

About the Section

<p>Section Overview</p>	<p>Oregon Housing and Community Services Homeownership Section is dedicated to assisting very low to low-to-moderate income families (at or below 80% Area Median Income (AMI)) by partnering with Homeownership Centers across Oregon.</p> <p>OHCS offers funding assistance to our non-profit partners who provide services to Oregonians looking for financial counseling, first time homebuyer education, down payment assistance and foreclosure counseling and other programs as they are available.</p> <p>The Homeownership Section also provides the Oregon Bond Residential Loan Program for first time homebuyers.</p> <p>See below for description of these programs.</p>
<p>Oregon Bond Residential Loan Program</p>	<p>OHCS periodically issues mortgage revenue bonds to fund lower than market interest rate mortgage loans to help households in Oregon purchase their first home.</p> <p>The Residential Loan Program, also known as the “Oregon Bond Loan”, provides below-market rates helping eligible families increase their home purchasing power and keep their monthly house payments affordable.</p> <p>The Program offers eligible borrowers a choice between Cash Advantage (Closing Cost Assistance) or Rate Advantage.</p> <ol style="list-style-type: none"> Cash Advantage: Borrowers will get a low fixed interest rate on their home loan along with cash assistance equal to 3% of their loan amount. The cash assistance will help reduce the total closing costs needed to purchase the home. Cash Advantage funds cannot be used for the minimum investment required for an FHA loan. Rate Advantage: Eligible borrowers will get the lowest fixed rate possible to maximize their home purchasing power with an affordable payment. Regardless of which pricing option they choose, the eligibility and program requirements are the same. <p>For more information on this program, contact Lisa Nunnellee at (503) 986-2046 or Chris Knight at (503) 986-6775.</p> <p>Click here to visit the Oregon Bond Residential Loan Program webpage.</p>
<p>Homeownership Centers</p>	<p>Our partnering Homeownership Centers offer online and in person education sessions for home buying and financial fitness. The sessions provide a thorough understanding of the home buying process and help participants to enhance their knowledge and work one-on-one with a counselor or coach for individual pre-purchase readiness and financial capability.</p> <p>The Homeownership Centers can also help in a time of need by providing foreclosure prevention counseling and offer solutions to retaining your home.</p> <p>For information on the Homeownership Centers, contact Alycia Howell at (503) 986-2109.</p> <p>Click here to view the list of Homeownership Centers.</p>

<p>Down Payment Assistance</p>	<p>Down Payment Assistance and closing cost programs are available through our Homeownership Centers and non-profit organizations serving very low to low-to moderate income families and individuals (at or below 80% Area Median Income (AMI) with a particular focus on underserved populations. The program gives qualified First Time Homebuyers who have completed homebuyer education up to \$15,000 for down payment and/or closing costs.</p> <p>This program is funded with the Home Ownership Assistance Program (HOAP) and awarded to Oregon organizations through a competitive application process. HOAP is funded with a percentage of the Document Recording Fees (DRF) submitted to the State.</p> <p>For program information, contact Alycia Howell at (503) 986-2109.</p> <p>Click here to view the list of qualified organizations.</p>
<p>Oregon Foreclosure Avoidance</p>	<p>The Oregon Foreclosure Avoidance (OFA) Program is a mandatory statewide foreclosure mediation program. Before most lenders can begin foreclosure of a residential trust deed, they must request a face-to-face meeting with the homeowner through OFA.</p> <p>The process has designed to be easy for homeowners to use. The homeowner pays a small fee, meets with a Certified Foreclosure counselor, submits required documents, and attends the resolution conference meeting. The lender must produce information about the loan and send a representative with complete authority to negotiate and commit to a foreclosure avoidance alternative.</p> <p>For Program information, contact Kim Freeman at (503) 986-6732.</p> <p>Click here to visit the Oregon Homeownership Support website.</p>
<p>LIFT Homeownership</p>	<p>OHCS was awarded a total of \$80 million in Article XI-Q Bonds for the LIFT program. These funds will be allocated to OHCS in two different \$40 million bond sales in the spring of 2018 and the spring of 2019. In total 80% of the LIFT funds will be set-aside to develop rental housing opportunities and 2-% will be set-aside to develop homeownership opportunities.</p> <p>Since the use of funds are intended to overcome historic disparities projects will either need to be located in a rural community, or designed to serve communities of color. Half of the LIFT funds will be set-aside to serve rural communities and half will be set-aside to serve communities of color.</p> <p>For Program Information, contact Amy Cole at (503) 986-6891.</p> <p>Click here to view the LIFT Program Design Framework document.</p>

<p>Construction Excise Tax</p>	<p>In 2016 the Oregon Legislature approved the use of a Construction Excise Tax (CET) as a means to fund affordable housing (SB 1533). The tax may not exceed one percent of the permit valuation for residential construction permits issued by a city or a county (local government). The tax may be imposed on improvements to residential real property that result in a new residential structure or additional square footage in an existing residential structure, including remodeling that adds living space. CET is not required but is instead an optional affordable housing revenue source that is decided at a local government level.</p> <ul style="list-style-type: none"> • Local government agencies implementing a residential CET are instructed to utilize 4% of all proceeds for administrative fees to recoup expenses incurred from implementation of CET. • The remaining proceeds are to be distributed by formula. • Oregon Revised Statutes direct 15% of this formula to Oregon Housing and community Services (OHCS) for the purposes of providing down payment assistance for homeownership programs. <p>Because funds are received through taxation at a local level, OHCS has determined it is appropriate to return these dollars to the communities that implemented the program. Current OHCS homeownership programs in these communities are therefore augmented with additional down payment assistance dollars widening the scope and depth of eligible assistance for families pursuing the goal of homeownership.</p> <p>For more information, contact Kim Freeman at (503) 986-6732.</p> <p>Click here to view the list of Homeownership Centers.</p>
<p>Neighborhood Stabilization Program</p>	<p>The neighborhood Stabilization Program (NSP) was developed by the U.S. Department of Housing and Urban Development (HUD) as a response to the proliferation of residential foreclosures that have adversely affected the housing market and greater economy over the last few years.</p> <p>The purpose of the program is to stabilize neighborhoods with high inventories of foreclosed residential properties by providing financial incentive to homebuyers and qualified non-profit developers. OHCS is the primary grantee and administrator of NSP funds in the State of Oregon. These funds are administered through either a formula based process or through a competitive application process.</p> <p>There have been three phases of the NSP funding process as described below.</p> <p>NSP-1: Created under Federal Legislation (Housing and Economy Recovery Act of 2008 (HERA)). OHCS was awarded \$19,600,000 which was allocated to various cities, counties, non-profit organizations and housing authorities. The NSP-1 funds have been expended; no participating jurisdictions are accepting applications for funding at this time.</p> <p>NSP-2: Created under Federal Legislation (American Reinvestment and Recovery Act of 2009 (2009)). OHCS and the cities of Bend, Medford and Salem and Washington and Clackamas Counties applied for NSP-2 funds. All members of the Consortium have committed their funds to projects; no participating jurisdictions are accepting applications for funding at this time.</p> <p>NSP-3: Created under Federal Legislation (Dodd-Frank Wall Street Reform Act). OHCS was awarded \$5,000,000 in NSP-3 funds which were available in the cities of Gresham, Medford, Portland, and Redmond. All funds have been allocated and committed; no participating jurisdictions are accepting applications for funding at this time.</p> <p>For more information, contact Alycia Howell at (503) 986-2082.</p> <p>Click here to visit the Neighborhood Stabilization Program website.</p>

**For more
information,
please contact:**

Oregon Housing and Community Services
Single Family Section
725 Summer St NE, Suite B
Salem, OR 97301
(503) 986-2000