



# Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

# Portland Housing Bureau FY 18-19 Request Budget

Shannon Callahan, Interim Director

March 19, 2018

# Producing, Preserving, and Protecting Housing for Portland

## Production and Preservation

**Subsidize the construction** and preservation of rental housing for **long-term affordability**.

## Home Ownership

**Fund down payment assistance** and homebuyer education programs.

Provide **tax exemptions/credits** to increase homeownership for vulnerable communities.

## Preventing Displacement

Programs and policies to **stabilize renters and homeowners**, such as **tenant protections, legal aid**, and **home repair loans and grants**.

## Ending Homelessness

Investments through the Joint Office in programs such as **Short-Term Rent Assistance** to prevent and end homelessness.

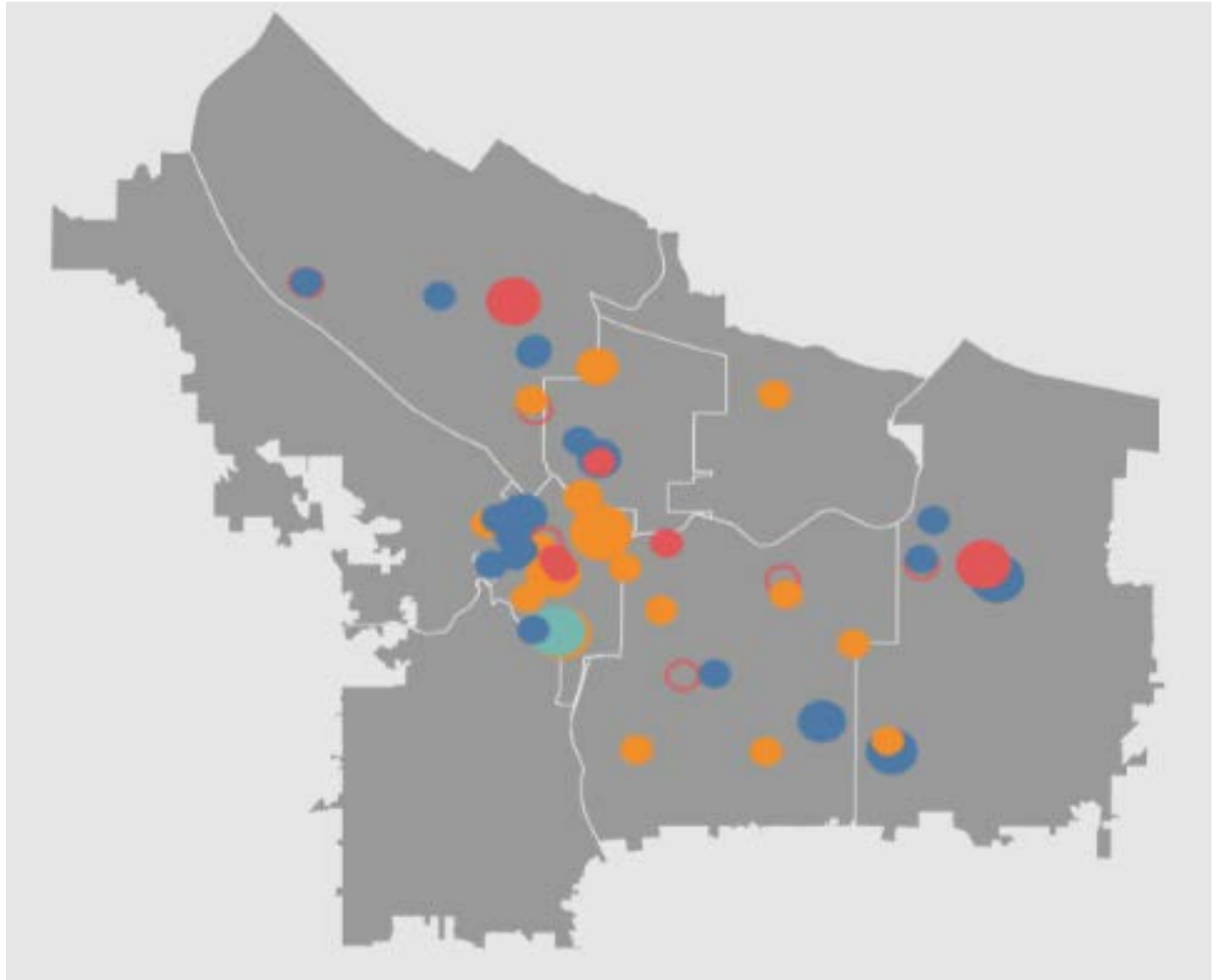
Support efforts to create **2,000 supportive housing units** by 2028.

# PHB Production Pipeline

---

2018: 948 units

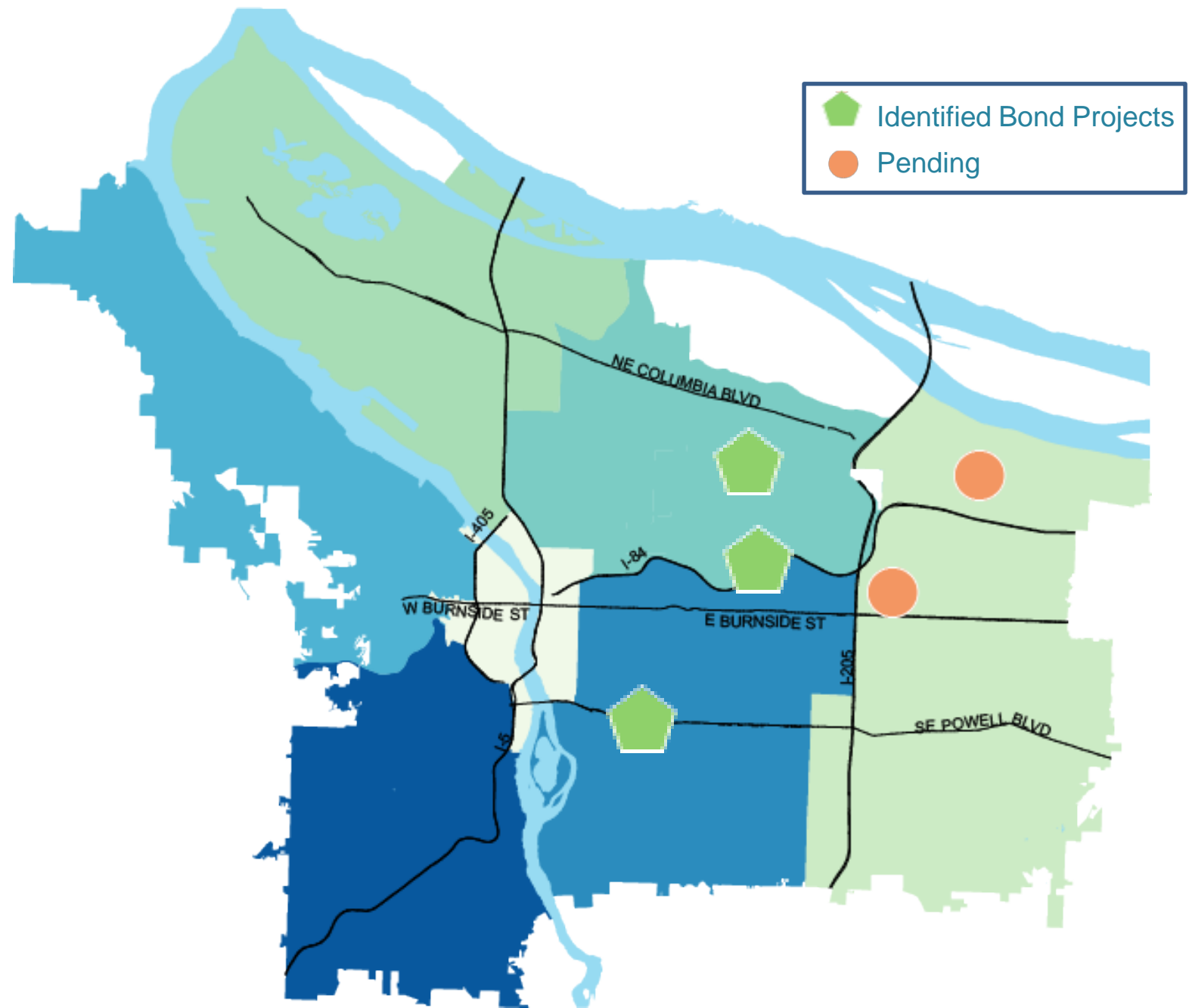
2019: 978 units



# Portland Housing Bond Progress

## Identified Projects

- SE Powell
- The Ellington
- Cully



# Annual Performance Measures

Measure	FY 17-18 Actual Q1 + Q2	Annual Target	Measure	FY 17-18 Actual Q1 + Q2	Annual Target
Affordable housing units preserved	<b>102</b>	<b>150</b>	Renter clients provided information/referrals	<b>935</b>	<b>2000</b>
Newly opened affordable rental units	<b>210</b>	<b>500</b>	Renter clients provided direct services	<b>206</b>	<b>465</b>
Homes purchased through affordable homeownership programs*	<b>153</b>	<b>302</b>	Individuals prevented from becoming homeless***	<b>4538</b>	<b>5020</b>
Households receiving home repairs**	<b>283</b>	<b>600</b>	Homeless individuals placed in permanent housing	<b>2381</b>	<b>4317</b>

# Proposed 5% Reduction

## Reduction

- Reduce East Portland Rental Rehab program \$110,000
- Reduce Administration and Support expenditures \$30,572

# East Portland Programing

## Realignment

- Lack of private landlord participation in East Portland Rental Rehab Program
- Propose to reprogram funds for East Portland home repair services for low-income, seniors, and disabled homeowners for one year.

### Expected Results:

115 homes (reduction not taken) / 96 homes (reduction taken)

# Rental Services Office

## Add Requests - Ongoing

- \$600,000 for Fair Housing, landlord-tenant education, and legal services.  
Expected Results: Maintains current service levels.
- \$170,200 for Mandatory Relocation Assistance staffing.  
Expected Results: 2.0 FTE to provide full-time staffing to process exemptions and provide technical assistance to the public.
- \$29,800 for administrative costs (printing, mailing, phone lines, administration, etc.)



# Rental Services Office

## Add Requests – One-time

- \$200,000 to develop a rental registration system
- \$500,000 for culturally specific/language specific legal services
- \$500,000 for culturally specific/language specific education and training

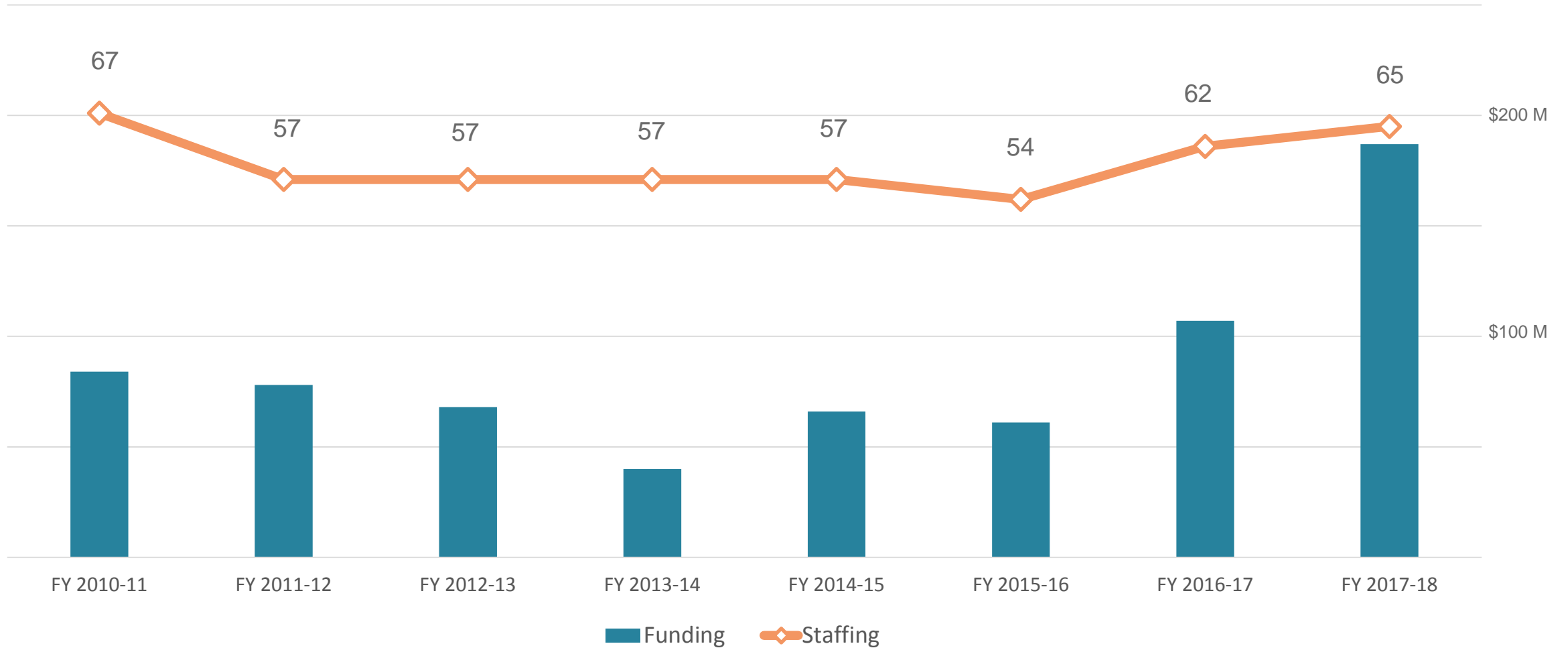
### Expected Results:

Address stakeholder need for culturally specific/language specific services.

50% increase in households receiving direct services/information and referral (2,250 households total).

Development of rental registration system, as directed by the Mayor's Office

# Funding and Staffing Trends



# Additional Staff Capacity

## Add Request

### Convert Limited Term Positions

- 1 Regulatory Compliance
- 1 Policy Asst. Program Specialist
- 1 Admin OSS II

### Expected Results:

- Improved tracking of regulatory agreements
- Better coordination of preference policy
- Better documentation of bureau records

### New Positions

- 2 Bond Management Analysts

### Expected Results:

- Avoid delays in rental unit production