



HOME OWNERSHIP NEWS YOU CAN USE

SUMMER 2009

{ BREAKING NEWS }

City Preparing to Launch New Homebuyer Program

The City of Portland's new Portland Housing Bureau is preparing to launch a brand new homebuyer assistance program called the Own Your Own Loan Program. With federal and state Neighborhood Stabilization Program funding, the program is estimated to help first-time homebuyers purchase a home of their own by providing them a silent second mortgage of up to \$50,000 to be used for down payment, closing costs and home repairs. The secondary loan, payable to the State of Oregon, does not accrue interest and does not require monthly payments. The program does have a declining five year share of appreciation provision to encourage longer term ownership and also requires the borrowers to occupy the homes for the life of the loan.

Eligible properties are limited to foreclosed properties in specific target areas located in Fairview, Gresham, Portland, and Troutdale. A map of these target areas is available online at http://o.hcs.state.or.us/reser/NSP/googlemaps/5plus_3perplus.html.

Prior to being occupied, the properties must meet certain Housing Quality and Lead-Based Paint Standards. In addition, the purchase price of the property must be at least one percent below the property's appraised value. Neither the purchase price or the after-rehab appraised value of eligible properties may exceed \$266,000.

To qualify for the Own Your Own Loan Program the program is proposed to be limited to borrowers who have not owned a home in the past three years (first-time homebuyers) and those that earn no more than 100 percent of the Median Family Income (MFI) adjusted for household size. The following are the proposed income limits by size of the household:

One Person	\$49,000	Five Person	\$75,600
Two Person	\$56,000	Six Person	\$81,200
Three Person	\$63,000	Seven Person	\$86,800
Four Person	\$70,000	Eight Person	\$92,400

In partnership with the City, the Portland Development Commission will help implement the program and will assist the new City Bureau in originating these loans. Multnomah County and the City of Gresham have also contributed funding and support for the program. For updated information on the program's availability and final eligibility requirements visit www.pdc.us/oyol.

FIRST HOME PROJECT COMING SOON!

Beginning fall 2009, the Portland Development Commission (PDC) and the new Portland Housing Bureau will officially launch the First Home Project, which will provide healthy, sustainable and affordable homes for first-time homebuyers in the Lents Town Center and Interstate Corridor Urban Renewal Areas.



PDC purchased 20 homes from the Housing Authority of Portland, and will soon renovate and resell the homes to eligible homebuyers. We will sell the homes to first-time homebuyers who will work with PDC-approved contractors dedicated to renovating each home using sustainable Healthy Home standards and utilizing sustainable practices and materials throughout the interior and exterior of each home.

In addition to renovating the homes, homebuyers will be eligible for down payment assistance through our Down Payment Assistance Loan (DPAL). The DPAL is a second mortgage loan that will be used in conjunction with a first mortgage loan from PDC for the First Home Project. If you are interested in this program, look for more information on our website, www.pdc.us/nhpnews and this newsletter in October!

INCREASE THE LIVABILITY OF YOUR HOME

PDC's Home Repair Loan is a low-interest rate loan program to help with repairs such as fixing a leaky roof, making electrical or plumbing repairs, or having a new furnace installed. Improvements like these may increase the value of your home even during an unstable housing market, as well as improve the livability of your home!



The Home Repair Loan is ideal for homeowners with limited resources to help them live more comfortably in their homes, as well as helping to maintain and preserve housing stock for future generations. Eligible properties must be located within either the Interstate Corridor or the Lents Town Center Urban Renewal Areas.

For more information on this program, and to see if you qualify, visit our website, www.pdc.us/nhpnews or call 503.823.3400.

NEED HELP IN YOUR HOMEBUYING SEARCH?

SURF THE WEB!

The National Association of Realtors reports that 86% of homebuyers used the internet during their home search.

These sites may help you in your journey to home ownership:

www.hownw.com

This website, developed by the Portland Metropolitan Association of Realtors, explains the process of buying a home, and will even help you find a program that fits your family's needs.

www.rmls.com

The Regional Multiple Listing Service provides you with the tools to search for homes for sale. You can even limit your search by price, neighborhood, schools, and more!

www.portlandmaps.com

This city-run site lets you search property addresses to view various information, including Urban Renewal Areas, nearby schools and parks, and even crime statistics.

www.realtytrac.com

RealtyTrac has home listings for bank-owned foreclosure, foreclosure auction, and "for sale by owner" properties. You can limit your search criteria to find your dream property.

www.homeownershipnews.blogspot.com

This blog, published by the PDC, shares important program updates, local events, and other important news.

Happy Home Surfing!

*Investing in
Portland's Future*



www.pdc.us/nhpnews

Your partner for home purchase and repair

Call PDC
503-823-3400

www.pdc.us/nhp

TAX CREDITS FOR FIRST-TIME BUYERS!



Are you a first-time homebuyer wanting to take advantage of the \$8,000 Federal Tax Credit? Remember, you must close on a home loan by November 30, 2009 to take advantage of the program. PDC also offers a direct

federal tax credit called the Mortgage Credit Certificate (MCC), which provides you with a credit every year for the life of your home loan. Even better, you can combine the MCC with the \$8,000 federal tax credit to receive a greater return this year!

The MCC provides a 20 percent tax credit on the mortgage interest paid annually by the homebuyer (MCC Holder). This reduction in the amount of federal income paid each year by the MCC Holder can be considered as additional income, thus helping them to qualify for a mortgage loan and to make monthly payments.

To qualify for the MCC, a homebuyer must meet first mortgage lender's criteria for underwriting, credit, and down payment requirements. The homebuyer income limit for the MCC is \$70,000 for a one to two person household, and \$80,500 for three or more.

This spring, PDC expanded the MCC program by partnering with Portland-area mortgage brokers to further expand the availability of this product.

So even though time is growing short for the Federal Tax Credit, the great news is that the MCC tax credit can provide a benefit to the homebuyer for years to come! Visit our website, www.pdc.us/mcc, to view a list of participating lenders!

PORTLAND HOUSING BUREAU MOVES FORWARD

As of July 1, the new Portland Housing Bureau begins its work for the city. This new agency will focus on all aspects of housing in Portland, including home ownership, ending homelessness, expanding our affordable housing stock, and supporting the community.

Details for full implementation are still being worked out, but on July 6 Margaret Van Vleit, PHB's newly-appointed Director, will begin her work to bring PDC and city staff together as a new powerhouse bureau. Information on this process can be found on www.portlandonline.com on Commissioner Fish's webpage.

Stay tuned for more updates next issue.

Look for our next issue in October 2009.

UPCOMING NHP EVENTS

HOW TO BUY A HOME OF YOUR OWN WORKSHOP, 6:00-7:30 P.M.

July 9, 2009, Kaiser Town Hall
3704 N Interstate Ave, Portland, OR

August 13, 2009, Lents Baptist Church
5921 SE 88th Ave, Portland, OR

September 10, 2009, PDC
222 NW 5th Ave, Portland, OR

November 12, 2009, Lents Baptist Church
5921 SE 88th Ave, Portland, OR

To sign up for our workshops, visit
www.pdc.us/nhpnews

HOMEBUYER & HOMEOWNER FAIRS

Native American Housing to Homeownership
NAYA Family Center
July 25, 2009, 10:00 a.m. - 3:00 p.m.
5135 NE Columbia Blvd., Portland, OR

APICIA Home Buying Fair
PCC SE Portland Campus
August 22, 2009, 10:00 a.m. - 2:00 p.m.
SE 82nd and Division, Portland, OR

LHI Latino Home Buying Fair
PCC SE Portland Campus
September 26, 2009, 10:00 a.m. - 3:00 p.m.
SE 82nd and Division, Portland, OR

4TH ANNUAL NATIVE AMERICAN HOUSING TO HOMEOWNERSHIP FAIR

The Native American Housing to Homeownership Fair provides a wide range of housing and homeownership resources tailored to the Portland Metropolitan area's Native American community. The Fair is an equal housing opportunity event with a culturally specific focus – free and open to everyone. Highlights include:

- \$2,500 Down Payment Assistance Raffle;
- \$400 Rent Assistance Raffle;
- Free workshops for homebuying, foreclosure prevention, and more;
- Community resources and programs; and
- Free lunch, a kid's corner, and other raffle prizes.

Saturday, July 25 10am-3pm
NAYA Family Center
5135 NE Columbia Blvd, Portland.



Looking for more information?

Contact NHP Staff at

503-823-3400 or nhp@pdc.us

Visit our website at www.pdc.us/nhpnews



OTHERS WHO CAN HELP!

ACORN Housing Corp.
503-788-9989

African American Alliance for Homeownership
503-595-3517

Asian Pacific Islander Community Improvement Association
503-790-7540

Community Housing Resource Center
360-690-4496

Habitat for Humanity
503-287-9529

Hacienda Community Development Corp.
503-595-2111

HOST Development
503-331-1752

Latino Home Initiative
971-409-2237

Lents Homeownership Initiative
503-788-8052 x105

Native American Youth & Family Center
503-288-8177 x232

Operation H.O.M.E.
503-823-4623

Portland Community Land Trust
503-493-0293

Portland Community Reinvestment Initiatives, Inc.
503-288-2923

Portland Housing Center
503-282-7744

Rose Community Development Corp.
503-788-8052

Sabin Community Development Corp.
503-287-3496

