



Portland Housing Bureau

PHB Homeownership Programs

BIPOC Centered Homeownership

PHAC
September 7, 2021

Presented by:

Dana Shephard, Neighborhood Housing Preservation, Program Manager &
Dory Van Bockel, Development Incentives, Program Manager

Objective



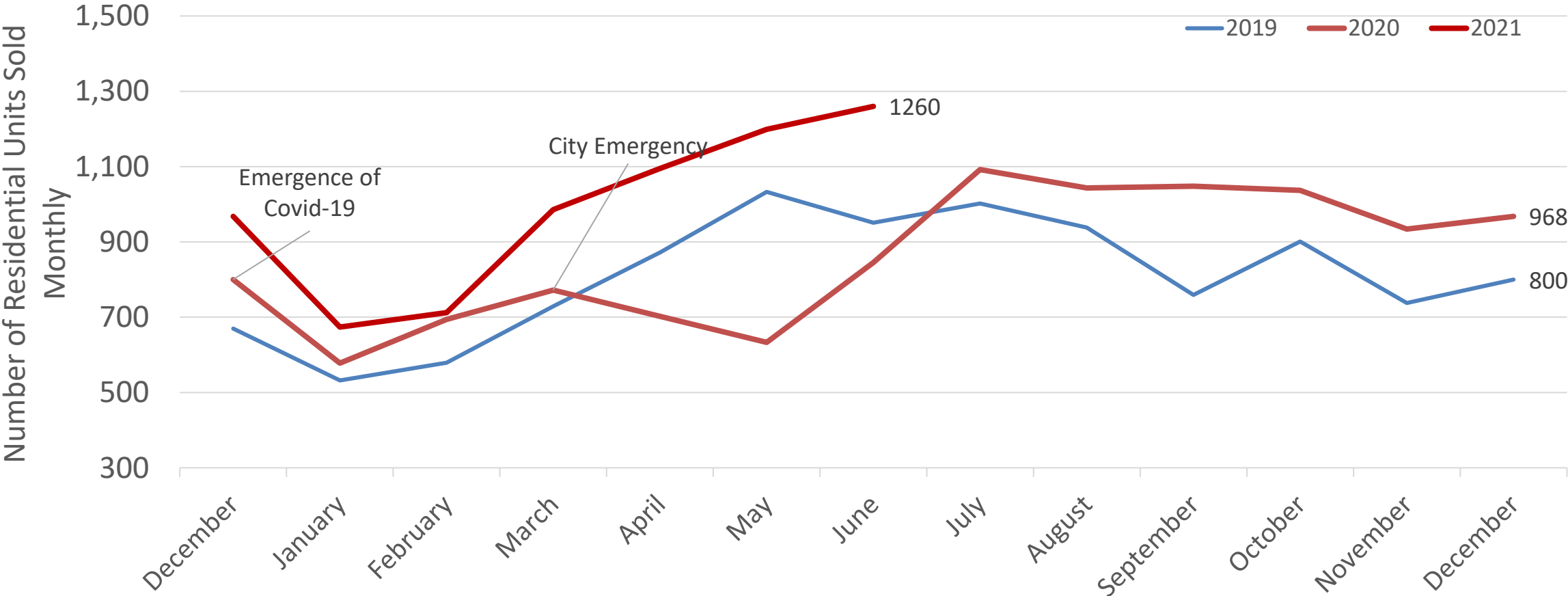
To inform and gather feedback related to existing PHB homeownership programming in order to address the minority homeownership gap

Agenda

- **State of Housing**
 - Housing market
 - BIPOC homeowner data
- **Overview of current PHB Homeownership Programs**
 - Development Incentives
 - Creating new homeowners
- **Panel Discussion with Community Partners/ Developers**

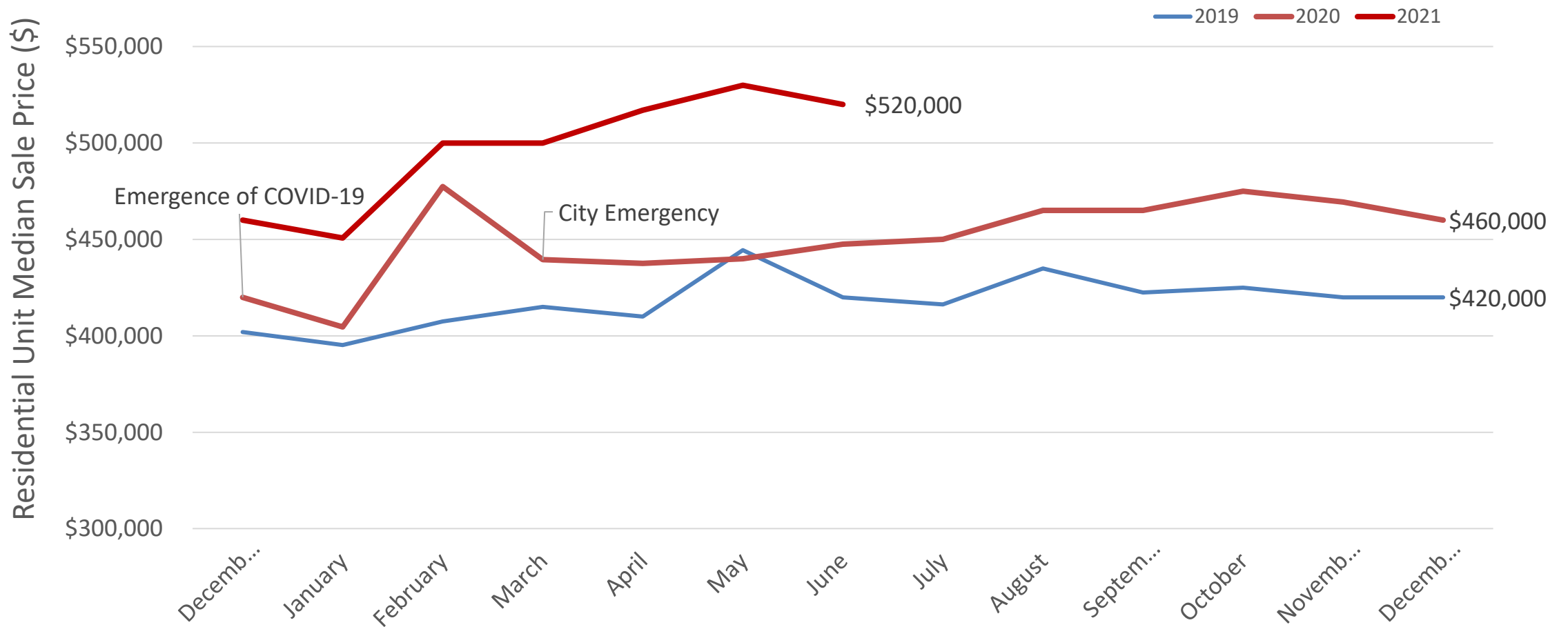
No. of Residential Units Sold Monthly

(2019, 2020, and 2021 June YTD) *Source: RMLS 2021*

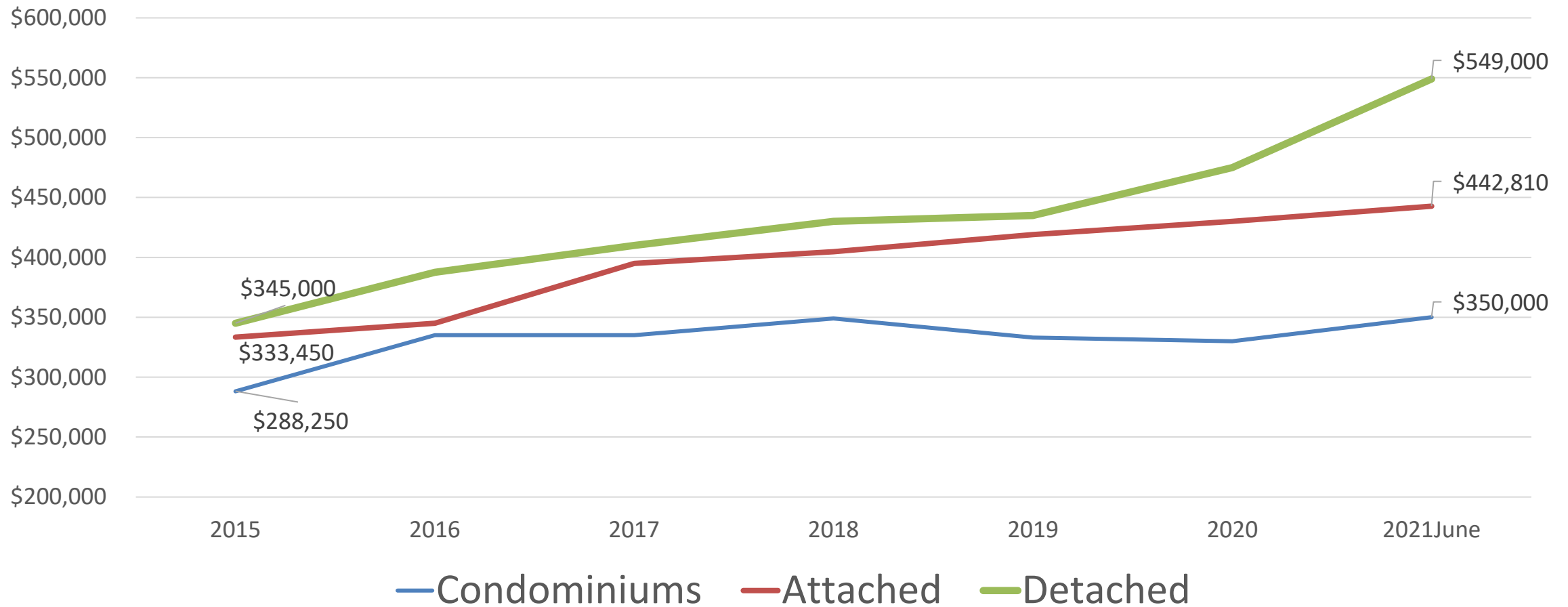


Residential Median Sale Price by Month

(2019-2021 June) *Source: RMLS 2021*

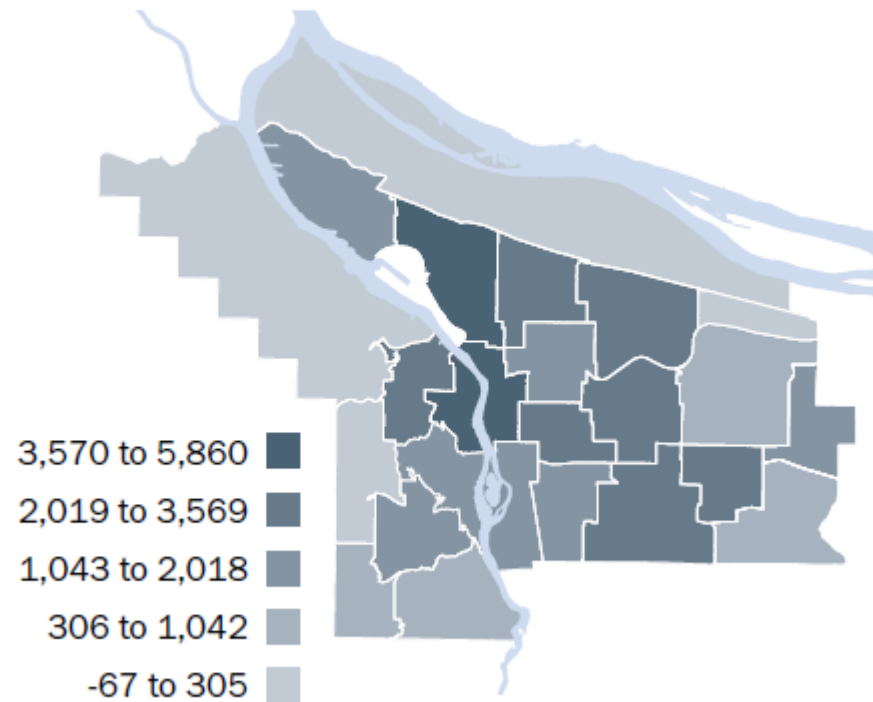


Yearly Residential Median Sale Price by Housing Type (2015-2021 June) Source: RMLS 2021

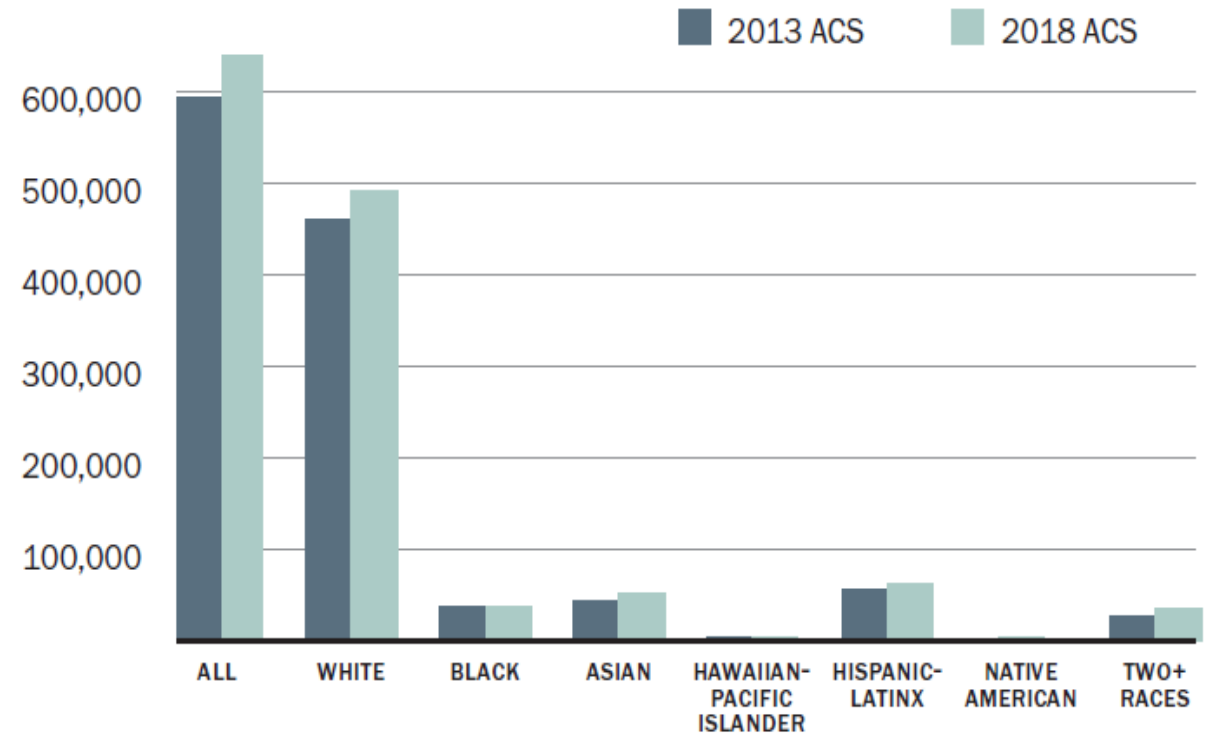


Population

Change In Population by Neighborhood 2013-2018

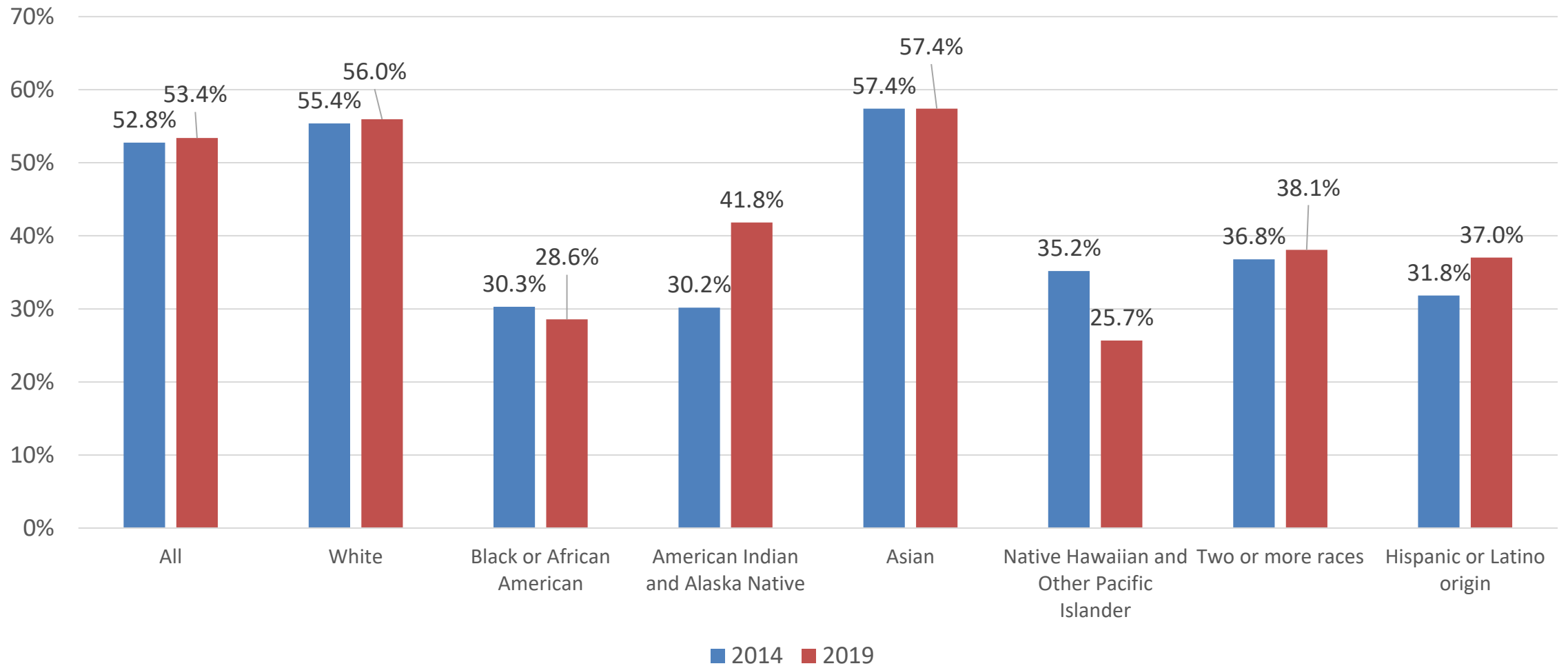


Population by Race & Ethnicity



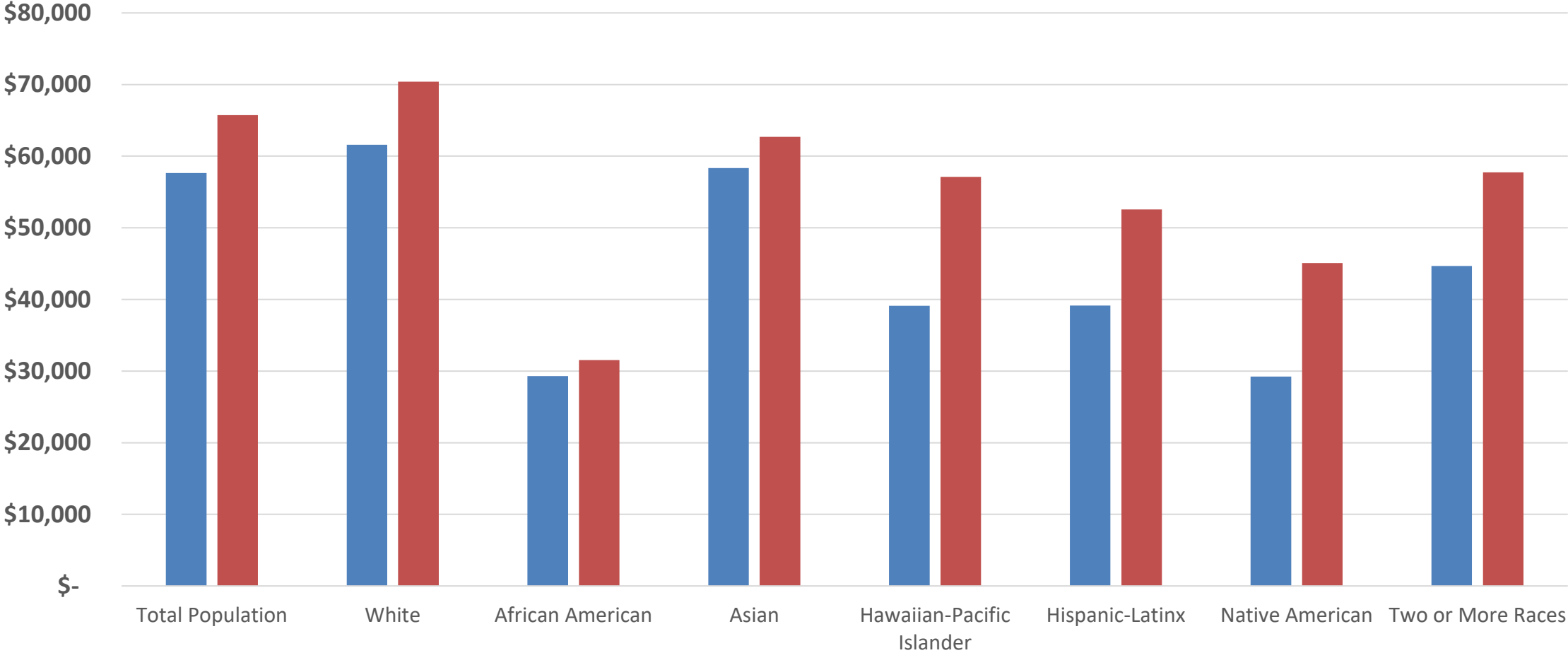
City of Portland Homeownership Rate 2014-2019

Source: 2014 and 2019 5-Year ACS



Median Household Income by Race & Ethnicity

■ 2013 ACS ■ 2018 ACS



Development Incentives

Indirect Financial Assistance for Homeownership Development & Homebuyers

- **Homebuyer Opportunity Limited Tax Exemption (HOLTE)**
 - 10-year property tax exemption
- **System Development Charge (SDC) Exemption**
 - Removes portion of development fees
- **Affordable Housing Construction Excise Tax (AHCET) Exemption**
 - Removes taxes otherwise due
- **Local Transportation Infrastructure Charge (LTIC) Exemption**
 - Removes transportation fees required in areas of the city

Program Requirements

Indirect Financial Assistance for Homeownership Development & Homebuyers

Unit Requirements	<i>Only for HOLTE & AHCET Exemptions</i> - Must have 3+ Bedrooms (some exceptions for 2-bedroom units apply)
Purchase Price Cap	\$412,000**
Household Income Restriction	100% MFI for a 4-person household, adjusted upwards**
Term Length	<i>Only for HOLTE</i> - 10 years

** Income limits and sale price cap adjust annually and are based on review of median sale price and HUD income for the Portland Metropolitan area*

New Bonus Programs for Development

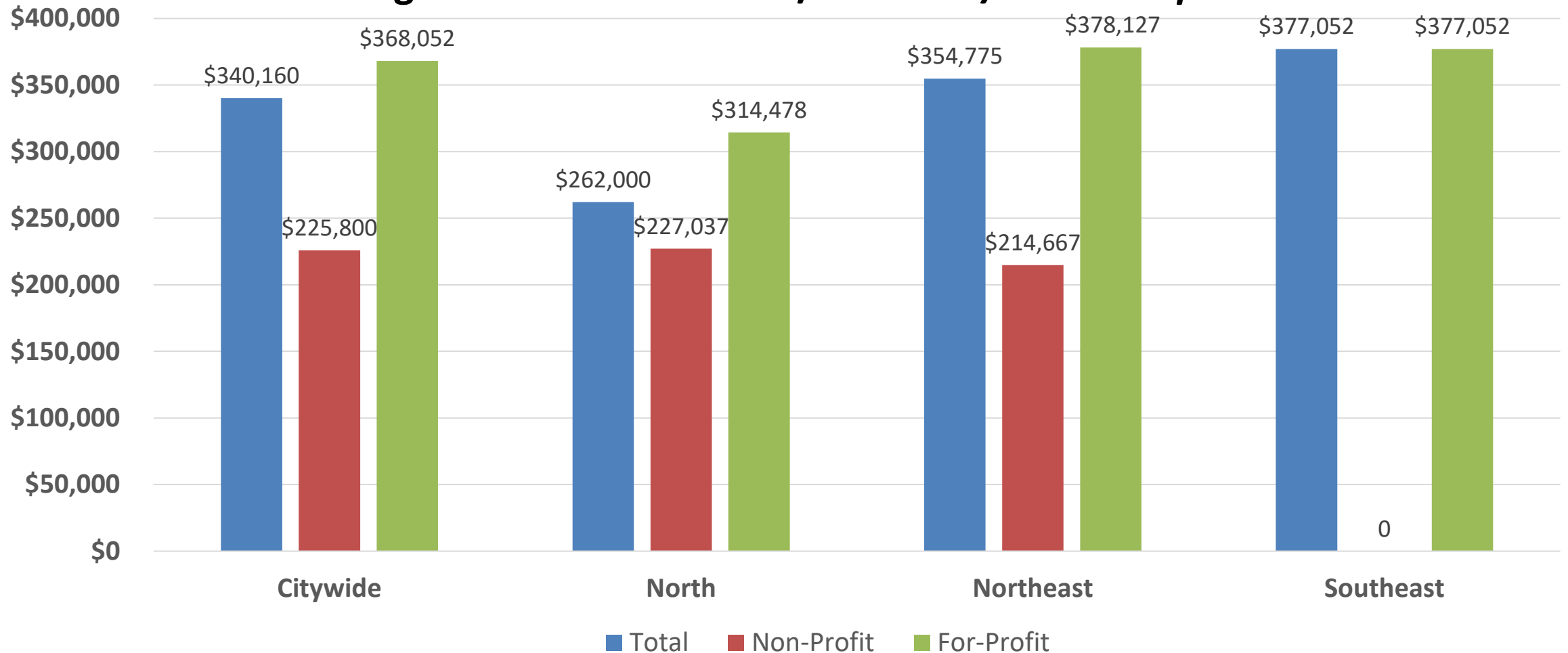
Residential Infill Project & Better Housing by Design

	Deeper Housing Affordability (Single-Dwelling Zones)	Deeper Housing Affordability (Single- and Multi-Dwelling Zones)	Three-Bedroom Bonus (Multi-Dwelling Zones)
Minimum # of income-restricted units	1 unit	50% of units in Building	50% of units in Building must be 3-BR and restricted
Purchase Price Cap	80% MFI for Unit Type*	80% MFI for Unit Type*	100% MFI for Unit Type*
Household Income Restriction	100% MFI	100% MFI	120% MFI

**Purchase price caps adjust annually and are based on the MFI development levels and income levels determined using HUD's annually published Median Family Income and Rent chart for the Portland Metropolitan area. The annual schedule of sale price caps is published by June of each year.*

Development Incentive Programs

Average Sale Price – FY 2020/21 *HOLTE/SDC Exemptions*

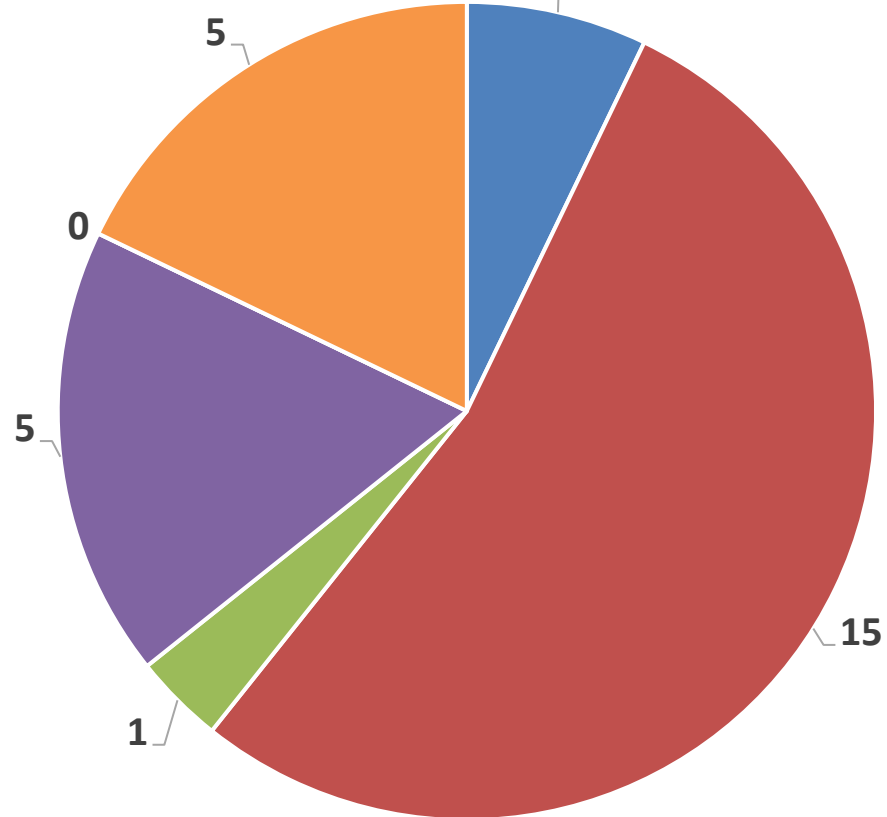


Homebuyer Outcomes

HOLTE/SDC Exemptions

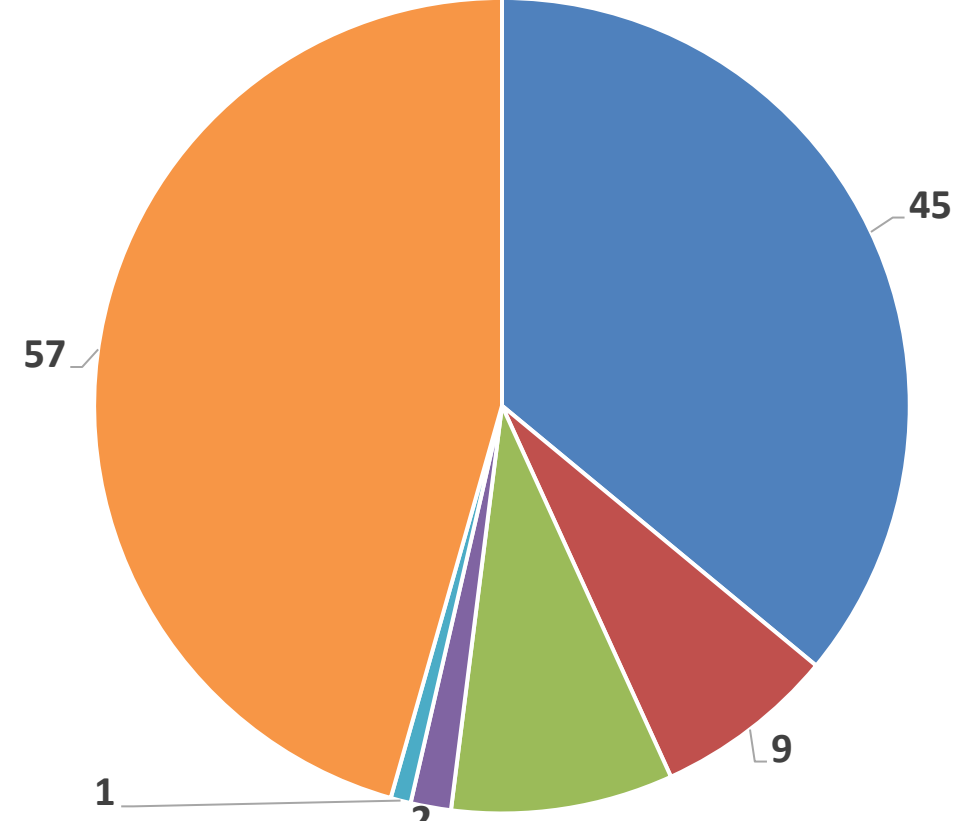
Non-Profit Developers

2



- Asian
- Latino/Hispanic
- Native Hawaiian Pacific Islander
- Black
- Native American/Alaskan Native
- White

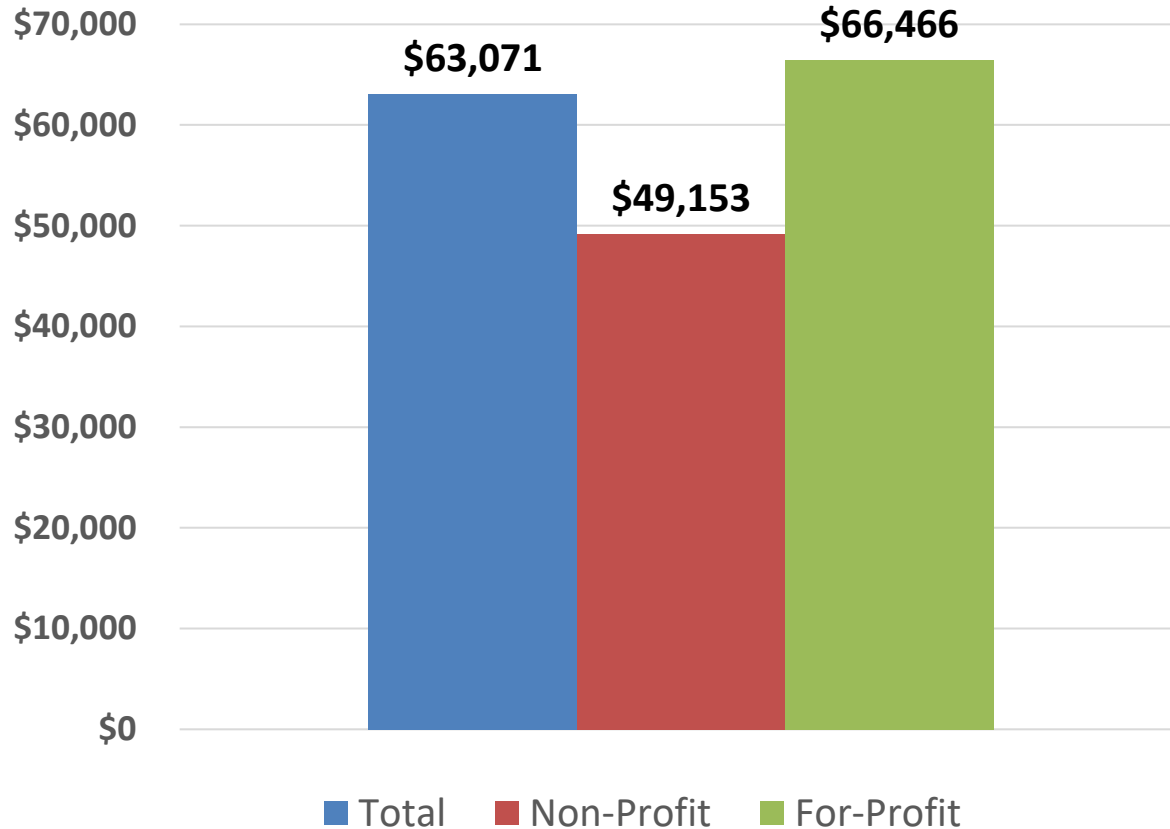
For-Profit Developers



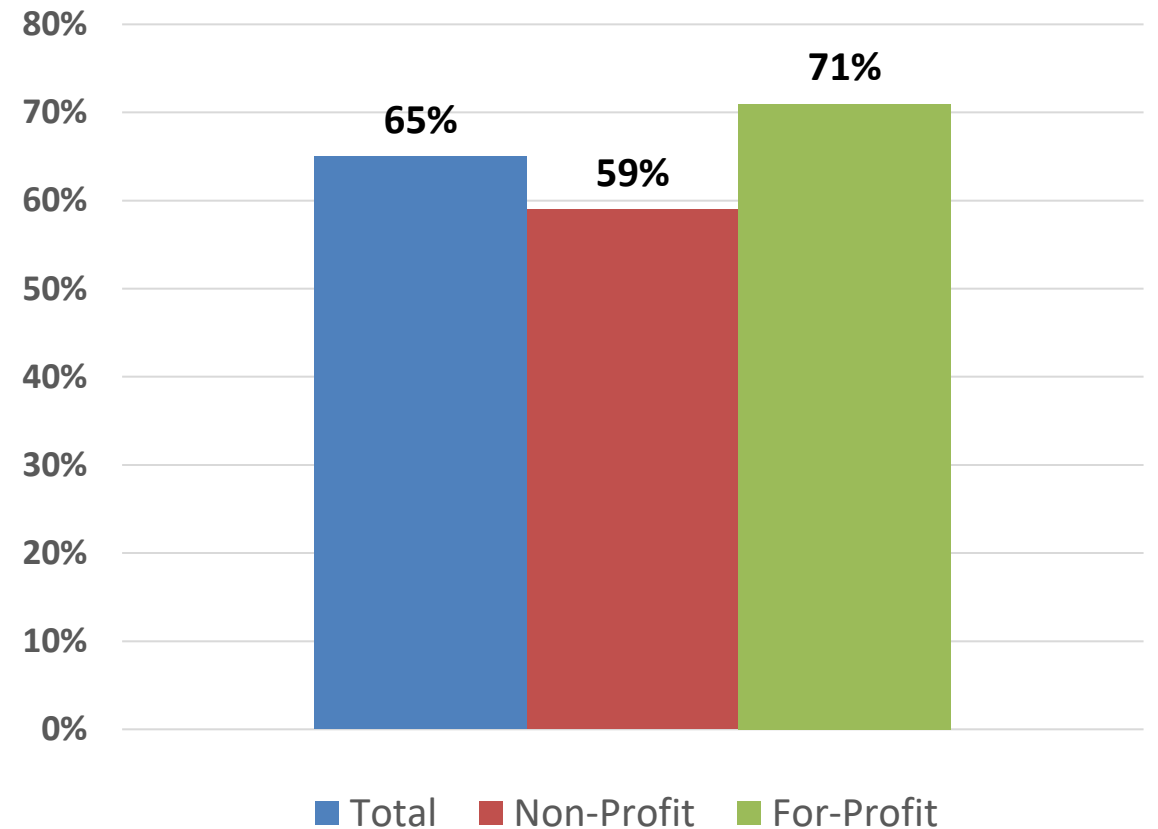
- Asian
- Latino/Hispanic
- Native Hawaiian Pacific Islander
- Black
- Native American/Alaskan Native
- White

Homebuyer Outcomes *HOLTE/SDC Exemptions*

Average Household Income

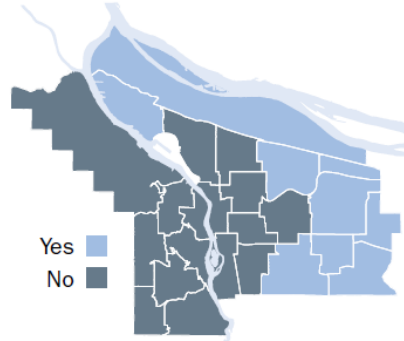


Average Area Median Income

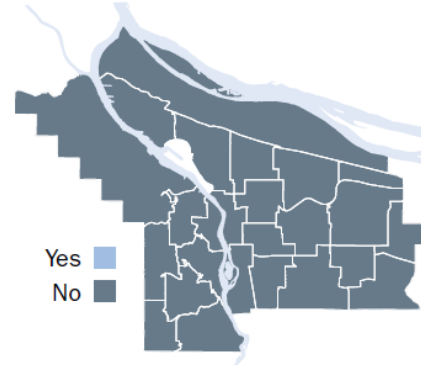


Homeownership Affordability

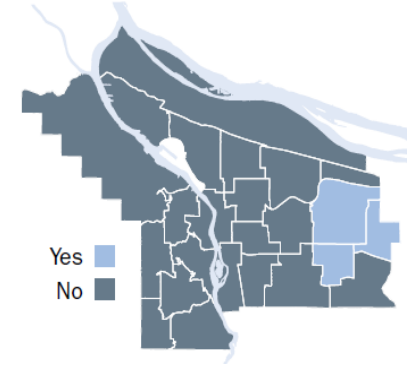
White Household



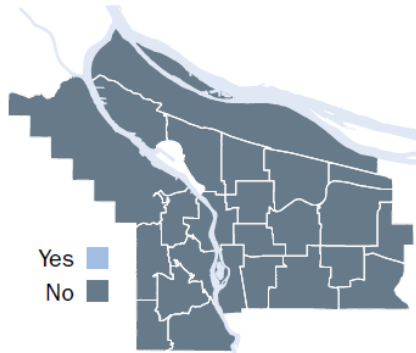
Black Household



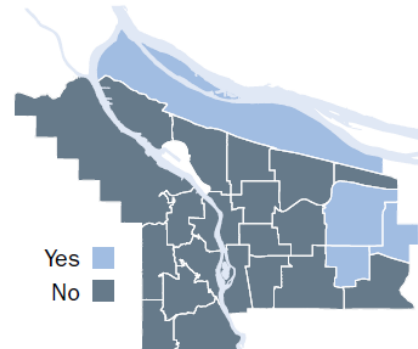
Latinx Household



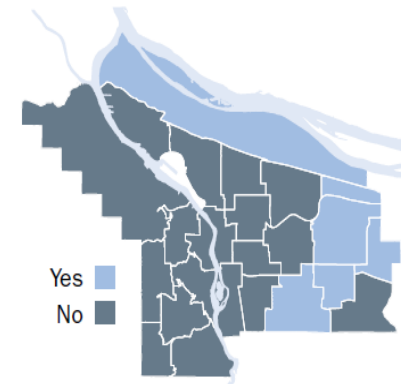
Native American Household



Pacific Islander Household



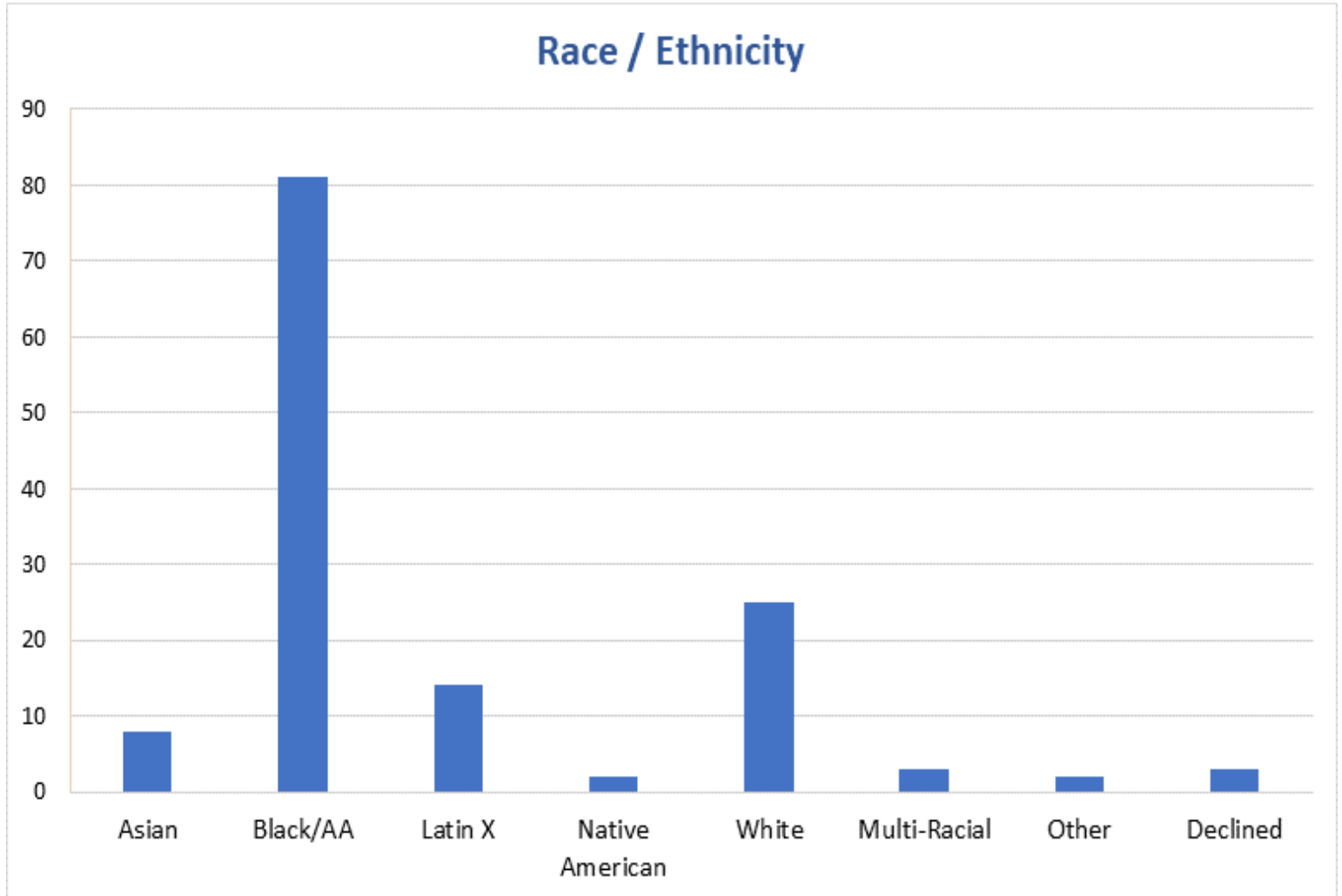
Asian Household



PHB Down Payment Assistance Data 2018-2021

New Homeowners

- 138 Total Down Payment Assistance Loans/Grants
- 108 from Communities of Color
- 87 are Preference Policy Applicants



The N/NE Preference Policy aims to address the harmful impacts of urban renewal by giving preference to housing applicants with generational ties to North/Northeast Portland

N/NE Housing Strategy Homeownership goal:
Create 110 new homeowners by 2022

Preference Policy



New homeowners Purchased Blandena Townhome by PCRI

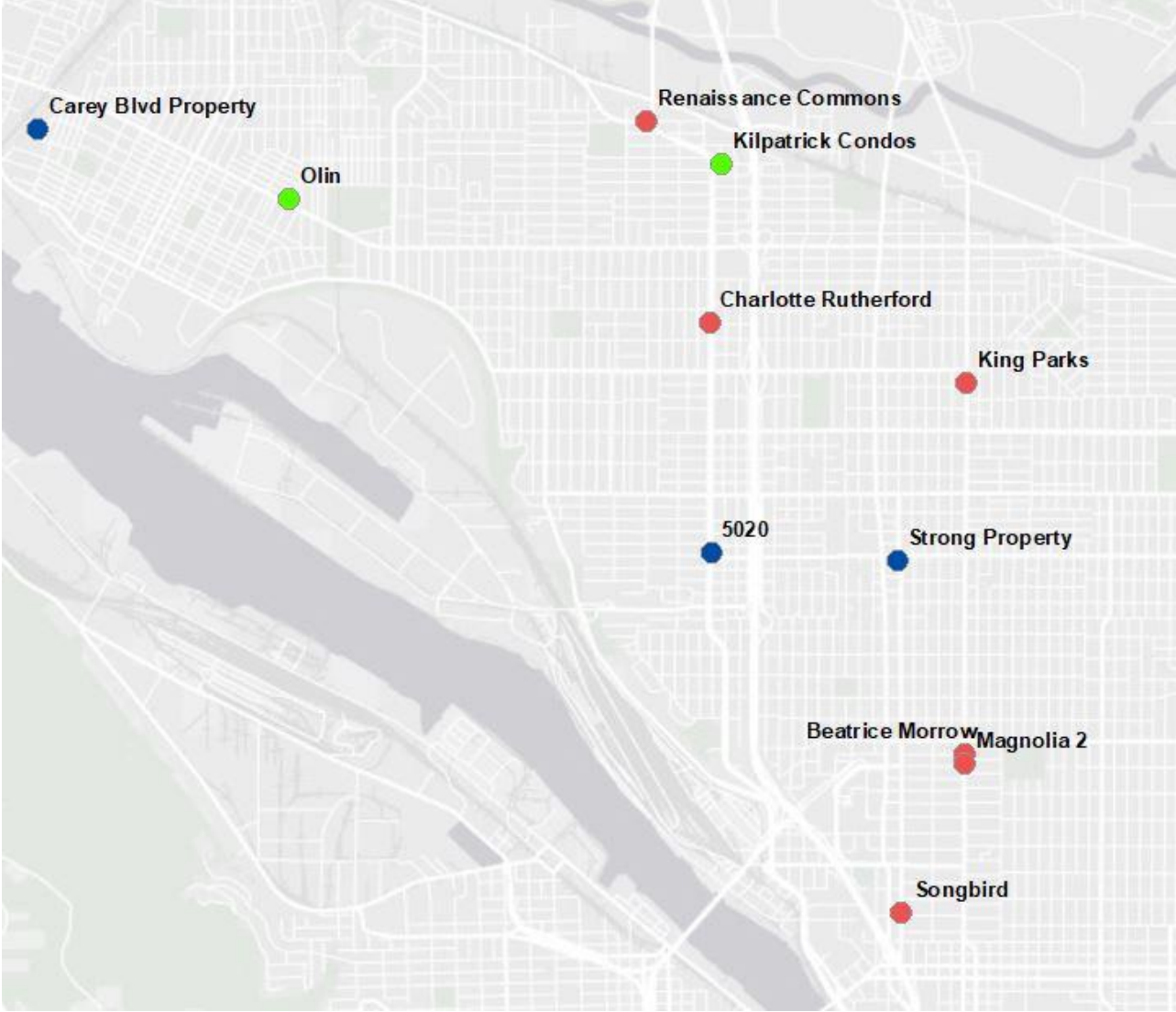
PHB N/NE Investments



Olin Townhomes-12 units

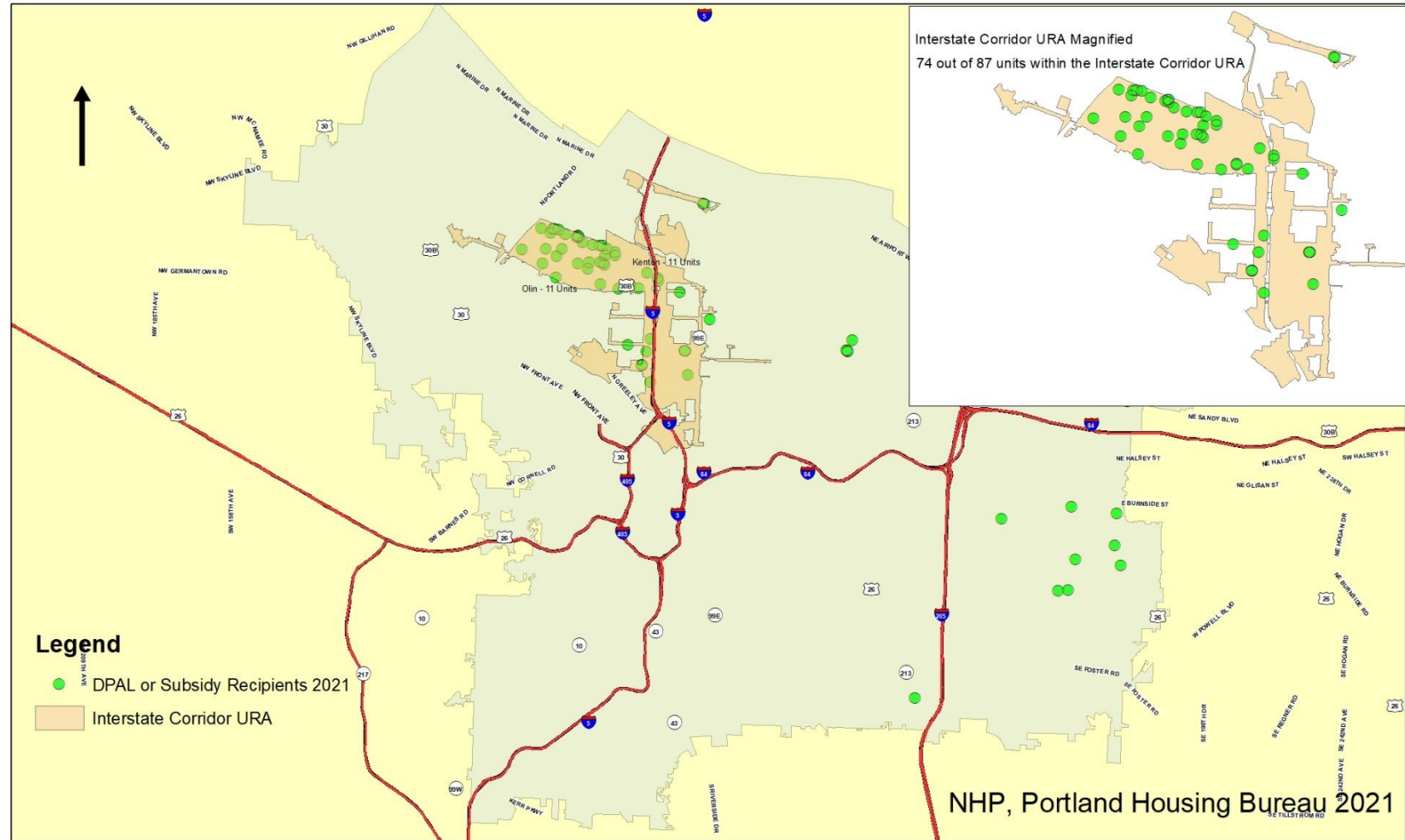


Kilpatrick/Kenton Townhomes- 30 units



● Homeownership

Preference Policy Homeowners



Notes: 87 first-time homebuyers received down payment loan assistance or development subsidies.

Panelist

Diane Linn, Proud Ground

**Kymerly Horner, Portland
Community Reinvestment
Initiatives (PCRI)**

**Peg Malloy, Portland Housing
Center (PHC)**

**Steve Messinetti, Habitat for
Humanity**

**Taylor Smiley Wolfe, Home
Forward**

Homeownership Discussion

- How is your organization working to address the minority homeownership gap?
- Are you partnering with PHB or utilizing PHB Programs to do this work?
- What challenges do you face in creating homeownership opportunities for BIPOC households
- Does PHB have the right programs/incentives in place?
- What other tools do you use to help create new homeowners?
ex: Vouchers, Incentives, etc

Discussion Summary