



**City of  
Portland, Oregon**  
**Bureau of Development Services**  
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-6983  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Budget Advisory Committee Report**  
**FY 2016-17**  
**January 26, 2016**

The Bureau of Development Services (BDS) Budget Advisory Committee (BAC) thanks Commissioner Dan Saltzman and the City Council for the opportunity to work with BDS on the development of its FY 2016-17 Requested Budget. The BDS BAC is composed of representatives from the Development Review Advisory Committee, community groups, the development industry, and BDS employees (represented and non-represented).

We met with BDS managers and staff five times from October 2015 – January 2016 discuss BDS's finances, staffing, workload, programs and services, and budget needs. We also reviewed budget guidance from the Mayor and Commissioner Saltzman and projections for City and bureau revenues in the coming year.

In light of these discussions, we are making the following budget and policy recommendations for FY 2016-17:

- 1. We recommend approval of BDS's budget requests for additional General Fund support for positions in the Neighborhood Inspections Program.** This program provides community-wide benefits and is appropriately supported by the General Fund. BDS's requests include:
  - Convert 4 positions from limited term to ongoing funding. These positions were approved as limited term last year, but General Fund monies were not provided. These positions support the Extremely Distressed Properties Enforcement Program (EDPEP) and the Enhanced Inspections Program. Both of these programs improve public health and safety and support vulnerable, underrepresented populations.
  - Provide new ongoing funding for one position to allow EDPEP to take action on a waiting list of over 40 properties.
- 2. We support BDS's decision to place its request for fee-supported positions in the 2016 Spring Budget Monitoring Process (BMP), rather than in the Requested Budget.** As they did last year, BDS intends to add permit fee-supported positions through the Spring BMP in order to fill the positions quickly. These positions will address significant workload needs and allow BDS to meet gaps in service levels. We support BDS's approach as a practical way to quickly meet these needs.

3. **We urge the City Council to direct the City Auditor's Office and the Revenue Bureau to work with BDS on exploring options for using the foreclosure process to address properties with histories of chronic code violations and significant unpaid liens.** BDS Enforcement Program staff spend considerable time and resources on a relatively small number of such properties, while unpaid liens accrue for years. If applied carefully and thoughtfully, foreclosure may be a tool to help the City improve the safety and health of its housing stock and address funding issues for the Enforcement Program.
4. **We recommend that the required 5% cut in General Fund support proposed by BDS be restored.** BDS receives General Fund support for its Neighborhood Inspections and Land Use Services Programs. The bureau is complying with the Mayor's requirement for a 5% cut in General Fund support by reducing nuisance abatements and cutting funding for a partnership with Portland State University that gives urban planning students the opportunity to gain work experience at BDS. The reduction in nuisance abatements will negatively impact neighborhood livability and health, particularly during the warm months of the year. Ending the PSU partnership will both deny students an