



**OREGON HOUSING *and*
COMMUNITY SERVICES**

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May 12, 2021

Representative Fahey, Chair
Representative Morgan, Vice-Chair
Representative Campos, Vice-Chair
House Committee on Housing
900 Court Street NE
Salem, OR 97301-4048

Re: Additional Information on Investments in Homeownership in the Governor's Recommended Budget Related to SB 79

Dear Chair Fahey, Vice-Chair Campos, Vice-Chair Morgan, and Members of the House Committee on Housing:

Thank you the conversation surrounding [SB 79](#), which amends the Homeownership Assistance Program (HOAP) statute to expand the use of HOAP funds to support outreach to BIPOC communities and allows Tribal Governments to administer HOAP. The bill affirms that HOAP can be used strategically to increase homeownership among BIPOC communities, and also makes a few technical fixes. Oregon Housing and Community Services recognizes the decades of discrimination has led to grave disparities in the rate of homeownership between communities of color and their white counterparts. Thank you for the engaging dialogue yesterday.

Representative Fahey asked a question about the **investments in the Governor's Recommended Budget that will advance access to homeownership in alignment with SB 79**, those investments are below:

- Policy Option Package 106 hopes to address racial disparities in homeownership with an investment of \$2.0 million in General Fund dollars to provide technical assistance and outreach to culturally specific organizations to reduce barriers among populations with a disproportionate rate of renters versus homeowners.
- Policy Package 107 invests \$10.0 million in General Fund dollars for down payment assistance paired with OHCS lending programs to address the biggest barrier to homeownership for most first-time home buyers. Down payments are large sums of money that can be unaffordable to many Oregonians, particularly for BIPOC homebuyers.
- There are two policy option packages related to constructing new homes for purchase. First, Policy Package 114 which provides the opportunity for OHCS to investigate



different funding models to build new homes for purchase, from cottage clusters to a fee simple land development model, by providing \$10 million in General Fund to finance construction of homes in various ownership models. Second, is a soft set aside from Policy Option Package 103 of \$20 million dollars in General Obligation Bonds for Local Innovation Fast Track (LIFT) Homeownership Program. Together these two packages total a \$30 million investment towards increasing the number of homes available for purchase in our communities.

SB 79 creates a strategic and targeted approach to move the needle on the pervasive disparities in homeownership. It is time to create a state where the American Dream is within reach for all. We look forward to continuing the conversation about improving the availability of homeownership to communities across Oregon this session and well into the future. Please reach out to [Nicole Stingh](#) with any questions.

Thank you for your leadership,
Emese Perfecto
Director of Homeownership, Oregon Housing and Community Services

