

# Fiscal Year 2016-17 Budget Development

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## **PORTLAND HOUSING BUREAU**

Dan Saltzman, Commissioner  
Kurt Creager, Director

# Mayor's Budget Guidance

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- \$10 million increase in Housing Bureau current appropriation level targets (CAL targets)
- 5% reduction from general fund bureaus (exempting public safety)
- Realignment from other bureaus to assist in housing and homelessness crisis

# 2016-17 Budget Summary

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- Housing Bureau Base Budget: **\$113M**
- Decision Packages: **+\$40.7M**
- Increase in CAL target: **+\$10M**
- Unfunded Decision Packages: **(\$30.7M)**

# Base Budget 2016-17:

## Housing Investment Production & Preservation

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- **Preservation and Asset Management: \$30.5M**
  - Loan products provide financial support to developers who purchase existing rental homes and agree to rent them to people earning 60% of area median family income or less
- **Fair Housing: \$500K**
  - Programs improve public's understanding of Fair Housing law and increase utilization of legal advocacy by historically underserved populations.
- **New Affordable Rental Homes: \$48.3M**
  - Loan products provide financial support to developers who build new rental homes and agree to rent them to people earning 60% of area median family income or less
- **Housing Development & Finance Support: \$2.4M**
  - Investments that complement new construction, preservation and rehabilitation.

# Decision Packages 2016-17: Housing Investment Production & Preservation

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- **Fair Housing – Safe Housing Hotline: +\$35K**
  - Provide assistance to 1,600 people per year
- **Multifamily Rental Rehabilitation: +\$5M**
  - Approximately 400 multi-family rental properties (representing over 1,200 individual units of rental housing) in East Portland have outstanding code violations cited by the Bureau of Development Services
  - An allocation of \$5 Million is will address identified code violations in approximate 350 units and ensure ongoing affordability for a minimum of 10 years.
- **Housing Investment Fund: +\$10M**
  - Average subsidies suggest \$10M would produce at least 100 new affordable rental units for 60 years

# Base Budget 2016-17: Homeowner Access & Retention

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- **Healthy Homes: \$1M**
  - Remediation of environmental health hazards in homes that may impact occupant health (lead hazards and structural safety issues).
- **Home Retention Services: \$2.9M**
  - Foreclosure prevention counseling, home repair grants, and home repair loans
- **Homebuyer Financial Services: \$3.1M**
  - Homebuyer education and counseling services, and homeownership financial assistance
- **Tax Exemption and Fee Waiver Programs: \$597K**
  - Administration of limited tax exemption programs for single and multi-family residences, system development charge waivers, and Mortgage Credit Certificate program

# Decision Packages 2016-17: Homeowner Access & Retention

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- **Single-family Home Repair: +\$500K**
  - Approximately 60 households in East Portland receive grants to help retain their homes.
- **Lents Stabilization Initiative: +\$330K**
  - 3-year Limited Term program coordinator to stabilize low-income households at risk of displacement
- **Homeowner Retention Services: +\$300K**
  - 300 homeowners receive retention case management
- **Shared Housing Program: +\$200K**
  - 400 new rental housing opportunities
- **Healthy Homes Program: +\$TBD**

# Base Budget 2016-17: Housing Access & Retention

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- **Shelter and Emergency Services: \$2.8M**
  - Staffing and operation of year-round and winter emergency housing programs for men, women and youth, including facility-based transitional housing, youth funds passed through to Multnomah County
- **Housing Access and Stabilization: \$700K**
  - Programs funded in this category include benefits acquisition, 211 Info, Street Roots, and tenant education
- **Homeless Rapid Rehousing: \$5M**
  - Short-term rent assistance to prevent homelessness, as well as housing placement services and short-term rent assistance to help move people from the streets and shelters to stable homes
- **Supportive Housing: \$6M**
  - Limited-term rent assistance (up to 24 mos.) and services primarily for chronically homeless individuals and families with disabilities



# Decision Packages 2016-17: Housing Access & Retention

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- Continue one time only packages from 2015-16
  - Veterans Rental Assistance: **+\$500K**
    - 150 Veterans housed or prevented from homelessness
  - Maintain Women's Winter Shelter Year-round: **+\$750K**
    - 115 beds of shelter provided
  - Landlord Recruitment Retention/Response: **+\$300K**
    - Increased units available for people exiting homelessness
  - Intensive Street Engagement: **+\$1.2M**
    - 50 high barrier households moved into housing, campsite cleanup
  - Home for Everyone Staffing: **+\$95K**

# Decision Packages 2016-17: Housing Access & Retention

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- Continue fall budget adjustment packages from 2015-16
  - Housing Choice Success Fund: **+\$400K**
    - Assist 250 voucher holders with housing expenses and 225 high barrier families with housing search
  - Emergency Shelter Options: **+\$1.2M**
    - 400 low barrier shelter spaces
- A Home for Everyone proposals
  - Housing Placement and Retention: **+\$3M**
    - 450 people housed or prevented from homelessness
  - Safety off the Streets: **+\$5M**
    - 650 individuals sheltered, one-time renovation costs, plus operations
  - Other AHFE Investments: **+\$2M**

# Base Budget 2016-17: Administration and Pass-through

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- Administration and Support: **\$6.9M**
- Economic Opportunity: **\$2.1M**

# Decision Packages 2016-17: Administration and Pass-through

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- Preference Policy, Incentive Zoning and Linkage Fee Staffing:
  - Program Coordinator Position: **+\$TBD**
  - Program Specialist Position: **+\$TBD**
  - Administrative Support Position: **+\$TBD**

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# Next Steps for PHAC

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- **At January Meeting:**
  - Racial equity impact assessments for decision packages
  - Projected outcome data for decision packages
  - Prioritization, if any, on decision packages

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