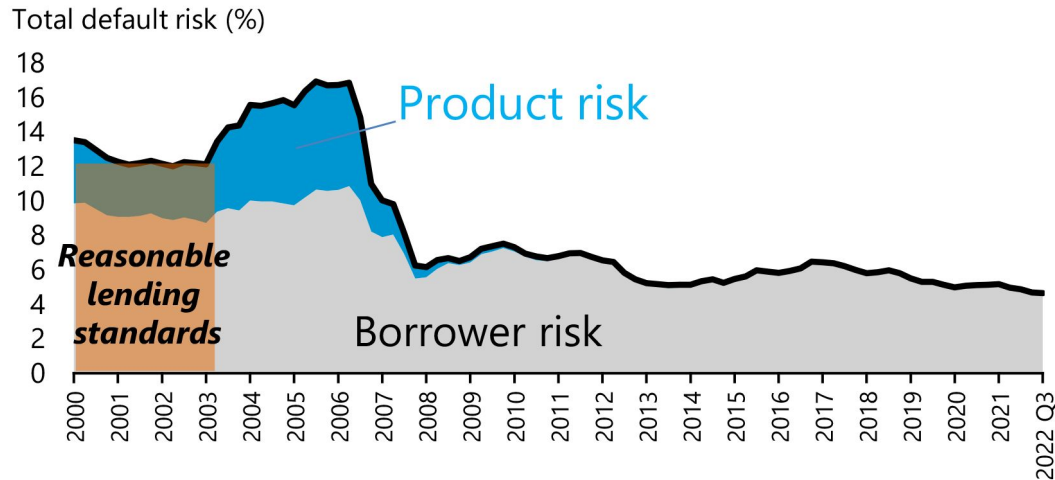




**Homeownership is
affordable housing.**

Mortgage credit is too tight, shutting out an estimated 1 million potential new homeowners each year

Lending standards remain far tighter than the reasonable lending standards of 2001-2003.



Sources: eMBS, CoreLogic, HMDA, IMF, and Urban Institute.

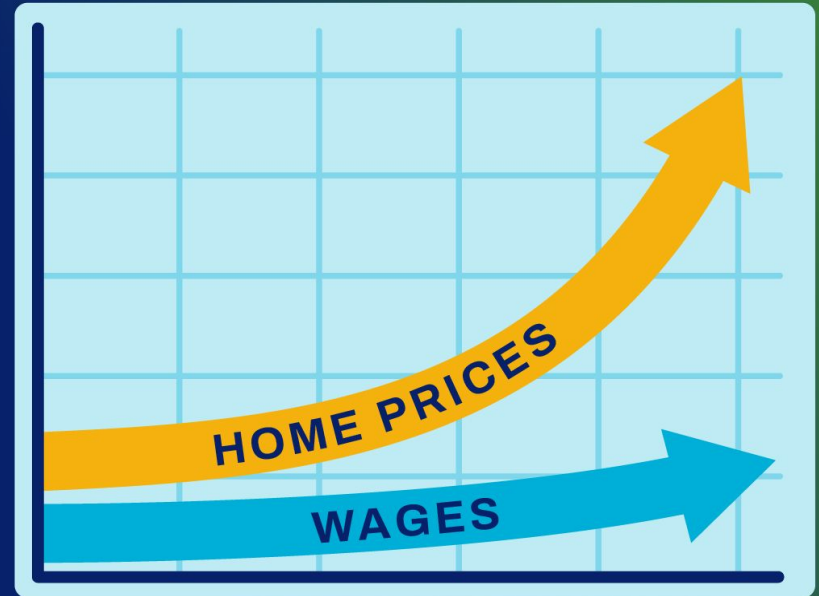
Note: Default is defined as 90 days or more delinquent at any point. *Last updated December 2022.*

For every dollar Oregonians earned in wage increases between 2013 and 2022, the median sales price of a home increased by \$7.10.

[OHCS State of the State's Housing Report](#)

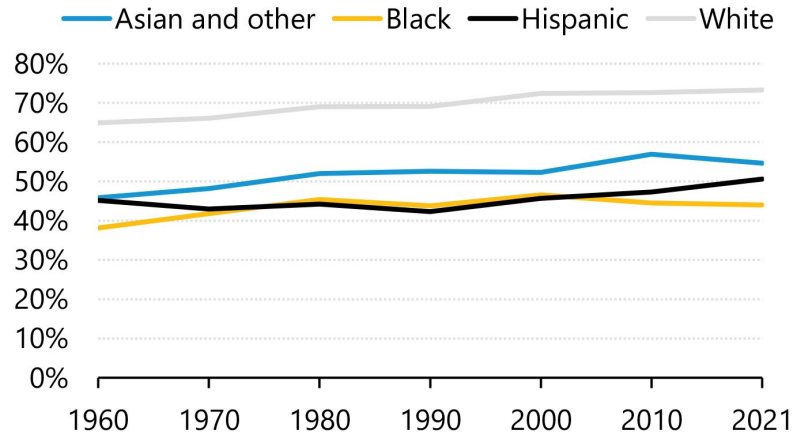


UNLOCKING
HOMEOWNERSHIP
COALITION



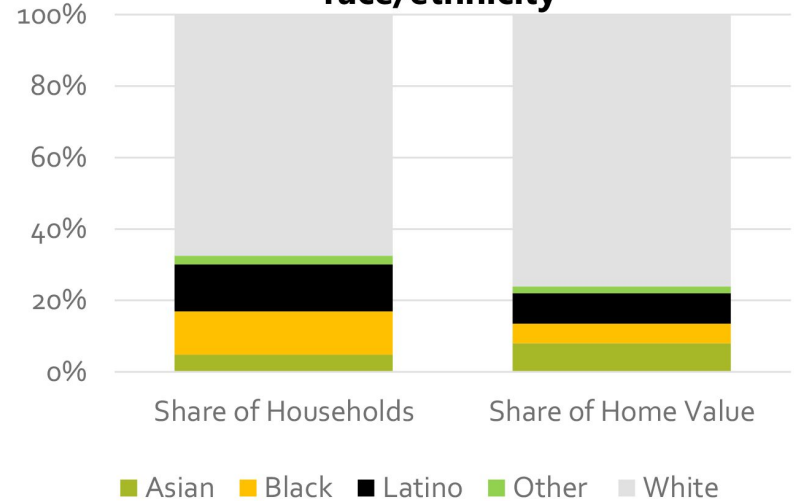
Households of color significantly lag white homeownership rates and value

Homeownership rates by race/ethnicity



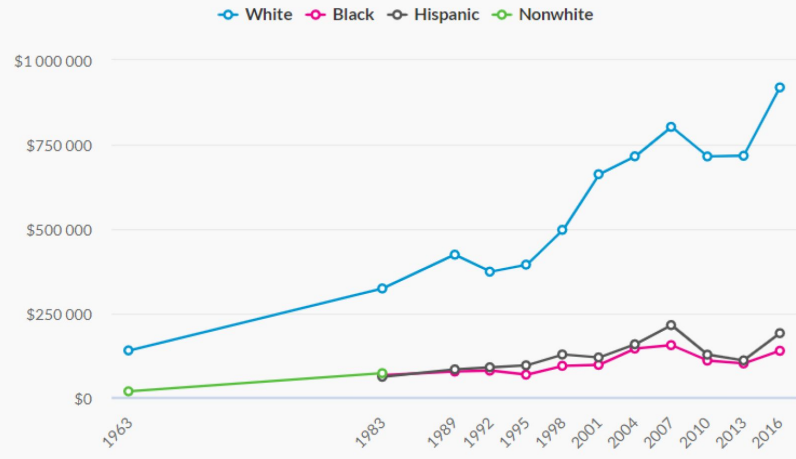
Source: US Census Bureau.

Population and Housing Value by race/ethnicity



The homeownership gap is reflected in the wealth gap

Average Family Wealth by Race/Ethnicity, 1963–2016



- The median white family has **6 times** the wealth of the median Black family.
- When vehicles are removed, the gap goes to **33 times**.*
- The median homeowner has **40 times** the wealth of the median renter, and have higher net worth at all income levels.
- Homeownership represents **59% of Black wealth (and only 38% of white wealth)**.**

Sources: Janneke Ratcliffe, The Urban Institute; * [Without the Family Car Black Wealth Barely Exists: People's Policy Project](#); ** [How the Racial Wealth Gap Has Evolved—And Why It Persists. Federal Reserve Bank of Minneapolis](#)

Historic and systemic racism

Racism in housing

- Discrimination in housing was legal until 1968, contributing to today's disparities.
- Federal homeownership policy post WWII mostly benefited white households.
- Practices such as redlining, racial covenants, and blockbusting segregated neighborhoods. Segregation persists; Black neighborhoods are less resourced.
- Renters of color are more cost burdened, less likely to receive responses to inquiries, are shown fewer units, and faced with higher deposits.

Related spheres

Overall racism across many domains has made it more difficult for Black households to earn high incomes, access safe credit, and build non-housing wealth:

- Racial discrimination and occupational segregation persist *in the labor market*.
- Systemic racism in *access to financial services* meant households and communities of color had to turn to riskier sources that didn't build wealth and credit.

Proven strategies expand homeownership access

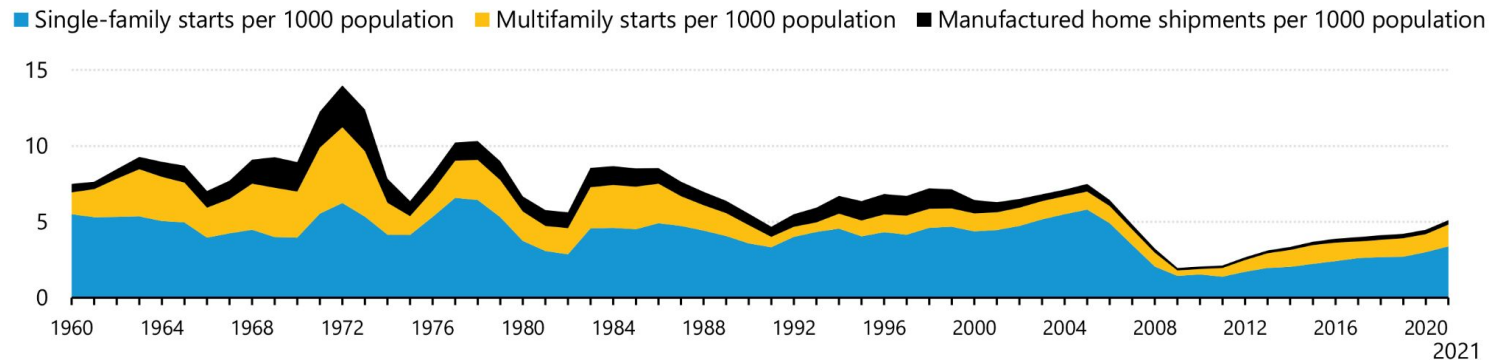
- Homebuyer Education
- Oregon IDA Initiative
- Targeted Down Payment Assistance
- Below Market Rate Mortgage Financing



Constrained supply hampers homeownership affordability

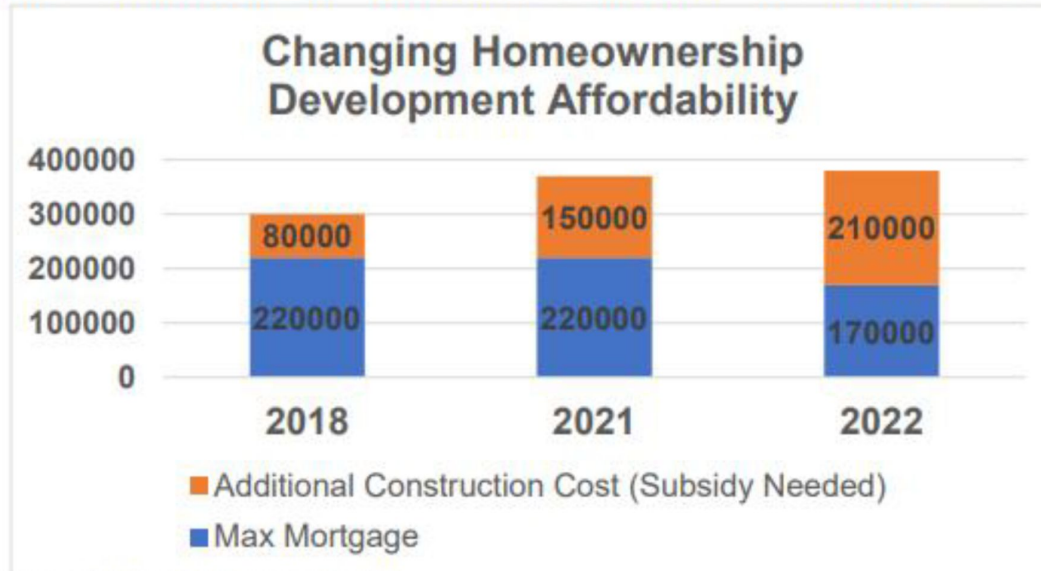
- Freddie Mac, 2021: Shortage of 3.8 million units
- National Association of REALTORS®: 5.5 million fewer units built from 2001-2020 versus 3 prior decade per annum average

Population-Adjusted Housing Production



High Interest Rates Increase Development Subsidy Needs

Figure 1: Changing Homeownership Development Affordability 2018–2022



Source and Data: Emily Reiman, DevNW

Proven strategies expand homeownership access

- Donated and below market rate land; Revolving Land Acquisition Fund at OHCS
- Homeownership Development Incubator Program (HDIP)
- LIFT Homeownership
- Below Market Rate Construction Financing



Affordable homeownership benefits future generations

- Families accrue intergenerational wealth
- Kids' health outcomes improve
- Higher school performance
- Kids more likely to become homeowners





UNLOCKING
HOMEOWNERSHIP
COALITION

Ranked **43rd** in
homeownership.

**We can
do better.**

Creating a path to **affordable**
access to homeownership for all
Oregonians

LIFT Home Ownership

CRO Down Payment Assistance

Homeownership Development Incubator
Program

Individual Development Accounts

Establishing a Statewide Homeownership
Goal

Covenant Homeownership Study

Condominium Defect Liability Reform

Sources

- **Janneke Ratcliffe**, Vice President,
Housing and Communities Division,
The Urban Institute
- Joint Task Force on Addressing Racial
Disparities in Home Ownership: [Final
Report and Recommendations](#),
October 2022
- Unlocking Homeownership Coalition:
homesfororegon.org

Thank you!

Join the Movement

HomesforOregon.org



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