

OREGON HOUSING & COMMUNITY SERVICES



2025-27 Homeownership Division Requests

Building on housing progress and investing in solutions to improve everyday life for the people we serve

Homeownership is one of the main ways families can build wealth and achieve financial stability. However, discriminatory practices such as redlining, predatory lending, and unequal access to credit have historically excluded many people, especially people of color, from homeownership opportunities. Promoting affordable homeownership not only enables households to build equity and generational wealth but also provides a stable and secure environment for raising families and participating in community. By increasing homeownership rates among all Oregonians, and in particular people of color, OHCS' programs can help families and communities gain broader economic and social benefits. Through the investments listed below, OHCS expects to support over 12,000 Oregonians to achieve or maintain their dream of homeownership.

Homeownership Development: LIFT and HDIP – \$100 million Article XI-Q Bonds and \$50 million General Fund (POP 518)

This package supports two Homeownership Development programs that seek to increase the supply of affordable homes for purchase in Oregon: a) an allocation of \$100M in Article XI-Q Bonds for the Local Innovation and Fast Track (LIFT) Homeownership program; and b) an allocation of \$50M in General Fund for the Homeownership Development Incubator Program (HDIP). Collectively, OHCS expects these two programs will help fund nearly 1,000 new affordable homes to be built for purchase.

Down Payment Assistance (DPA) – \$70 million General Fund (POP 521 and POP 522)

Saving funds for the required down payment is the largest barrier to homeownership, especially for rent-burdened first-time homebuyers. Home prices in Oregon have continually been increasing at a rate of 10%-14% annually, thereby increasing the down payment needed to buy a home. OHCS is requesting two investments to help families across the state buy a home:

- DPA administered by OHCS and used in conjunction with OHCS' lending programs. DPA funds coupled with a sustainable mortgage will help homebuyers attain housing stability and build generational wealth. (\$25 million in General Fund)
- DPA for Culturally Responsive and Rural Organizations. This investment will support homeownership centers and community-based organizations that are rural and/or culturally responsive to deploy DPA in their communities with an end goal of reducing the racial homeownership gap. (\$45 million in General Fund)

Foreclosure Avoidance Counseling – \$3.5 million, General Fund (POP 525)

Foreclosure prevention is an essential tool for homelessness prevention. There is a strong need for sufficient funding to continue work to reduce homelessness, eliminate racial disparities in housing, and ensure that homeowners can remain stable in their homes. This package requests resources for OHCS' existing Foreclosure Avoidance Counseling (FAC) program to support homeowners across Oregon who are in danger of foreclosure. The investment will support a vast statewide network of certified foreclosure avoidance counselors who work with clients in jeopardy of losing their homes and ensure that this impactful work continues.

Manufactured Home Replacement Program – \$2.5 million, General Fund (POP 527)

OHCS seeks to continue the success of its current Manufactured Home Replacement Program, which helps manufactured homeowners improve their living conditions by replacing their homes built prior to current federal standards with safe, new, and energy-efficient ones. The program provides assistance with disposing of a current owner-occupied manufactured home, buying a new energy-efficient manufactured home, and doing the additional work required to make a new manufactured home move-in ready. OHCS will assign a

manufactured home replacement navigator to help eligible applicants through the process of planning the project, identifying financial resources, and coordinating the different parts of the replacement process. This investment will continue the work of the Manufactured Home Replacement Program, which will help our state's efforts to reduce homelessness and increase affordable housing for Oregonians with low incomes.

Curious about the details? Review [OHCS' 2025 – 27 Agency Request Budget](#) for more information.