



**Commissioner Chloe Eudaly**  
City of Portland

Thursday, February 14, 2019

To: Jennifer Cooperman, Chief Financial Officer, Bureau of Revenue and Financial Services, and Shannon Callahan, Director, Portland Housing Bureau

Cc: Jessica Kinard, Interim Director, City Budget Office

From: Commissioner Chloe Eudaly

Re: PHB Directive to Develop FY 2019-2020

**Issue Title: Funding for Housing and Rental Services**

**Commissioner(s) Issuing Direction:** Commissioners Eudaly

**Bureau(s) Directed:** Bureau of Revenue and Financial Services, Portland Housing Bureau

**Issue Overview and Desired Goal/Outcome(s):**

The City of Portland continues to struggle with addressing the housing crisis in an urgent, creative, and effective manner largely because we have no annual dedicated funding stream we can use to put resources where they need to be.

Our office has been working for two years on different policies we feel can create effective solutions and alleviate the burden of displacement and a lack of tenant regulations. However, on several occasions, we have not been able to turn a good policy idea into an equitable and effective one because of a lack of funds. In addition, we struggle every year to properly fund the Joint Office of Homeless Services in an ongoing way that is responsive to the need and independent of one-time general funds.

**We are requesting the development of a vacancy tax and would like to know how much it would cost to initiate, maintain, and enforce as well as how much annual revenue it may create to address our housing issues.**

We believe an annual revenue source could be used to fund the following initiatives (and more):

- Tenant Opportunity to Purchase (subsidy funding needed to assist purchases for low to moderate income renters)
- Universal Eviction Defense (subsidy needed to cover unpaid rent to improve eviction outcomes)
- Rental Services Office (many additional services needed that would benefit renters that cannot be fully covered with a registration fee-see previous directive)
- Building of 0%-30% AMI dwelling units
- Ongoing services funding for Permanent Supportive Housing

- Hygiene centers and services
- Alternative shelter site development and support
- Rent vouchers

**Funding Options:** General fund or internal budget allocation

**Additional Information Requests/Notes:** If a vacancy tax is not an adequate or feasible annual revenue source, we would request an analysis of a revenue mechanism that may be more feasible.