



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Portland Housing Bureau FY 2019-20 Requested Budget

Portland Housing Bureau

Production and Preservation

PHB **subsidizes construction** and preservation of rental housing that provides **long-term affordability**.

Home Ownership

PHB funds **down payment assistance** and homebuyer education programs, and provides **tax exemptions/credits** to increase homeownership for vulnerable communities.

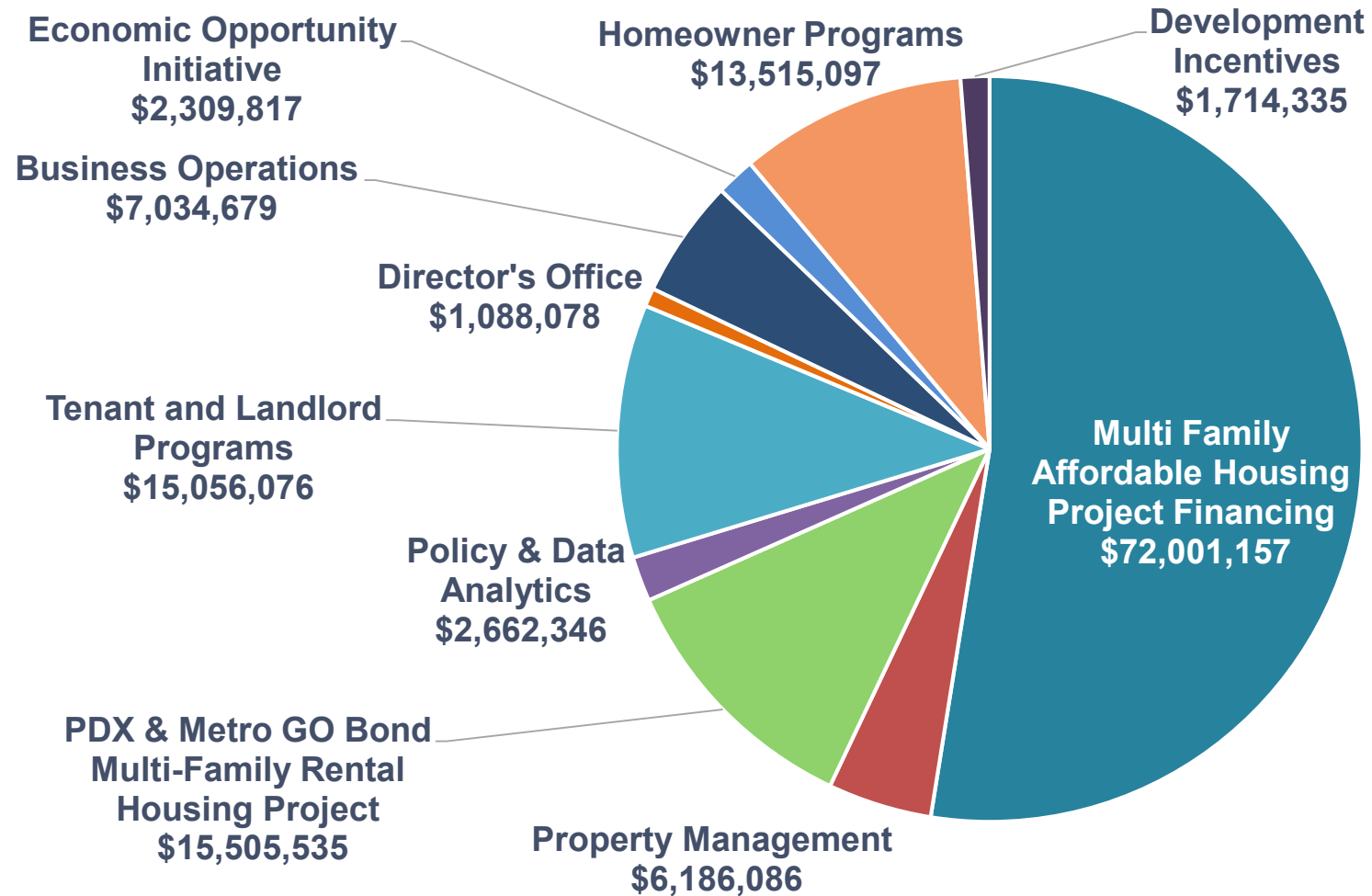
Preventing Displacement

PHB stabilizes **renters and homeowners** where they live through policies and programs such as **tenant protections, legal aid funding, and home repair loans and grants**.

Ending Homelessness

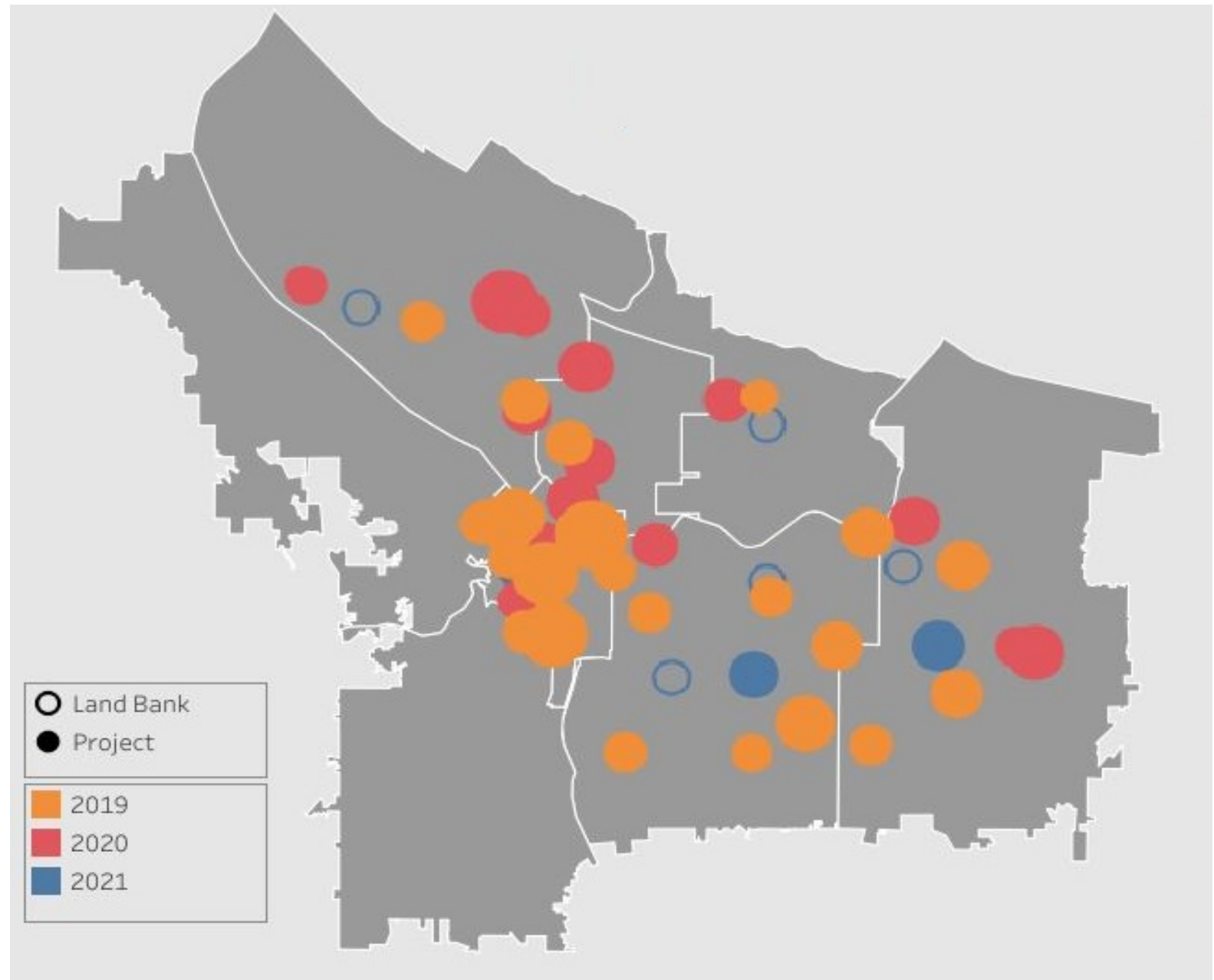
Through the Joint Office, PHB invests in programs to prevent and end homelessness, such as **Short-Term Rent Assistance**, and supports efforts to create **2,000 supportive housing units** by 2028.

Portland Housing Bureau FY '19-'20



Rental Housing Production Pipeline

Over 2,000 affordable rental units currently in development





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Housing Bureau Strategic Initiatives

Portland Housing Bond

\$258.4 million

1,300 units

Progress



308
children



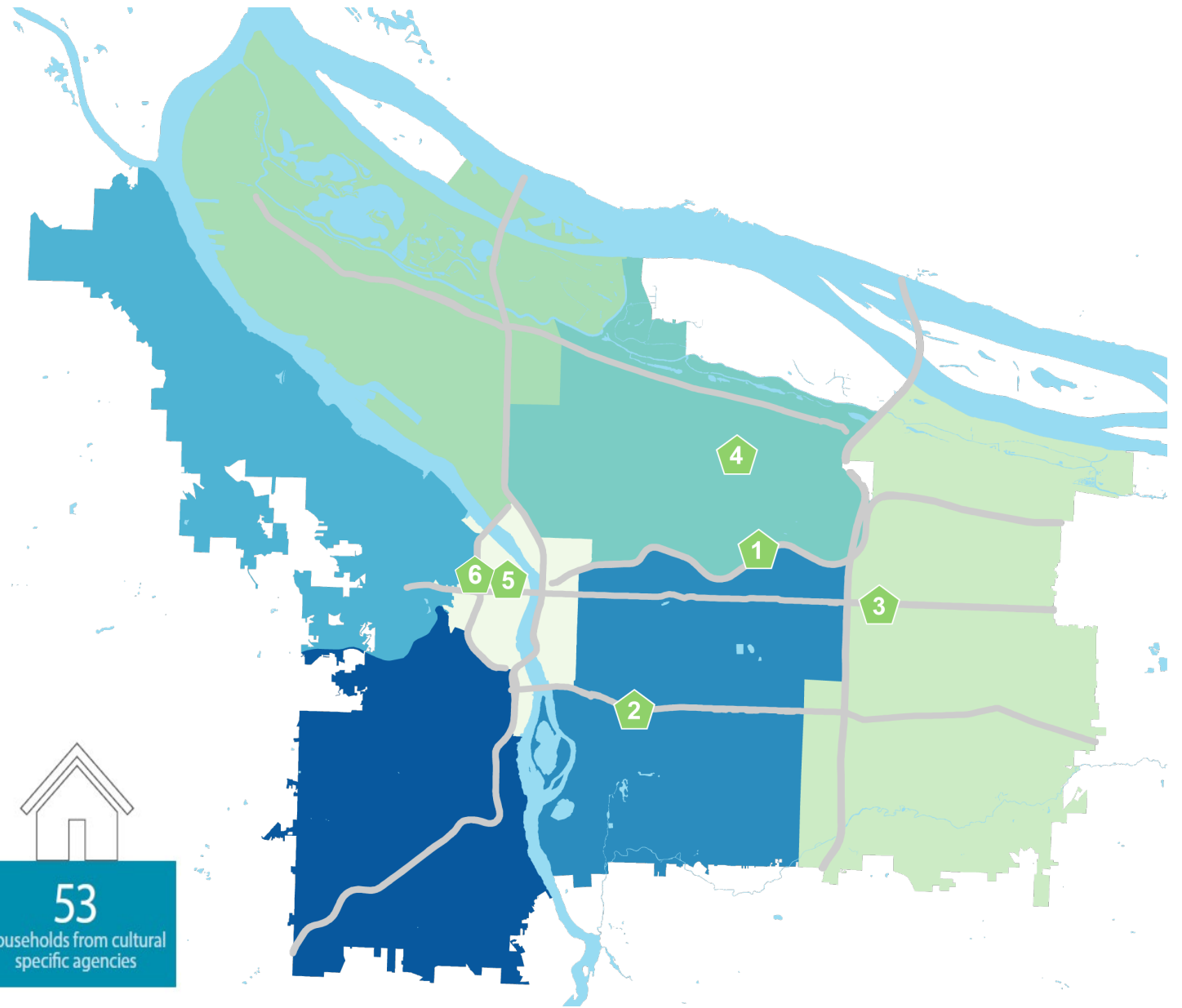
117
formerly homeless
families



84
seniors or
disabled



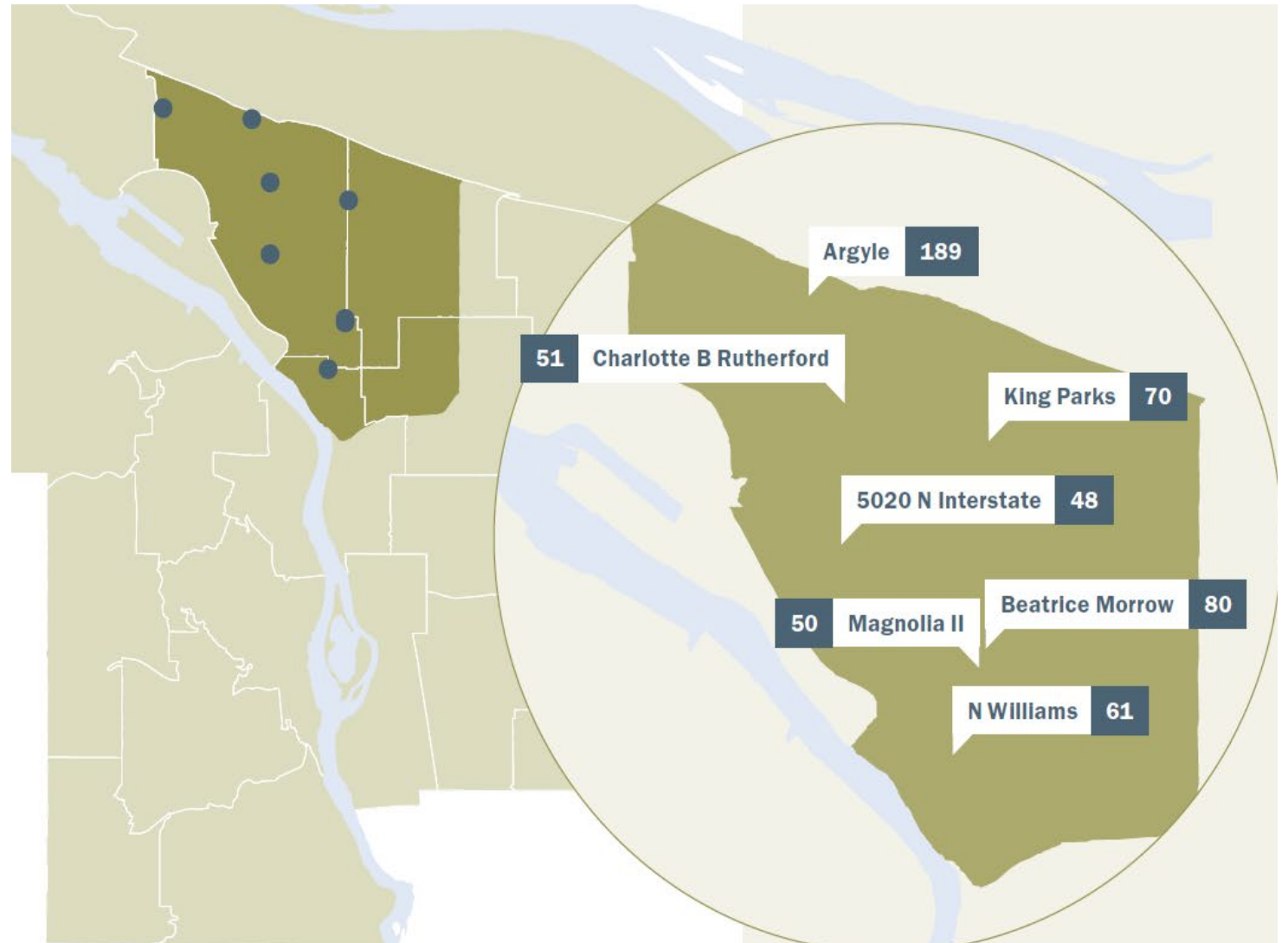
53
households from cultural
specific agencies



N/NE Neighborhood Housing

- 501 rental units in progress
- 265 home repair grants
- 72 home repair loans
- 110 new homeowners by 2022

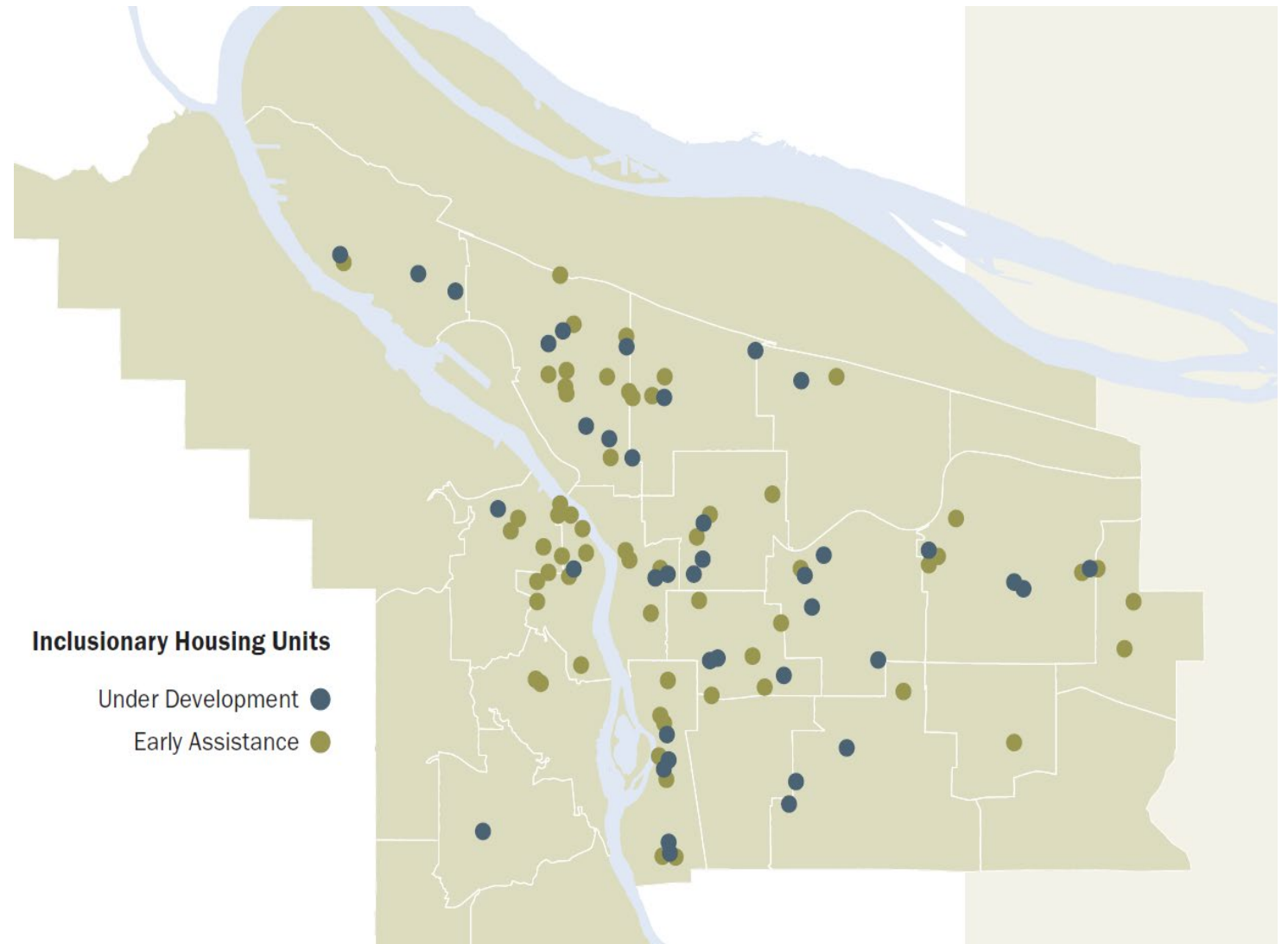
NEW Homeowner Stabilization
Services



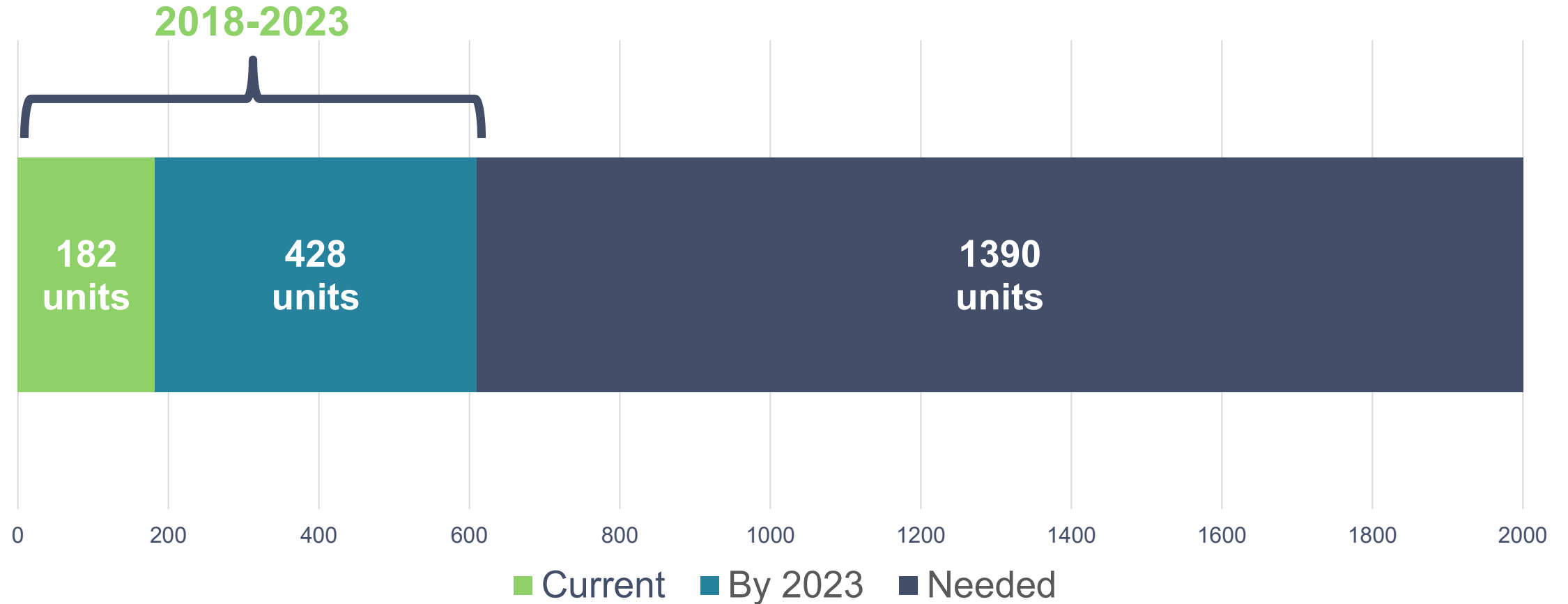
Inclusionary Housing

49 Projects

408 Affordable Units



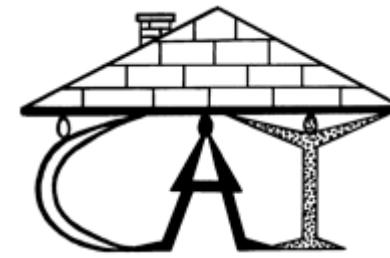
Supportive Housing Goal – 2,000 units by 2028



Rental Services Office

Current Services

- **Landlord-tenant technical assistance**
2,000+ people per year
- **Relocation assistance exemptions**
400-500 applications per year
- **Information and service referrals**
2,000+ households per year
- **Training and legal services**
500+ households per year



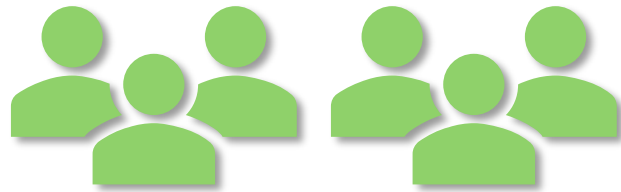


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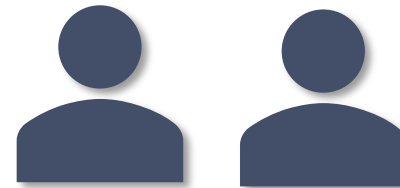
Equity

Staff Equity



All Staff

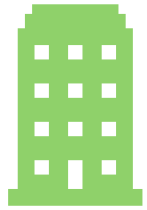
71 Staff members
52% Staff of Color
76% Female Staff



Leadership

12 Staff members
50% Staff of Color
75% Female Staff

DMWESB In PHB Construction Projects



GOALS

20% City of Portland

24% Portland Housing Bureau



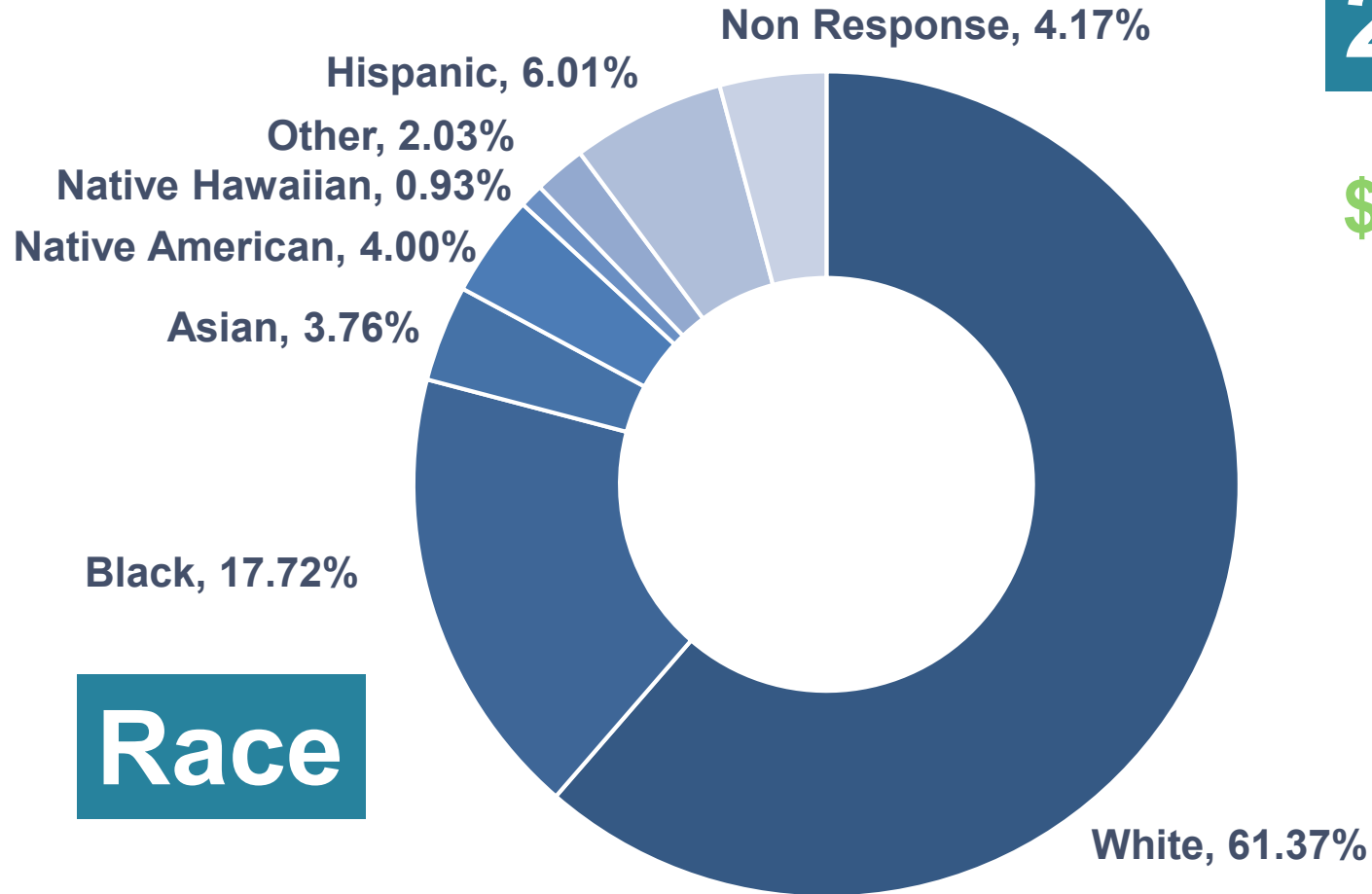
ACTUAL

21% '16-'17
20% '17-'18

25% YTD

Who Lives in our Affordable Units

20,193 Residents



Race

\$17,848 Average Income
\$518 Average Rent

33% Elderly
27% Disability



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Budget Highlights

Directions to Develop

Coordinated Community Planning and Development

\$1,000,000 of one-time funding to establish a property acquisition fund for affordable housing investments.

\$1,000,000

Inclusionary Housing Market Analysis

One-time funding for a market analysis to provide data and analysis for ongoing refinements to the inclusionary housing program incentives and requirements.

\$150,000

Continuation of Services

Contracted education and legal services; direct mail and in person education and outreach; full-time technical assistance staff; mandatory relocation assistance administrative processing; rental unit registration; policy and planning.

\$826,3118
3.0 FTE

Rental Registration Expansion

Direct mail and in person education and outreach; registration software platform; registration management

\$1,525,000

Convert New Fee-Based Programs to Ongoing

Annual per rental unit fee for full cost recovery of RSO current service level and fee compliance

\$3,305,000

Directions to Develop

Screening Criteria Implementation	Landlord Licensing	Landlord Tenant Notices	Universal Eviction Defense	Increase Staff Capacity
Direct mail and in person education and outreach; full-time technical assistance staff.	Standards and guidelines for landlords in the City of Portland; direct mail and in person education and outreach; full-time technical assistance staff; testing and licensing software platform; license issuance and management.	Standardized applications and forms; direct mail and in person education and outreach; full-time technical assistance staff; notice filing software platform; notice collection.	Eligibility screening; legal counsel; legal services in negotiation and dispute resolution; legal representation at trial; referral to services.	Contracted education and legal services; direct mail and in person education and outreach; full-time technical assistance staff; mandatory relocation assistance administrative processing; rental unit registration; policy and planning.
\$979,500 2.0 FTE	\$2,138,095 5.0 FTE	\$2,138,095 6.0 FTE	\$2,550,388 1.0 FTE	\$326,318 3.0 FTE

Rental Services Continuation of Services

Current Services

- ✓ **Landlord-tenant technical assistance**
2,000+ people per year
- ✓ **Relocation assistance exemptions**
400-500 applications per year
- ✓ **Information and service referrals**
2,000+ households per year
- ✓ **Training and legal services**
500+ households per year

Service Impacts with no Decision Package

- ✗ **Landlord-tenant technical assistance**
0 people per year
- ✗ **Relocation assistance exemptions**
0 applications per year
- ↪ **Information and service referrals**
1,000+ households per year
- ↪ **Training and legal services**
250+ households per year

Coordinated Community Development and Planning

Housing Bureau Match:

\$600,000 East Portland programs and planning position

Housing Bureau Request:

\$1,000,000 property acquisition fund per SW Equitable Corridor Strategy

Coordinated Request
Housing Bureau
Prosper Portland
Bureau of Planning and Sustainability
Portland Bureau of Transportation



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Discussion