

Housing Alliance Homeownership Workgroup
Thursday, October 12, 10:00–11:30 PM

Attending: Brigetta Olson (WNHS), Daniel Hauser (OCPD), Lydia Slocum (HDC), Shannon Vilhauer (Habitat for Humanity of Oregon), Emily Reiman (NEDCO), Karen Saxe (NEDCO), Len Meyer (Community Lending Works), Lisa Rogers (CASA of Oregon), Elise Brown (EBI Public Affairs), Matt Tschabold (PHB), Dana Ingram (PHB), Victoria James (PHB), Alison McIntosh (NP), Ariel Nelson (OHCS)

Updates from 2017 Legislation Implementation

- LIFT: OHCS has released their LIFT framework, and homeownership partners continue to provide input towards the parameters to use the resources given the constraints and constitutional requirements. There will be three permitted pathways to comply with constitutional requirements for homeownership development: (1) land trust model; (2) a homeownership association agreement; (3) a condo agreement. Currently, the framework caps the per unit contribution at \$75,000, or the value of the land plus improvements.
 - The most recent framework is here:
http://www.oregon.gov/ohcs/OSHC/docs/HSC-2017/4-Oct-Nov-Dec/100617_Meeting-Materials-Packet.pdf (page 77)
 - The recent presentation for LIFT is here:
http://www.oregon.gov/ohcs/OSHC/docs/HSC-2017/4-Oct-Nov-Dec/LIFT_Discussion_October2017_HSC_FINAL.pdf.
- Oregon Foreclosure Avoidance program: When the Legislature committed only \$1.3 million, the counseling network was asked to provide input into the funding model and decisions. The counseling network, with an absence of good options, agreed to recommend that the fee per case be reduced from \$950 total to \$550 total, understanding that services would be reduced where possible. While not everyone was in agreement, it was the best option to continue to provide services through 2019. OHCS then released a framework (p. 25, http://www.oregon.gov/ohcs/OSHC/docs/HSC-2017/4-Oct-Nov-Dec/100617_Meeting-Materials-Packet.pdf) which did not fully incorporate these recommendations, and instead created a two-tier framework for urban and rural agencies. Several agencies had concerns with the framework. The recent Housing Stability Council meeting in October discussed the proposal, and asked OHCS staff to return with a decision that would better reflect how the network currently operates – with cases going to agencies that had capacity regardless of their service territory, and that prioritized resources being available through June 30, 2019. Counseling agencies are currently operating without contracts.

10:15 2018 and 2019 legislative sessions – continued discussion

- Legislative landscape/context: The 2018 session will be extremely short, at only 35 days. Each Senator will have one bill and Representatives will have two bills. The Senate is signaling that any bill must have bipartisan support.

- Current discussions about possible Housing Alliance agenda items include a potential document recording fee increase in 2018. In 2017, the Housing Alliance asked to increase it by \$20, and while the bill was alive and moving until the final days, it was caught up in politics around HB 2004 and other bills.
- Recently, California passed a \$75 document recording fee for affordable housing (Washington State's is \$62 for housing and homelessness).
- The coalition has been discussing a larger increase, possibly as high as \$55 (to be a total of \$75), as a starting place.
- In discussions with legislators, it has become clear that the Realtors Association would like to revive a proposal from 2017 as well, which would provide a benefit to first time home buyers to save for a down payment. *In November, this group will discuss ways this proposal could be improved to better serve people in rural communities, people with low incomes, and people of color.*
- Repair & Rehab Update: Enhabit (formerly known as Clean Energy Works) is considering a proposal related to the repair & rehab proposal from 2017. More details are needed, and will be available in November.
- Executive Order on Energy Efficiency: The Governor's Office is set to issue an Executive Order on Energy Efficiency which will be discussed at the Development & Land Use Workgroup. Separate notes will be available.
- The Speaker's office continues to consider a Task Force which would study causes and possible solutions to racial disparities in homeownership. The City of Portland is also interested in this proposal.
- Land Acquisition Program (check in): OHCS will not be conducting rule making until they have hired an additional staff in the multifamily section. Stay tuned for an update on this.

Financing mechanisms for LIFT resources

- Predevelopment & Financing: Currently, construction loans are a barrier to using LIFT resources, and for some organizations, land acquisition is also a barrier to successfully using LIFT resources.
 - The group discussed potentially using CDFI funds to provide construction loans, as well as more traditional construction loan funds through organizations like NOAH or Housing Development Center. Those organizations haven't financed single family development yet, and work is being done to approach them and discuss the issue.
 - The group discussed potentially going to Meyer Trust as a coalition, and asking for a program related investment for this type of resource.
 - Another option was a Federal Home Loan product that each organization could apply for separately, and would provide pre-development or construction lending.
 - The group also discussed the federal Self-Help Home Ownership Opportunity Program (SHOP), as well as funds from NeighborWorks America.

Other Updates

- Statewide Housing Plan: OHCS is currently engaged in outreach to their Statewide Housing Plan and is traveling around the state. The latest schedule is available here: <http://www.oregon.gov/ohcs/DO/shp/2017-Statewide-Housing-Plan-Outreach%20Schedule.pdf>.
- Ballot Measure 101: A new ballot measure will be coming to Oregonians in January for a special election. The measure would ask Oregonians to reaffirm a law passed in the 2017 legislative session that funds the expansion of health care for Oregonians with low incomes. The Housing Alliance would like to support the coalition leading the effort, and would encourage members to get involved as well.
- Workplan! Next month, this workgroup will review a workplan for the next year.

Next homeownership workgroup meeting:

Monday, November 13

10:00–11:30

Oregon State Capitol, Room 167-A

900 State St. NE, Salem

** Please let Alison know if you would like to visit your Legislators*

Save the Date! Next Housing Alliance membership meeting:

Tuesday, November 28

10:00–3:30

Salem, location TBD