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Task Force Addressing Racial Disparities in Home Ownership Proposed Work Group & Focus Area Organization

[Work group meeting materials and recordings](#)

Funding and Organizational Work Group - Focus Area #1

Area of Work	Components/Outcomes	Information/Data Needs
Individual Development Accounts	<ul style="list-style-type: none">Secure ongoing funding stream (vs. biennial funding) to allow continuity for agenciesExpand short- and long-track IDA to help homeownership developers pair with Oregon bonds	<p>Understanding of state funding model and how allocations have evolved</p> <p>Data on non-citizen participation in IDAs (Neighborhood Partnerships)</p>
Down Payment Assistance	<ul style="list-style-type: none">Ensure DPA funding is in alignment with community need	<p>Who is receiving DPA and using it successfully? What is the home cost on average? Where are they buying?</p> <p>Understand DPA eligibility requirements: restrictions on use of DPA for ITIN borrowers; what is definition of First-time Homebuyer?</p> <p>Understand how DPA amounts are determined (e.g. up to \$90,000); what conditions trigger layering of DPA sources?</p> <p>Correlate gap in interest rates/homebuying with current DPA assistance</p> <p>How does OHCS's flex program address rising interest rates?</p>
Homeownership Organization Funding/Capacity	<ul style="list-style-type: none">Address rigorous certification barriers and pay gap which limits homeownership centers' ability to hire and retain qualified counselors from communities of color/multilingual communities	<p>Further survey/input from homeownership centers on staffing/funding challenges?</p> <p>What can be done at state level to streamline requirements or administrative barriers for</p>

DRAFT

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	<ul style="list-style-type: none"> • Reduce “red tape” -- maintaining oversight without overburdening homeownership service providers • Assess opportunities/barriers in supporting Tribal communities in realizing homeownership 	<p>homeownership orgs – related to hiring or distributing services?</p> <p>Meaningful engagement with Tribes – contacts/outreach?</p>
Education/Financial Literacy	<ul style="list-style-type: none"> • Training program/curriculum for potential low-income homebuyers that is culturally accessible • Trainings, support and educational materials available in multiple languages (responsibility falls to both nonprofits and banks/financial institutions) 	<p>2019 Research – examples of curriculum components</p> <p>OHCS funding for curriculum or technical assistance resources?</p>

Institutional and Regulatory Work Group - Focus Area #2

Area of Work	Components/Outcomes	Information/Data Needs
Institutional Accountability	<ul style="list-style-type: none"> • Methods of and tracking to ensure financial and other institutions are responsible to and serving historically excluded communities of color, including: <ul style="list-style-type: none"> ○ Staff and materials in other languages to assist customers. ○ How many loans or other service measures to communities of color. ○ Culturally competent workforce and an inclusive environment; ○ Financial institution support for customers, including how institutions do foreclosure and other processes related to maintaining homeownership 	<p>Bringing Oregon Bankers’ Association, Network for Oregon Affordable Housing (NOAH), and other groups to table</p> <p>BOLI and DCBS overviews of their fair housing and regulatory or consumer protection roles (next meeting and/or July 15 TF meeting)</p> <p>Whether criminal histories are a barrier to mortgage lending products.</p>

DRAFT

Area of Work	Components/Outcomes	Information/Data Needs
	<ul style="list-style-type: none"> ○ Accountability mechanisms for all parts of home purchase process (e.g. real estate agents, appraisals) • How compensation plays into professionals' biases, beliefs about serving certain customers (e.g. financial literacy barriers), and incentives for working with clients using certain programs • Employment practices, including recruiting and training, that allow for and support more BIPOC individuals in lending 	
Regulatory Measures	<ul style="list-style-type: none"> • Enforcement and awareness of fair housing laws • Restricting resale/foreclosure/defaults to investor groups and designated for nonprofits and low-income family ownership • Commercial lending to developers and its connection to housing affordability • Focus on institutional and regulatory changes we can make in Oregon versus federal changes • Prioritizing regulatory measures with the broadest impact on BIPOC homeowners/communities 	<p>Background about Home Mortgage Disclosure Act (HMDA) and current HMDA data</p> <p>BOLI and DCBS overviews of their fair housing and regulatory or consumer protection roles (June 29 mtg and/or July 15 TF meeting)</p> <p>Data on investor purchases of resale/foreclosure properties and the number of transactions and profits for commercial purchases of homes.</p>
Accountability for Outcomes	<ul style="list-style-type: none"> • Outcome measures • HMDA data usage (e.g. dashboard that shares information and sheds light on situation) • Community Reinvestment Act (CRA) effectiveness and accountability; state-level CRA that fixes what's wrong with federal CRA • Track ripple effects of homeownership benefits (graduation, health, tax collections) • Mighty – platform that assesses bank and credit union effectiveness/alignment with community 	<p>Background about Home Mortgage Disclosure Act (HMDA) and current HMDA data</p> <p>BOLI and DCBS overviews of their fair housing and regulatory or consumer protection roles (June 29 and/or July 15 TF meeting)</p> <p>CRA effectiveness issues</p> <p>Mighty platform</p> <p>New Market Tax Credit programs, do they benefit the community or structured to assist</p>

DRAFT

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	investment - similar dashboard as an accountability tool?	lender in obtaining CRA credit? (Local example – Heritage Bank CDE)
Financial services or mortgage products	<ul style="list-style-type: none"> Financial services or mortgage products to assist underserved/under-resourced communities Increasing services or creating pilot programs for financial assistance, building credit, getting mortgage reading, or providing lending products for Individual Taxpayer Identification Number (ITIN) holders through financial institutions or nonprofit organizations; Address financial security/mortgage readiness of ITIN filers - e.g. more inclusive underwriting Other nontraditional lending products (e.g. no interest loans for religious purposes) Manufactured home replacement program - develop more/sufficient loan/alternative products for manufactured housing Prioritizing communities that have been denied access to opportunity (Special purpose credit programs) 	<p>ITIN lending requirements</p> <p>List of financial institutions and current offerings</p> <p>Financial services experts to discuss existing federal or state barriers/limitations on ITIN lending</p> <p>Special Purpose Credit Programs - are Oregon lenders leveraging this to the fullest extent?</p> <p>HUD Section 184 Indian Home Loan Guarantee Program</p> <p>Craft 3's "Reimaging Underwriting" guidelines as a useful model for mortgage lending?</p>

Models for Asset Building Work Group - Focus Area #3

Area of Work	Components/Outcomes	Information/Data Needs
Incentivizing Homeownership Development	<ul style="list-style-type: none"> Increase grant funding to subsidize land acquisition, infrastructure, and development of affordable housing models Support development of homeownership types that are responsive to diverse community needs 	<p>Hear from nonprofit development orgs and others on funding sources/challenges</p> <p>Analyze gap between need and funding for development of new housing, particularly in rural areas</p>

DRAFT

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	<ul style="list-style-type: none">• Homeownership as wealth building and identifying ways for that (e.g. additional rental units on property or commercial opportunities through multifamily development).	<p>Understand OHCS proposal for replacing LIFT funding with revolving loan financing model</p> <p>Learn about organizations developing innovative ownership/financing models and where this work can be scaled</p>
Home Purchase Models	<ul style="list-style-type: none">• Community ownership models (e.g., community land trust, manufactured homes, shared-equity homeownership) and opportunities for expansion;• Other home purchase models, including lease-to-own combined with counseling/education designed to build mortgage readiness; rent-to-own models that have addressed legal issues; the Home Start program	<p>Understanding the role government/public plays in assisting with long-term affordability and wealth-building for actual home buyer through supporting shared equity models, etc.</p> <p>Information about successful Rent-to-own models</p>