

# OHCS Homeownership Division Progress Toward Task Force Recommendations

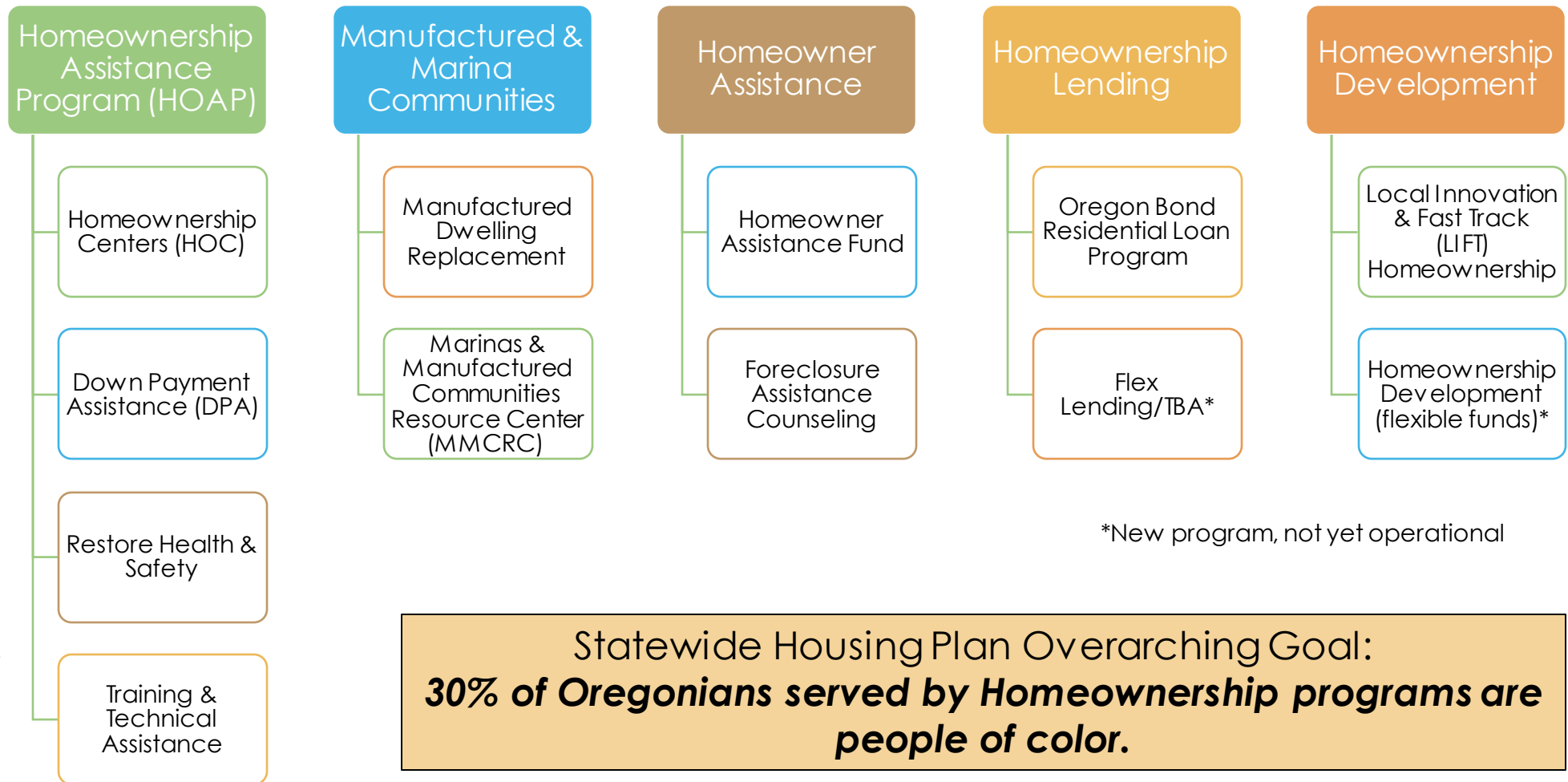
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Oregon Housing and Community Services

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# Homeownership Division Overview



## **Homeownership Division Task Force Recommendations**

- Internal Capacity: Establishing OHCS Homeownership Division
- Expanding BIPOC Access to Homeownership
- External Capacity: Support for Partners (Response to COVID)
- Down Payment Assistance
- Homeowner Assistance Fund (Response to COVID)
- State Program Goals & Standards

# Internal Capacity: Establishing OHCS Homeownership Division

As part of the 2021-2023 OHCS budget, the Homeownership Division received:

- Permanent division director and executive support specialist
- 2 FTEs to provide technical assistance and outreach to culturally specific organizations, as well as expanding language access



*Will support OHCS in addressing the Phase One Goal 1  
from the [2019 JARDHO Report](#)*

# Expanding BIPOC Access to Homeownership

*Will support  
OHCS in  
addressing  
the Phase  
One Goal 1  
& 3 from the  
[2019  
JARDHO  
Report](#)*

SB 79 (2021) expanded the use of the Homeowner Assistance Program (HOAP) to strategically increase homeownership in BIPOC communities, including expanding HOAP fund access to Tribal governments.

- OHCS has updated all offerings to ensure accessibility and prioritization of culturally responsive organizations.

\$2M (General Fund) (2021) for outreach to potential homebuyers & technical assistance (TA) to organizations working to address racial disparities in homeownership with the goal of:

- Creating a language access plan
- Developing accessible outreach materials
- Engaging new nontraditional partners that have deep roots in underserved communities



# External Capacity: Support for Partners from the 2022 Session

\$14M (General Fund), 2022 Session – to support homeownership partners through funding for:

- Operational support and capacity
- Technology and software needs
- Pandemic-related needs and expenses
- Expansion to unserved or underserved populations
- Request for applications (RFA) in development



*Will support OHCS in addressing the  
Phase One Goal 1 from the [2019  
JARDHO Report](#)*

\$1M (General Fund), 2022 Session – divided between:

- Counseling for manufactured home owners utilizing OHCS' manufactured home replacement program (\$250k)
- One-time capacity building support for dispute resolution centers (\$750k)
  - RFA and grant agreements are in development.

# Home-ownership Centers (HOCs)

HOCs in bold are culturally specific organizations (CSOs).



Homeownership Center	Service Area
ACCESS	Josephine, Jackson
<b>African American Alliance for Homeownership</b>	Clackamas, Multnomah, Washington
<b>Bienestar</b>	Washington
Columbia Cascade Housing Corporation	Hood River, Sherman, Wasco
Community Action Program of East Central Oregon	Gilliam, Morrow, Umatilla, Wheeler
Community Connection of Northeast Oregon	Baker, Grant, Union, Wallowa
Community in Action	Harney, Malheur
DevNW	Benton, Clackamas, Lane, Linn, Marion, Polk
<b>Hacienda Community Development Corporation</b>	Clackamas, Multnomah, Washington
Klamath Housing Authority	Klamath
<b>Native American Youth &amp; Family Center</b>	Clackamas, Multnomah, Washington
NeighborImpact	Crook, Deschutes, Jefferson
NeighborWorks Umpqua	Coos, Douglas
Open Door Housing Works	Clatsop, Columbia, Tillamook, Washington, Yamhill
<b>Portland Community Reinvestment Initiatives</b>	Multnomah

# Down Payment Assistance: Former Structure

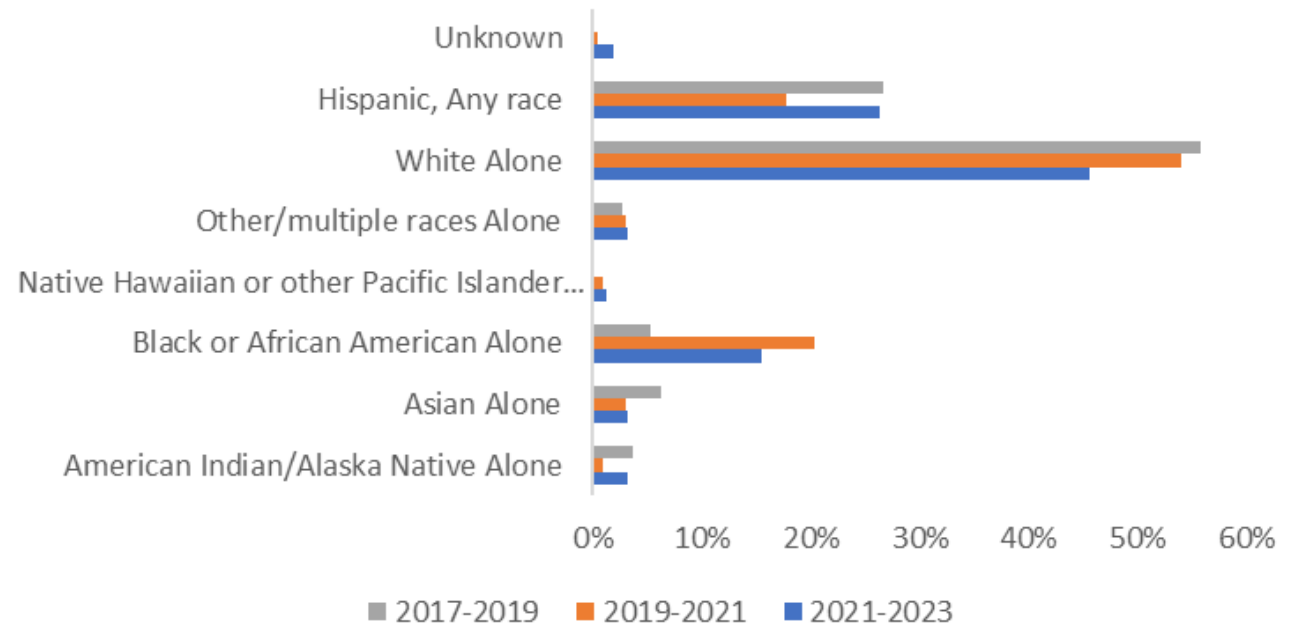
## Former Structure

- \$15,000 maximum per household (averaging \$14,652 per household)
- Loan or grant awarded by organization
- Pre-purchase education required within 18 months of purchase
- 1 counseling session prior to purchase
- Qualified mortgage
- Income eligible and first-time homebuyer

Biennium*	Total homebuyers served
2021-2023	156
2019-2021	237
2017-2019	192
<i>Total</i>	585

45 Veterans Served

## Race of Homebuyers Served by Biennium



\*Oregon's biennium starts on July 1 and ends on June 30 of odd-numbered years.



# Down Payment Assistance (DPA)

\$20M (General Fund), 2021 Session – DPA funds to reduce barriers to homeownership with \$10M to be paired with existing OHCS lending products and \$10M to be distributed through culturally responsive organizations

- Anticipate serving ~600 homebuyers
- We created a new RFA for deployment of \$28,550,000 in DPA. RFA is under review by procurement and estimated to be released in August.\*

*Will support OHCS in addressing the Phase One Goal 4 from the [2019 JARDHO Report](#)*



\*This RFA uses a combination of funding sources including: HOAP General, HOAP Veterans, Construction Excise Tax and funds for culturally responsive organizations.

# Down Payment Assistance: New Framework

Increase in DPA limits for focus populations, with amounts ranging from \$30K to \$90K

Organizations can apply for up to \$500,000 in HOAP funding and \$750,000 in **culturally responsive** funding.

Homebuyer **payment** structure:

- DPA at or less than \$10,000 can be offered as a grant or loan
- DPA greater than \$10,000 will be offered as a **five-year** forgivable loan.
- Homeowner Assistance Program (HOAP) funds and Construction Excise Tax (CET) funds can be combined for a higher DPA for eligible homebuyers. Combined funds have a 10-year forgivable loan term.
- All **culturally responsive** funds must be offered as a grant.

Updated definitions:

- Veteran family includes spouse of deceased veteran.
- Adopted **federal** definition of first-generation homebuyer (and allows for self-attestation)

# Down Payment Assistance: Focus Populations

## First-Generation Homebuyer

- **\$60,000 maximum** per household or 20% of purchase price, whichever is less
- 100% forgivable after **five** years owner occupancy
- Pre-purchase education within 24 months of purchase
- 2 **counseling sessions** prior to purchase
- 1 post-purchase counseling session within **six** months of purchase
- Qualified **mortgage**

## First-Time Homebuyer

- **\$30,000 maximum** per household or 20% of purchase price, whichever is less
- 100% forgivable after **five** years owner occupancy
- Pre-purchase education within 24 months of purchase
- 2 **counseling sessions** prior to purchase
- 1 post-purchase counseling session within **six** months of purchase
- Qualified **mortgage**

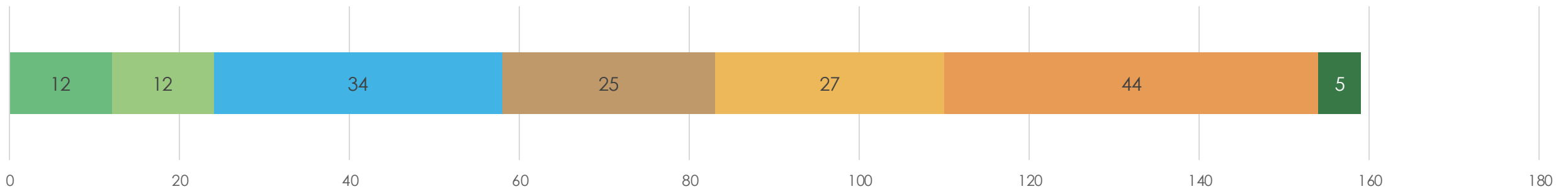
## Veterans Build Your Future

- **\$30,000 maximum** reserved for purchase per **veteran** household
- **\$10,000 reserved** after 12 months of ongoing coaching/counseling, up to 36 months
- 100% forgivable after **five** years owner occupancy
- Financial **literacy** and/or **pre-purchase** counseling with **counselor** contact every 90-120 days during each 12-month period
- Pre-purchase education required within 24 months of purchase
- 1 post-purchase counseling session within **six** months of purchase
- Qualified **mortgage**

# Homeowner Assistance Fund (HAF)

\$90.9M (American Rescue Plan Act funds) for the Homeowner Assistance Fund (HAF) to provide mortgage assistance to Oregonians most at risk of foreclosure

Applications Received by Status



Funded

Under review by servicers

In screening for phase eligibility

Denied for Eligibility

Approved (soon to be funded)

In underwriting

Withdrawn (ineligible for phase submitted)



**Phase 3 will open in June to Oregonians on fixed incomes, rural populations, those from traditionally underserved populations, people with limited English proficiency, and those recovering from natural disasters.**

# State Program Goals and Standards

Our goal is 30% of Oregonians served by Homeownership programs being people of color.

- Homeownership dashboard shows our progress toward this goal.
- Dashboard is updated quarterly.



Will support OHCS in addressing the Phase One Goal 5 from the [2019 JARDHO Report](#)

New homeowners through Homeownership Centers

2,884

People of color*	35%
White non Hispanic	62%
Chose not to respond	3%

New homeowners using the Oregon Bond Residential Loan

3,062

People of color*	24%
White non Hispanic	58%
Unknown	18%

Purchases with OHCS DPA

562

People of Color*	44%
White non Hispanic	55%
Unknown	1%

Individuals receiving homeownership counseling & education

13,258

People of color*	41%
White not Hispanic	55%
Chose not to respond	5%

# Questions?



# Contact Information

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# Key Links

## Statewide Housing Plan

- <https://www.oregon.gov/ohcs/pages/oregon-state-wide-housing-plan.aspx>

## Homeownership Division Data Dashboard

- [https://public.tableau.com/app/profile/oregon.housing.and.community.services/viz/CombinedHODashboard\\_KS/TotalsDash](https://public.tableau.com/app/profile/oregon.housing.and.community.services/viz/CombinedHODashboard_KS/TotalsDash)

## Homeownership Centers

- <https://www.oregon.gov/ohcs/pages/talk-with-a-housing-counselor.aspx>

## DPA Framework approved by HSC (pages 7-15)

- <https://www.oregon.gov/ohcs/hsc/Documents/meetings/2022/2022-FEB-04-HSC-Meeting-Packet.pdf>

## Homeowner Assistance Fund

- <https://oregonhomeownerassistance.org>