will continue to advance housing stability, particularly during this pandemic:

- Resources for emergency rent assistance and shelter through the Emergency Housing Account and State Homeless Assistance Program remain particularly critical during this time. These funds were insufficient to meet the need prior to the pandemic, and we must maintain every available dollar for rent assistance to prevent a coming wave of evictions;
- Resources to provide foreclosure counseling will be critical as the amount of defaults and late mortgage payments continues to grow exponentially. Foreclosure counselors can help homeowners explore their options and access the available protections under the CARES Act or HB 4204, passed during the special session.
- Resources to continue to maintain and preserve manufactured housing options in our communities. HB 2896 provided resources to preserve manufactured home parks and to replace aging homes. Compared to all Oregon homeowners, owners of manufactured homes are more likely to be over the age of 65, receive SNAP benefits, and have lower median incomes. Preserving the affordability of manufactured home communities will help support the stability of people with low incomes, especially seniors, people with disabilities, and families.

We also want to mention the cancellation of lottery bond sales by the Treasurer. While we understand the reasoning, we hope the Legislature will consider potentially revising the allocation of lottery bonds and prioritizing critical projects, such as housing stability. With the \$25 million in lottery bonds allocated by the 2017 Legislature, Oregon Housing and Community Services was able to preserve 21 projects with expiring contracts at risk of conversion to market rate housing, which meant that 840 households no longer had to worry about displacement or eviction. Preserving existing housing is so important at this time when we can ill afford to lose any affordable home.

Lastly, we urge the Committee to consider the request to convert \$8.2 million in the Oregon Individual Development Account (IDA) Initiative tax credit, authorized under ORS 315.271, to general fund dollars, and support households with low incomes. The IDA Initiative is a powerful tool that provides hope for a better future, and can help stabilize families during the crisis.

Thank you very much for your time, and for your service to our state during these challenging times.

Sincerely,



Alison McIntosh
On Behalf of the Oregon Housing Alliance

Housing Alliance Members

1000 Friends of Oregon
211info
Aging in the Gorge
Benton Habitat for Humanity
Bienestar
Bradley Angle
BRIDGE Housing
Business for a Better Portland
CASA of Oregon
Chrisman Development
Central City Concern
Children First for Oregon
Church Women United of Lane County
City of Beaverton
City of Eugene
City of Forest Grove
City of Hillsboro
City of Portland
City of Tigard
Clackamas County
Coalition of Community Health Clinics
Coalition of Housing Advocates
College Housing Northwest
Community Action Partnership of Oregon
Community Action Team
Community Alliance of Tenants
Community Development Partners
Community Housing Fund
Community Partners for Affordable Housing
Community Vision
Cornerstone Community Housing
DevNW
Ecumenical Ministries of Oregon
Enhabit
Enterprise Community Partners
Fair Housing Council of Oregon
Farmworker Housing Development Corp.
FOOD for Lane County
Habitat for Humanity of Oregon
Habitat for Humanity Portland/Metro East
Hacienda CDC
Housing Authorities of Oregon
Housing Authority of Clackamas County
Housing Development Center
Housing Oregon
Human Solutions
Immigrant & Refugee Community Organization
Impact Northwest
Innovative Housing, Inc.
Interfaith Alliance on Poverty
JOIN
Lane County Health and Human Services
League of Oregon Cities
League of Women Voters of Oregon
Lincoln County
Looking Glass Community Services
Mainstream Housing Inc.
Metro
Mid-Columbia Housing Authority
NAYA Family Center
Neighborhood Partnerships
NeighborImpact
NeighborWorks Umpqua
Network for Oregon Affordable Housing
Northwest Housing Alternatives
Northwest Pilot Project
Oregon AFSCME Council 75
Oregon Coalition of Christian Voices
Oregon Center for Public Policy
Oregon Coalition on Housing & Homelessness
Oregon Council on Developmental Disabilities
Oregon Food Bank
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives
Portland Homeless Family Solutions
Proud Ground
Raphael House
REACH CDC
Residents Organizing for Change (ROC) Oregon
Rogue Action Center
Rose CDC
St. Francis Shelter
St. Vincent de Paul of Lane County, Inc.
ShelterCare
Sisters Habitat for Humanity
Sponsors, Inc.
SquareOne Villages

Street Roots
Think Real Estate
Transition Projects
Washington County
Welcome Home Coalition

To the Chair, Vice-Chair and members of the Transportation and Economic Development Committee

—

Thank you for your time today and for listening to the needs of this incredibly important program – The Oregon Individual Development Account (IDA) Initiative.

The Oregon IDA Initiative has been a recognized program for over 20 years at reducing poverty and providing necessary assets to lower-income Oregonians. This is accomplished through match savings, robust financial literacy, and strong mentorship and advice. This program has also proven time and again to have bi-partisan support, and has continued to this day to be at the forefront of asset building programs nation-wide – we are the standard which others emulate!

My Education IDA Program in Southern Oregon has helped hundreds of kids and families save for an education beyond high school, and this has had direct impacts on the state as a whole – higher earnings mean higher tax revenues. I have also had help with this program personally, qualifying for a Home Repair IDA which allowed me to make much needed repairs to my home – not only increasing the value of my house, but of those nearby as well.

That being said, this program is in need of some significant help. Due to changes with the federal IRS code, the tax-credit funding mechanism for this program has taken a massive hit and it is currently in jeopardy. As an example, in a normal year, I have enough funding to help approximately 100 families. This year I can assist about 15 – a massive, massive reduction in the ability to support my fellow citizens. We need help!

We are asking for \$8.2 million in General Funds Allocation in order to make our state-wide program whole for the current grant year. This would allow the Oregon IDA Initiative to help approximately 1200 families save for a better future and gain a tangible asset. This amount would also allow us to support the roughly 3500 accounts currently being used as Individual Development Accounts in every corner of Oregon.

We really feel these IDAs are a vital part of the recovery from COVID and high unemployment rates in our great State. Not only can these accounts help families weather hard financial times, but it gives them hope for a better future. Thank you for your time, patience, and dedication to Oregon. Without public servants such as you, programs like mine would not exist. Thanks again for your consideration.

Sincerely,

Frank Boothby

IDA Program Manager for College Dreams

IDA Home Repair participant from Neighborworks Umpqua

Grants Pass, OR



July 23, 2020

Ways and Means Transportation and
Economic Development Subcommittee
Via email: jwmtr.exhibits@oregonlegislature.gov

Dear Co-Chair Roblan, Co-Chair Meek and Members of the Committee:

Thank you for your leadership during these very challenging times.

We are writing to ask for your continued support of Individual Development Accounts (IDA's) in the upcoming special session.

As you know, IDA's are a critical tool used by individuals and families throughout the state to save for a better future. At Hacienda CDC, we facilitate IDA's for entrepreneurs working to start or grow their businesses and for prospective homeowners working to save for a downpayment. Both are important ways for individuals to access opportunity for themselves and their families. While clients participate in IDA's with Hacienda, they also take financial fitness and asset-specific classes, which provide them with the information and tools when making financial decisions.

We are asking you to allocate \$8.2 million to fund the IDA Initiative through June 30, 2021. This allocation will allow 1,200 families or individuals from every corner of the state to begin saving for the future, and assist the 3,500 people who are currently saving in an IDA. This request could be funded through the use of unutilized tax expenditures authorized in ORS 315.271 and budgeted for in 2019 and 2020.

We appreciate the swift action by the Legislature just a few short weeks ago to address statutory changes to IDA's necessary to aid during COVID-19. Now, we need to make sure the IDA program has the funds it needs in this biennium to support individuals and families as they recover from the financial impacts of the pandemic. Entrepreneurs, for example, have a tough road ahead. Already, three entrepreneurs we work with were able to use their IDA savings (totaling over \$34,000) for working capital for their business.

We encourage you to prioritize this request as it will help meet urgent and immediate needs as well as support an equitable recovery from this pandemic.

Thank you for your support and consideration,



Ernesto Fonseca, PhD
CEO, Hacienda CDC



We build strength, stability, self-reliance and shelter.

July 24, 2020

Attn: Ways and Means Transportation and Economic Development Subcommittee

Dear Co-Chair Roblan, Co-Chair Meek and Members of the Committee:

My name is Shannon Vilhauer, and I am the Executive Director of Habitat for Humanity of Oregon. On behalf of our Board of Directors and the 26 local Habitat for Humanity affiliates we serve, I am writing to share our strong support for the Oregon Individual Development Account (IDA) Initiative. Please fund \$8.2 million through unutilized tax expenditures, authorized in ORS 315.271, to sustain this key program.

Critically, 34% of Oregonians with IDA savings use this program to help pay for the down payment on their first home purchase. Homeownership is an incredible wealth building opportunity for households of modest means. We know that through policies like redlining and disparate access to credit, people of color have not had fair access to homeownership opportunities in the United States. Over decades, this disparate access has resulted in a well-documented racial wealth gap.

For 30% of U.S. households, their home is their only source of wealth. Prosperity Now conducted a study in 2016 on families who earn the median income in their communities. For renter households at this income level, their net worth was \$5,200. Homeowners at the same income level had achieved \$200,000 in household wealth.

The recent COVID-19 pandemic has highlighted the need for enhanced housing stability for all Oregonians. With unprecedentedly low interest rates, some Oregon households may have a unique opportunity to access first-time homeownership over the next two years. In addition, as we saw first-hand in 2007-2009, IDA savers with access to financial literacy training have a much greater likelihood of accessing relief programs. Please preserve this critical asset building resource for Oregonians.

On behalf of the Board of Directors of Habitat for Humanity of Oregon and the 26 Habitat for Humanity affiliates we serve, thank you for your service. We appreciate that many challenging decisions lie before each of us in the coming months and commit to working together at the local, state and national levels to alleviate potential harms. We will rally with you, the homeowners and communities we serve in mutual support and care.

Thank you for your dedication and sheer hard work,

A handwritten signature in blue ink that reads "Shannon M. Vilhauer".

Shannon M. Vilhauer, Executive Director

*This letter serves as your receipt. No goods or services were received in consideration of this donation.
Habitat for Humanity of Oregon is a 501(c)3 nonprofit organization. Our IRS Tax ID number is 93-1180321.*



Native American Youth and Family Center

5135 NE Columbia Blvd, Portland, OR 97218 | p 503.288.8177 | f 503.288.1260 | nayapdx.org

July 24, 2020

To: Joint Interim Committee on Ways and Means Subcommittee on Transportation and Economic Development

RE: Individual Development Accounts

Dear Co-Chair Roblan, Co-Chair Meek, and Members of the Subcommittee on Transportation and Economic Development,

My name is Miranda Mishan and I serve as the Community Development Policy Coordinator at the Native American Youth and Family Center (NAYA) in Portland. NAYA is a wraparound agency, serving roughly 2,000 individuals and impacting the lives of over 10,000 individuals throughout the region each year. We have services for youth of all ages and a wide array of family services. Additionally, NAYA offers a range of education, health, housing, economic development, and community support programs. Thank you for the opportunity to share with you the importance of Individual Development Accounts (IDAs), and the need for a budget allocation of at least \$8.2 million during the second special session.

IDAs are an asset building program that allow individuals in our community to build wealth and develop financial skills they otherwise would not have access to. In light of COVID-19, these financial skills are more important than ever. We know that COVID-19 is impacting the communities we serve at a disproportionate rate. This means low income communities and communities of color, communities that already face great risks. Data shows that IDAs are a crucial tool in supporting these communities and IDA savers can avoid falling behind financially during this crisis, and even move forward as we enter an economic recovery.

As we enter this economic recovery, we need to maximize already existing tools that we know work for vulnerable communities. The IDA is already in place and ready to move resources to people, but we need action to fund the initiative through June 30, 2021. I am here today to ask for at least \$8.2 million funding allocation for the Oregon IDA Initiative. With this funding the Oregon IDA Initiative will be able to accept about 1,200 new savers into our program, and help families and individuals start to save for a better future. With partners such as NAYA, the IDA initiative will bring more low-income and BIPOC Oregonians along as our state recovers from the financial impacts of COVID-19.

Thank you for your time.



Native American Youth and Family Center

5135 NE Columbia Blvd, Portland, OR 97218 | p 503.288.8177 | f 503.288.1260 | nayapdx.org

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Miranda Mishan
Community Development Policy Coordinator
Native American Youth & Family Center

Ways and Means Transportation and Economic Development Subcommittee
900 Court Street NE
Salem, OR 97301

July 24, 2020

Co-Chair Roblan, Co-Chair Meek, and Members of the Committee:

My name is Carlos David Garcia, and I am Director of Economic Opportunity at Neighborhood Partnerships. Neighborhood Partnerships (NP) is a statewide non-profit organization whose mission is to help create a better Oregon, one in which we all have access to opportunity, stability, and what we need to thrive. For us, this begins with the basic human needs of having a stable and secure place to call home and financial well-being.

NP has the privilege to serve as contract administrator for the Oregon Individual Development Account Initiative (or IDAs) on behalf of the State. IDAs help build hope by creating stronger financial futures for Oregon individuals and families living on low incomes. By providing matched savings opportunities, information about financial systems, and coaching that meets people where they are at, IDAs help savers reach their financial goals and build assets. It's this asset accumulation that builds financial resiliency and provides our savers the security and space they need to look ahead, to plan for the future, and to reach their full potential. Savers buy homes, start businesses, go to trade school or college, or meet another financial goal that helps set them on a more stable financial footing. The Oregon IDA Initiative has:

- Helped more than 15,000 Oregon residents save in an IDA
- IDAs have been opened in 35 of Oregon's 36 counties
- Collectively IDA participants have saved more than \$28 million
- All participants are provided financial education and support to build their financial capability and successfully reach their goals
- \$47 million in matching funds have been distributed to approximately 9,000 savers for asset investments.
- More than 3,500 people are currently saving

We know that COVID-19 is having profound financial impacts on families across the state and on the economy overall. With businesses shuttered, record unemployment, and inadequate systems to meet basic needs of food, shelter, and resources to purchase other basics, individuals and families are suffering. We have also seen the inequitable impact that the COVID-19 crisis is having on low-income communities and communities of color. These communities are at a greater risk now because they were at a greater risk before. Prior to the pandemic, the liquid asset poverty rate—meaning does a family have enough in savings to live at the poverty level for three months if there is a disruption in income—[was 34% for White households and a staggering 60% for households of color in Oregon](#). Moreover, one-third of U.S. families had no savings at all, and four in 10 adults would either not be able to cover an unexpected expense of

\$400 or would cover it by selling something or borrowing money. This was our “normal,” not because families were not working or were not working hard enough but because of low wages, rising costs of living and rampant institutional, structural and systemic racism in all aspects of U.S. society. With both the death toll and unemployment increasing, these figures will inevitably rise, leaving those who were already vulnerable and exploited to bear the brunt of this crisis.

Oregon needs to implement solutions now that meet the needs of communities of color and low-income families. Solutions must both provide the means to stabilize their financial lives during the crisis and set them up to thrive thereafter. The success of any relief measure will be determined by how well it accomplishes these two objectives.

The State has a tool that helps to accomplish both objectives, IDAs. IDAs are in place now and are ready to move resources to people. IDAs are and will be a critical tool to help meet urgent needs of individuals who are struggling to build financial resiliency, and to help communities rebuild after the negative economic impacts associated with the COVID-19 pandemic. [Our data shows](#) that IDAs serve Oregonians who will be hardest hit by the financial hardships that the spread of COVID-19 will create. The IDA Initiative works through a network of community based partners and serves Oregonians in all parts of the state. Our community based providers reach economically vulnerable Oregonians living on very low incomes, that are both urban and rural, and from communities of color. IDAs both provide the means to stabilize financial lives during the crisis and set people up to thrive.

Because of changes in federal tax law and IRS code that affect state tax credits like the one that funds the IDA Initiative, the Initiative is facing significant funding shortfalls which is threatening the ability of partners to serve their communities. We need budgetary action in 2020 to keep the IDA Initiative working in Oregon. We must continue to strengthen families and communities and invest in the long term financial security of people with lower incomes.

We are asking for at least **\$8.2 million** to fund the Initiative through June 30, 2021. This could be funded through use of unutilized tax expenditures authorized in ORS 315.271 and budgeted for in 2019 and 2020. \$2.1 million was unutilized in 2019, and \$6.1 million is unutilized in 2020. These funds are necessary to keep our program stabilized through the current biennium and will allow approximately 1200 household from every corner of the state to begin saving for a better future. It will also help to support the more than 3,500 people currently saving in the program. Additionally, during the last special session the Legislature passed HB 4212 which included several provisions to support IDA savers to be able to access their savings, without penalties, and to meet emergency needs. We are thankful to the Legislature for adding this flexibility to better respond to the needs in our communities during the pandemic and in the period of economic upheaval and recovery that will follow. But funding is needed to support this critical work.

Especially in this time of financial upheaval, centering those most financially impacted and funding solutions to support them is essential. We urge you to support this budget reallocation to IDAs.

Thank you for your service to Oregon.

A handwritten signature in black ink, appearing to read 'CDG' with a horizontal line extending from the end.

Carlos David Garcia
Director of Economic Opportunity, Neighborhood Partnerships

What are IDAs?

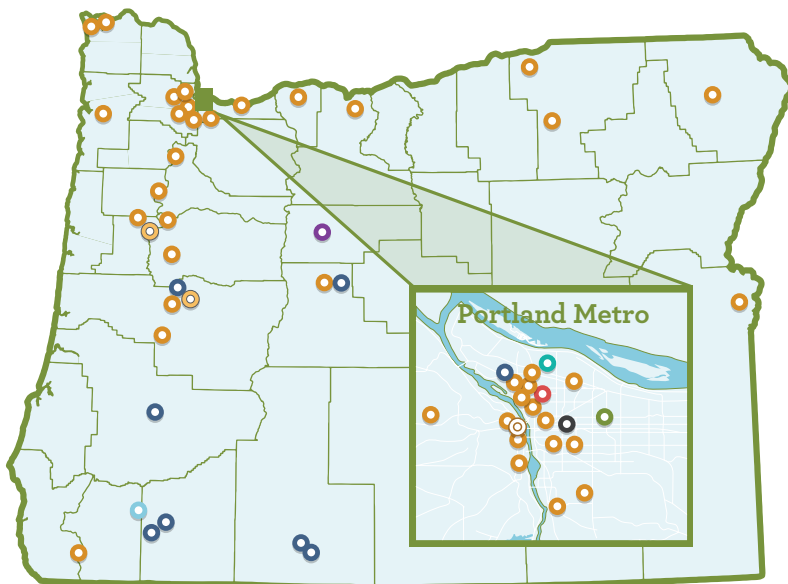


Individual Development Accounts, or IDAs, are matched savings accounts that change the financial futures of qualifying Oregonians with lower incomes. Participants build financial skills such as budgeting and saving while they save towards a defined goal, and for every dollar they save the Initiative typically matches three dollars.

- ▶ **More than 15,000 Oregon residents have saved in IDAs**
- ▶ **IDAs have been opened in 35 of Oregon's 36 counties**
- ▶ **Collectively, IDA participants have saved more than \$28 million**
- ▶ **All participants are provided financial education and support to build their financial capability and successfully reach their goals**
- ▶ **\$47 million in matching funds have been distributed to approximately 9,000 savers for asset investments**
- ▶ **More than 3,500 people are currently saving**

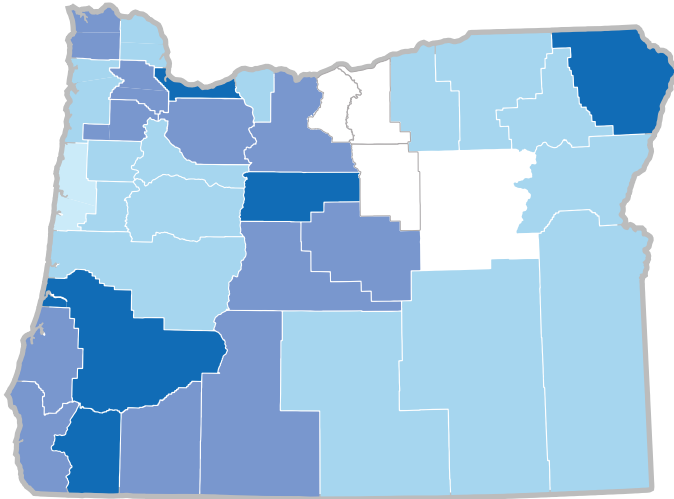


IDA Provider Map



- College Dreams
- CASA of Oregon network (Community and Shelter Assistance Corp)
- DevNW
- Immigrant and Refugee Community Organization
- Mercy Corps Northwest
- Micro Enterprise Services of Oregon
- The Native American Youth and Family Center
- NeighborWorks Umpqua Network
- Portland Housing Center
- Warm Springs Community Action Team

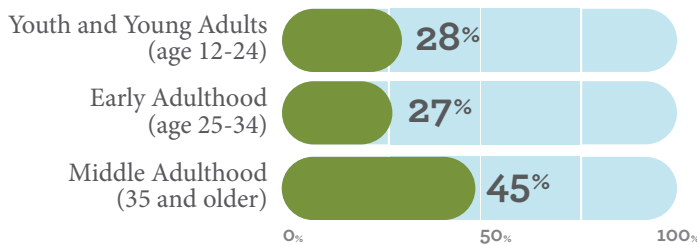
2018-2019 Program Year Participant Information



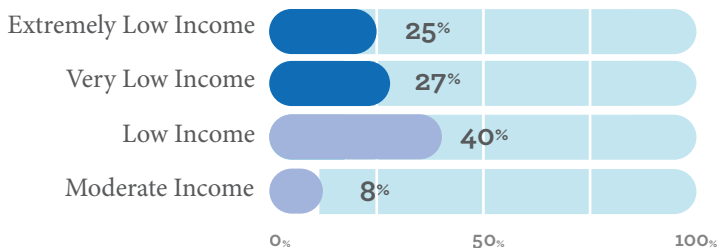
IDA savers come from all regions of Oregon.

- 5 or more IDAs per 1000 residents living on low incomes
- 3-4 IDAs per 1000 residents living on low incomes
- 1-2 IDAs per 1000 residents living on low incomes
- Less than 1 IDA per 1000 residents living on low incomes
- 0 IDAs opened in the last three years

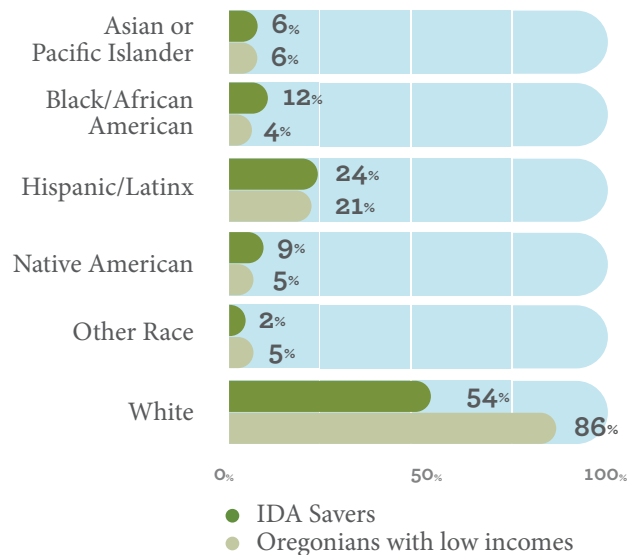
IDA savers are all ages.



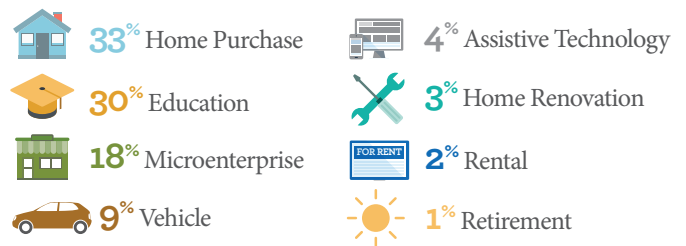
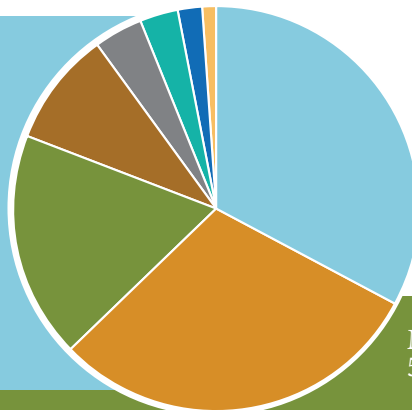
Most savers are living on extremely low or very low household incomes (less than 50% of the area median income).



Oregon's communities of color are reached by the IDA Initiative.



IDA participants plan and save for asset-building goals.



Managed by Neighborhood Partnerships, the 30-year-old, 501(c)(3) nonprofit partner of the State of Oregon.

Contact: Janet Byrd, (503) 516-4698,
jbyrd@neighborhoodpartnerships.org

Neighborhood
Partnerships