

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

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**

<b>Implementation Strategy</b>	<b>1. Additional Restricted Units</b>	<b>2. Increase Housing Supply</b>	<b>3. Protect Quality &amp; Habitability</b>	<b>4. Connect People to Units</b>
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

