

White Paper 1: Affordable Housing Tools Used in the Southwest Corridor

Bold = tools within local control **Gray** = tools that are not in local control

Type	A. Tools Used in Past 5 Years in the Southwest Corridor / Dollars Expended	B. Tools Available in Portland and Tigard, Not in Use in the Southwest Corridor		
Direct Funding	<ul style="list-style-type: none"> • Tigard Urban Renewal Development Assistance Grants \$200,000 • Network for Oregon Affordable Housing - Oregon Housing Acquisition Fund (OHAF) Loan \$250,000 • Community Housing Fund Loans \$145,000 • Neighborhood House Predevelopment Planning Amount not available • Federal Funding Allocation Pass Throughs (CDBG) (2014-Stephens Creek Crossing) \$2,700,000 • Federal Low-Income Housing Tax Credits – 9% (LIHTCs) \$870,000 • Federal Low-Income Housing Tax Credits – 4% (LIHTCs) \$6,766,000 • OHCS Housing Development Acct. \$30,000 • OHCS LIFT Program \$9,880,000 • OHCS General Housing Acct. Program \$498,000 • OHCS Loans \$88,346,000 • OHCS Low Income Weatherization Program \$345,000 • Federal Hope IV Grants (2014-Stephens Creek Crossing) \$18,500,000 	<ul style="list-style-type: none"> • Portland Tax Increment Financing • Portland Neighborhood Prosperity Program • Portland Construction Excise Tax • Portland General Fund • Portland General Obligation Bond • Portland Short-Term Rental Revenue • PHB Loans to Rent-restricted Properties (e.g. Watershed Project) • PHB Funding/Investments for Rent-Restricted Properties Owned by PHB (e.g. Headwaters Project) • PHB Housing Investment Fund • PHB Affordable Rental Opportunity Fund • PHB Land • Metro TOD Grants (2007-The Watershed, 2011-The Knoll) • Washington County Dept. of Housing Programs • HOME Federal Funding Allocation Pass Throughs (2011-The Knoll) • State Health Authority Alcohol and Mental Health units • State Lottery Backed Bonds • Federal HUD Lead abatement grants • Program-related and Mission-related investments (e.g. community land trusts, Meyer Memorial REIT) 		
	Indirect Funding Tools	<ul style="list-style-type: none"> • Portland/Tigard/Multnomah County Non-profit Tax Exemption N/A • PHB Homebuyer Opportunity Limited Tax Exemption Program 7 HH • Tigard Fee Waiver Program \$40,000 • Metro Equitable Housing Grants \$150,000 • State Affordable Housing Tax Credits \$8,500,000 	<ul style="list-style-type: none"> • Portland Multi-Unit Limited Tax Exemption (MULTE) exemption • Portland System Development Charge (SDC) exemption • Portland and Tigard Vertical Housing Programs • Portland Transit-Oriented Tax Exemption Program 	
		Regulatory Tools	<ul style="list-style-type: none"> • Portland Housing Preservation Ordinance (Chapter 30.01) N/A 	<ul style="list-style-type: none"> • Portland Inclusionary Housing Policy • Portland and Tigard Parking Requirement Reductions • PHB Fast Tracks
		Services	<ul style="list-style-type: none"> • PHB Home Repair Funds (CDBG Funds) 21 HH, ~\$73,500 • PHB Short-term Rent Assistance 43 HH; ~\$37,152 • PHB Mortgage Tax Certificates 13 HH • Tigard Homeless Services (2016) \$15,000 • Washington County Housing Assistance Services \$11,000,000 • Homeforward Housing Vouchers \$1.760,000 • State Property Tax Deferral N/A 	<ul style="list-style-type: none"> • PHB Housing Rehab Loans • PHB Home Retention Case Management • PHB/Multnomah County weatherization grants • PHB Mortgage Interest Deduction • PHB Lead Hazard Control Program (HUD-funded Grants for Homeowners & Renters) • PHB Homebuyer Education & Counseling programs • PHB Foreclosure Prevention Services • PHB Water Sewer Discount Program • Multnomah County Rent Assistance <ul style="list-style-type: none"> • Federal Down Payment Assistance • Federal Section 8 Housing Choice Vouchers

Source: Portland Housing Bureau, City of Tigard, Oregon Housing and Community Services, Neighborhood House. Washington County Community Development Dept., HomeForward

White Paper 2: Implementation Strategies by Housing Element

Implementation Strategy	1. Additional Restricted Units	2. Increase Housing Supply	3. Protect Quality & Habitability	4. Connect People to Units
Acquisition Financing for Preservation	◇			
Urban Renewal Areas Tigard and Portland	◇			◇
Employer-Assisted Housing and Corridor Employer Fund	◇	◇		
Limited Equity Cooperative Housing Models	◇			
Community Benefits Agreements	◇			
TOD Zoning	◇	◇		
Developer Agreements	◇			
Interagency MOU	◇	◇		
Large Retailer Tax	◇			
Regional Construction Excise Tax	◇			
Metro's regional source: GO Bond	◇			
Portland Affordable Housing REIT	◇			
Community Land Trust	◇			
Resident Anti-Displacement Services				◇
Pay for Success				◇

ORGANIZATIONAL RELATIONSHIPS

Southwest Corridor Equitable Housing Strategy

