



Portland Housing Bureau

Homeownership Asset Preservation Pilot Program

Program Update to N/NE Oversight Committee

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Homeownership Asset Preservation Pilot: Background and Goals

Program Background:

- Responds to community needs identified in N/NE Neighborhood Housing Strategy, through community engagement and advocacy by N/NE Oversight Committee.

Program Goals:

- Stem the continued displacement of longtime homeowners and prevent additional loss of housing wealth in the N/NE community.



Homeownership Asset Preservation Pilot: Providers and Timeline

- Total Funding from Portland Housing Bureau: \$200,000 of Community Development Block Grant (CDBG) funding
- Contract awarded to African American Alliance for Homeownership (AAAH) in partnership with The Commons Law Center
- 20-Month Pilot Program (November 2019 – June 2021)
 - Program Development Phase – November 2019 – January 2020
 - Service Delivery Phase – February 2020 – June 2021



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Homeownership Asset Preservation Pilot: **Services and Eligibility**

Services: Homeowner retention and legal estate planning services

Eligibility:

- Households earning up to 80% Area Median Income (AMI) or \$73,700 for a family of four
- Homeowner residing in Interstate Urban Renewal Area or the N/NE Study Area

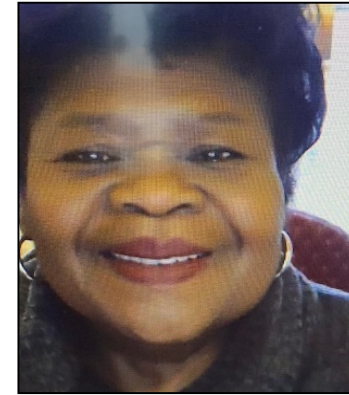
Target Services to:

- Homeowners of Color
- Longtime homeowners (20+ years)
- Seniors and people with disabilities

Homeownership Asset Preservation Pilot: Program Staffing



AAAH Program Staff: As the lead organization, AAAH is the first point of contact for homeowners interested in Estate Planning. **Etta Baker, Program Manager** works with individuals to assess their program eligibility, address other homeowner retention needs, and to provide on-going support throughout their program participation.

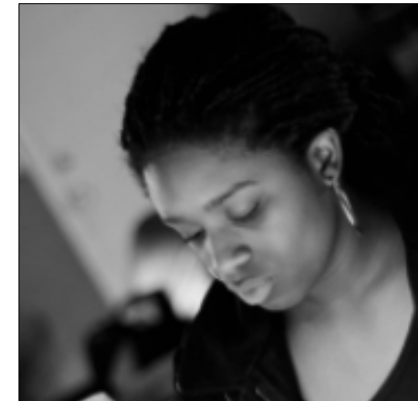


*Etta Baker,
Program Manager*

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Commons Law Center Staff: Through PHB Pilot Program funding, Commons Law Center hired **Ekua Hackman as an Attorney Fellow** to work with individuals to develop estate plans as a tool to protect homeownership and transfer wealth between generations.



*Ekua Hackman,
Attorney Fellow*

Homeownership Asset Preservation Pilot: Estate Planning Services

Free Estate Planning Services:

- Estate Planning Educational Workshops
- Wills, Revocable Trusts, and Living Trusts
- Probate and Estate Administration
- Real Estate Title Transfers
- Power of Attorney



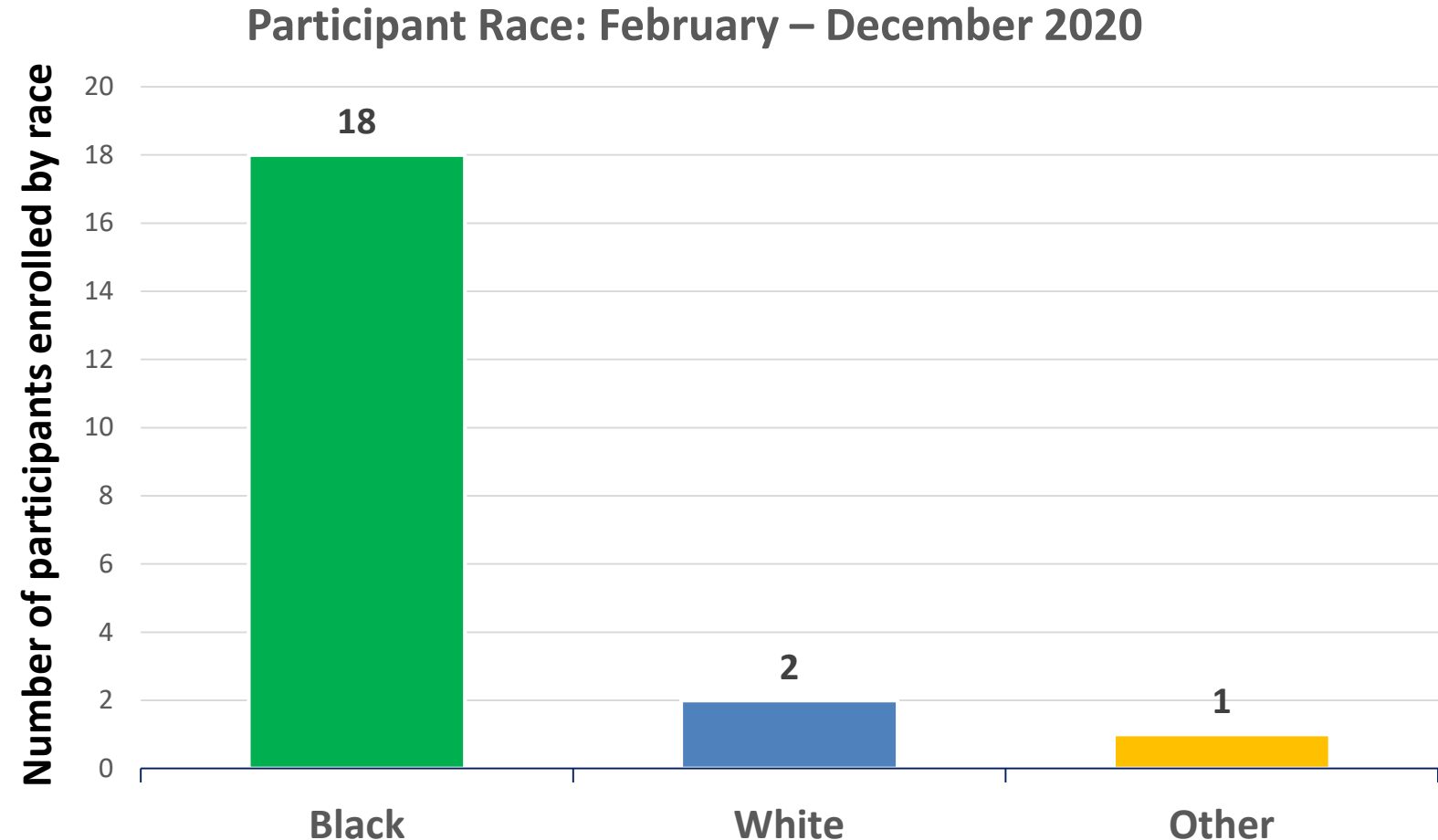
Homeownership Asset Preservation Pilot: **Accomplishments**

February – December 2020

- **Seven estate planning educational webinars provided**
(surpassing goal of two workshops)
 - **56 webinar attendees**
(surpassing goal of 40 attendees)
- **21 program participants enrolled**
(47% toward meeting goal of 45)

Homeownership Asset Preservation: Program Participants

All Program Participants reside in the Interstate Urban Renewal Area or the N/NE Study Area.



Homeownership Asset Preservation Pilot: Sandra Wadsworth's Story

- Sandra inherited the family home purchased over 50 years ago.
- Free estate planning services included: Revocable Trust, Advanced Directive and a Last Will and Testament.
- Sandra utilized additional PHB home retention services: Home repair loan and CARES mortgage financial assistance.



Sandra Wadsworth in front of her home in the Irvington neighborhood.

Homeownership Asset Preservation Pilot: **Next Steps**

Leveraging Additional Funding:

- The Commons Law Center received a foundation grant to specifically hire an additional law school graduate of color to support the pilot program.

Pilot Program Extension:

- Due to COVID-19 NHP recommends a 6-month extension of the pilot until December 31, 2021.

Pilot Program Progress Report:

- A pilot program progress report will be presented to the N/NE Oversight Committee in July 2021 to discuss the future of the program beyond the pilot.