

# **Bureau Notes**

#### Overview

Portland Housing Bureau (PHB) investments increase housing choices throughout the city for people and families priced out of the private market. PHB invests in affordable rental housing development and rehabilitation; services to help people move from homelessness to permanent housing; and in programs that help renters, homeowners and potential homebuyers access and retain safe housing. Funds come from three major sources: Tax Increment Financing (TIF) under a City policy that directs 30% of all TIF investment to affordable housing; City General Fund; and federal funds. Federal funds come from the U.S. Department of Housing and Urban Development (HUD) in the form of grants, both entitlement (primarily Community Development Block Grant and HOME) and competitive. PHB investments are made in alignment with its Strategic Plan, primarily through contracts with non-profits.

### Allocation Methodology

The investments reflected on this map are Urban Renewal Area (URA) TIF and federal funds. TIF must be spent in the URA which generated it. Federal funds are frequently restricted to uses serving low-income households or households in census tracts below 80% of our area's median family income, which in FY 2012-13 was \$40,900 for a single person or \$58,400 for a family of four. Citywide services – including emergency shelters, homebuyer education, foreclosure prevention, and rent assistance – are categorized as 'unallocated' and accounted for about 40% of PHB's FY 2012-13 budget.

## Map Explanation

Between 2006 and 2010, PHB's capital investments leveraged total project costs more than three times the amount of our investment. Investments in the central city reflect several large projects: Gray's Landing, the first affordable housing in South Waterfront; "11x13" preservation projects serving seniors and people with disabilities downtown; and The Yards at Union Station. These projects reflect over \$22 million of TIF investment in FY 2012-13. Investments outside of the Central City include: Glisan Commons, a partnership with Human Solutions and Ride Connection in Gateway; Stephens Creek Crossing, a Home Forward development in Hillsdale; a Native American Youth Association modular housing development in Lents; and a Lifeworks development in the Boise neighborhood.

# **Total Spending Per User**



classification scheme: equal interval.

#### **Coalitions**

CENT - Central City

CNN - Central Northeast Neighborhood

EPNO - East Portland Neighborhood Office

NECN - Northeast Coalition of Neighborhoods

NPNS - North Portland Neighborhood Services

NWNW - Neighbors West/Northwest

SEUL - Southeast Uplift Neighborhood Coalition

SWNI - Southwest Neighbors, Inc.

## **Bureau Resources**

\$.0 M License and Permits: \$.2 M Charges for Service: \$69.3 M Intergovernmental: Bond & Note: \$12.6 M \$5.8 M Misc.: General Fund: \$10.8 M Fund Transfers: \$.0 M Beginning Fund Balance: \$3.8 M \$102.7 M **Total Resources:** 

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