

# Portland Housing Bureau

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The following questions were asked during the bureau's budget work session. Responses are included in the attached packet.

1. Provide a cheat sheet on where the PHB request deviates from the HFE request or county budget.
2. What are the tools to buy down MFI on inclusionary housing from 80%?
3. What is the percentage breakdown of homeless by the reasons for being homeless?
4. How do fair housing plans address mass evictions?
5. Is there a process for helping people at risk of becoming homeless?
6. What resources will be needed by the bureau and other bureaus (such as BPS) to implement inclusionary housing and other new policies under investigation?
7. What are PHB's plans for the Headwaters property?

1. Provide a cheat sheet on where the PHB request deviates from the HFE request or county budget. (Fish)

*See attached table.*

2. What are the tools to buy down MFI on inclusionary housing from 80%? (Fish)

*The tools available to buy down affordability include tax exemptions, property tax abatements, SDC waivers, fee exemptions, density or height bonuses, and direct financing.*

3. What is the percentage breakdown of homeless by the reasons for being homeless? (Novick)

*In our annual point-in-time count in 2015, we asked only a small subset of the population about the causes of their homelessness. Of those who responded to the questions about the cause of their homelessness, the majority indicated the following:*

- a) *Unemployment (47%)*
- b) *Inability to afford rent (40%)*
- c) *Eviction (24%)*
- d) *Kicked out by family/friends (21%)*

4. How do fair housing plans address mass evictions? (Novick)

*The Fair Housing plans address mass eviction in the following ways; first, seeking information to help us know when and where this is happening. Current information comes from call center data of 211 Info and the Community Alliance of Tenants. Policy ideas to address potential mass evictions include requiring longer periods of notification to tenants, and the reporting of eviction and rent increase notices to a centralized database. Tenant education helps residents identify recourse, such as legal assistance. Mass evictions or new development also impact the schools. The schools have suggested that there be can criteria for notifying them when there are likely large changes in the number of students because of rent increases, evictions or new development.*

5. Is there a process for helping people at risk of becoming homeless? (Wood)

*For the last decade, our community has offered short-term rent assistance for eviction prevention, as well as housing placement. The City, County and Home Forward all invest in this cost-effective strategy. Recently, the City and County both committed an additional \$1M each toward rent assistance, as community nonprofits were raising the alarm that they were out of rent assistance for the year.*

6. What resources will be needed by the bureau and other bureaus (such as BPS) to implement inclusionary housing and other new policies under investigation? (Hales)

*The Housing Bureau and Planning and Sustainability Bureau have made requests in the Spring BMP for additional resources to complete the program design and calibration process. PHB is currently meeting with internal staff and other city bureaus to determine what the implementation needs are for the bureaus of Housing, Development Services, Planning and*

*Sustainability, and others, and the resources will likely be requested in the 2017/18 fiscal year budget process.*

7. PHB plans for Headwaters property? (Christopher)

*PHB has initiated the procurement process necessary to secure the services of an approved HUD delegated underwriter. It is our intention to refinance and reposition the property as a mixed income apartment for the next 35 year term of the HUD mortgage (circa 2050). Based on preliminary financial analyses, rents at the Headwaters will be affordable to 40% of the residents at 60% of the area median adjusted annually, the remaining rents will be at market. This is anticipated to be accomplished by 12/31/2016.*

**AHFE Request Funding Comparison**

Multnomah County			Portland Housing Bureau			CBO
<u>Program Offer</u>	<u>Request</u>	<u>Description</u>	<u>Decision Package</u>	<u>Request</u>	<u>Description</u>	<u>Recommendation</u>
10040A-17	\$ 37,500	Veterans Shelter				
10040B-17	\$ 250,000	Veterans Permanent Housing	HC_03	\$ 287,500	Expand Veterans Assstance	\$ 287,500
10041A-17	\$ 4,487,500	Rapid ReHousing	HC_05	\$ 4,487,500	Permanent Housing Placements - Rapid Rehousing	\$ 3,277,200
10042A-17	\$ 1,662,500	Permanent Supportive Housing	Base	\$ 1,662,500	Permanent Housing Placements - Permanent	\$ 1,662,500
10043A-17	\$ 660,000	Prevention/Diversion - Prevention				
10043B-17	\$ 440,000	Prevention/Diversion - Diversion	HC_06	\$ 1,100,000	Prevention and Diversion	\$ 1,100,000
10044A-17	\$ 300,000	Safety Off the Streets - Domestic Violence				
10044B-17	\$ 300,000	Safety Off the Streets - Safe Haven				
10044C-17	\$ 1,862,500	Safety Off the Streets - Shelter Capacity Expansion	HC_04	\$ 2,462,500	Safety Off the Streets	\$ 1,712,500
<b>Total</b>	<b>\$ 10,000,000</b>		<b>Total</b>	<b>\$ 10,000,000</b>		<b>\$ 8,039,700</b>
			HC_13-16	\$ 2,760,300	Continue FY 15-16 One-Time Packages	\$ 2,760,300
				<b>\$ 12,760,300</b>	<b>Total for PHB</b>	<b>\$ 10,800,000</b>