

# PHB Program Performance

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## **PORTLAND HOUSING BUREAU**

Dan Saltzman, Commissioner  
Kurt Creager, Director

# Overview of Programs

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- PHB maintains a portfolio of 13,197 regulated housing units with an additional 1,613 units in the development pipeline.
- In addition to the regulated portfolio, PHB funds a wide continuum of programs and services to assist low-income households access and retain homeownership.

# Overview of Programs

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- PHB funds programs designed to prevent and end homelessness for individuals and families.

# City Regulated Rental Units

<b>City Regulated Rental Units by Financing Structure*</b>	<b>30% MFI</b>	<b>40% MFI</b>	<b>50% MFI</b>	<b>60% MFI</b>	<b>80% MFI</b>	<b>Total</b>
<b>Total Units</b>	<b>2,112</b>	<b>643</b>	<b>4,064</b>	<b>5,907</b>	<b>471</b>	<b>13,197</b>
Basic Financing	696	147	1,171	1,783	228	4,025
+ Section 8 Project	564	299	1,153	1,100	66	3,182
+ Tax Abatement	87	-	108	452	34	681
+ 4% Tax Credits	184	38	299	598	40	1,159
+ 9% Tax Credits	103	39	349	689	81	1,261
+ 4% Tax Credits and Section 8	229	108	420	527	-	1,284
+ 9% Tax Credits and Section 8	173	12	483	550	3	1,221
+ 4% Tax Credits and Tax Abatement	-	-	-	80	-	80
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

\*Expressed as a percentage of median family income

MFI=Median Family Income

# City Regulated Rental Unit Production

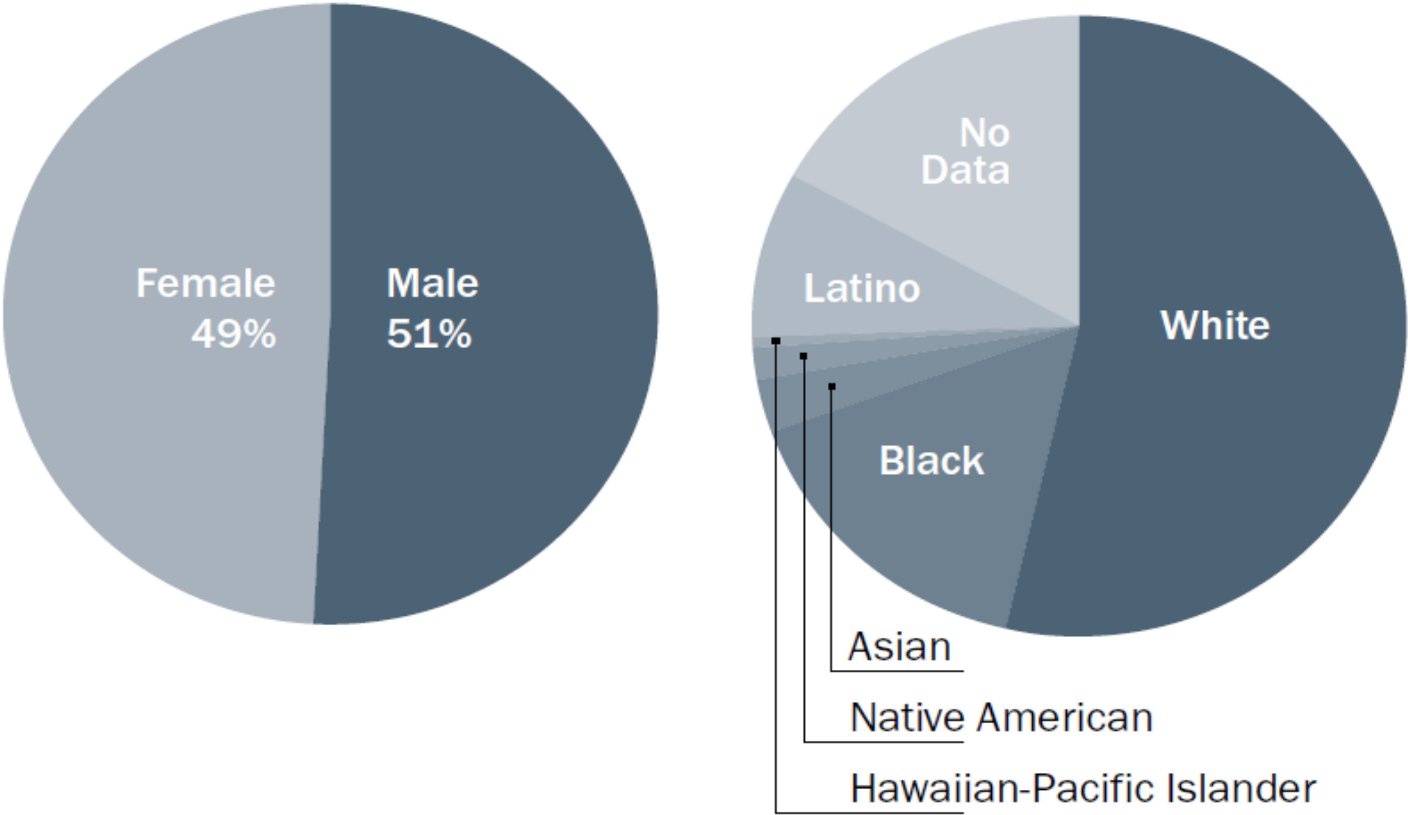
City Regulated Rental Unit Production	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	8	2	-	-	-	54	174	100	-	-	182	156
2014	47	-	-	-	39	-	-	325	-	-	86	325
2013	50	-	-	-	54	38	401	119	-	-	505	157

Note: Regulated affordable units added to asset portfolio totals when construction is complete

NC=New Construction P=Preservation & Rehabilitation

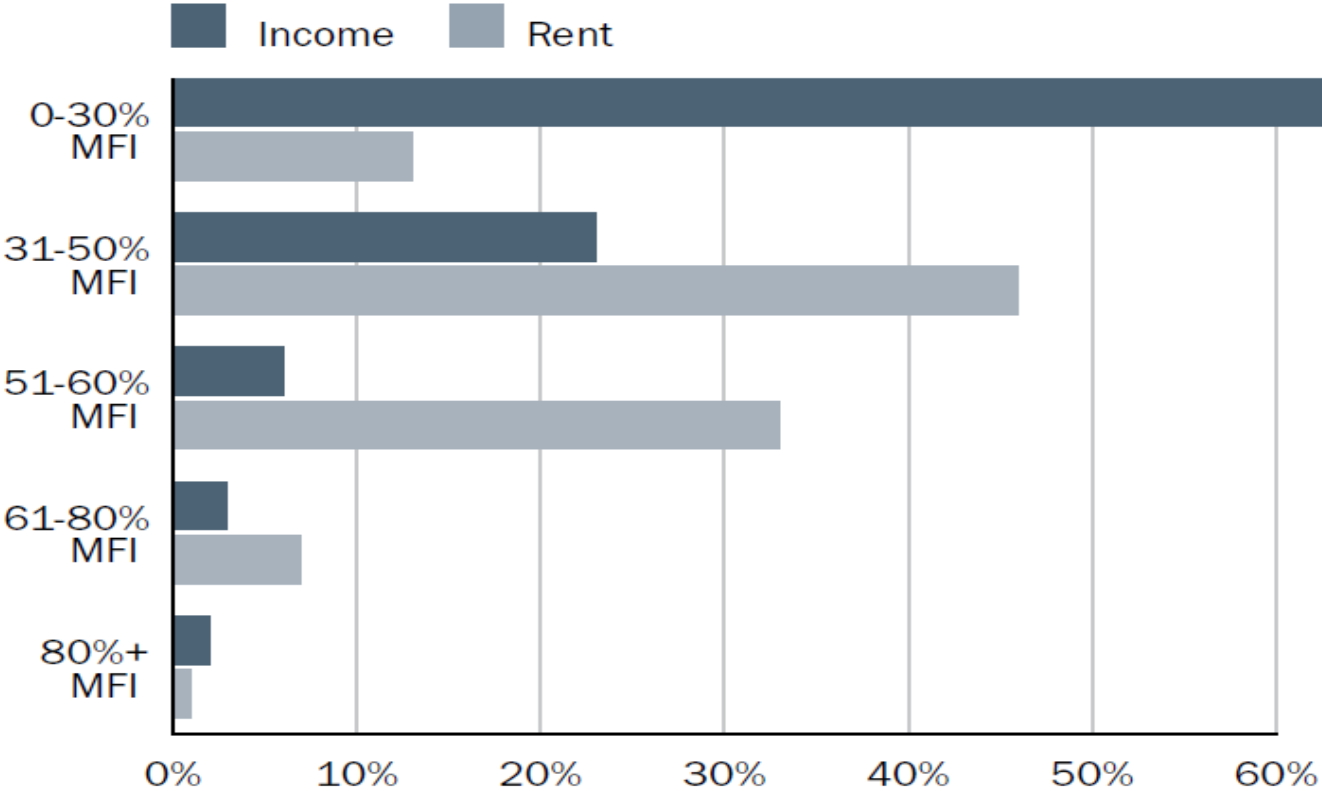
# City Regulated Rental Units: Demographics

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# City Regulated Rental Units: Incomes

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# Homeownership Loans

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<b>Homeownership Loans by Financing Instrument</b>	<b>Below 50% MFI</b>	<b>51-80% MFI</b>	<b>81%+ MFI</b>	<b>Total</b>
<b>Total Homeownership Loans</b>	495	540	26	1,061
Home Buyer Assistance Loan	46	226	25	297
Home Repair Loan	449	314	1	764

MFI=Median Family Income



# Homeownership Production

Homeownership Production by Program	Below 50% MFI			51-80% MFI			81%+ MFI			Total		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
Home Buyer Assistance Loan	6	3	12	20	16	27	-	-	-	26	19	35
Home Repair Loan	23	10	8	10	11	8	-	-	-	37	21	16
Home Repair Grant	376	528	473	40	67	59	-	-	-	416	595	532
Lead Hazard Reduction	128	227	N/A	12	14	N/A			N/A	145	241	N/A
Mortgage Credit Certificate	1	3	3	33	27	20	65	59	57	99	89	80
SDC Exemption Program	28	43	33	25	38	51	51	61	56	104	142	138
Homeownership Tax Exemption	31	45	24	31	38	41	45	55	44	107	138	109

MFI=Median Family Income

# Homeownership Demographics

	Home Buyer Assistance Loan			Home Repair Loan			Home Repair Grant			Lead Hazard Reduction		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
White	50%	46%	54%	60%	78%	71%	65%	64%	58%	60%	86%	N/A
Black	28%	23%	37%	33%	17%	21%	30%	28%	24%	36%	3%	N/A
Asian	11%	-	3%	7%	6%	7%	-	3%	4%	2%	6%	N/A
Hispanic-Latino	7%	23%	23%	-	-	-	2%	3%	4%	2%	1%	N/A
Hawaiian-Pacific Islander	-	-	3%	-	-	-	1%	1%	-	-	-	N/A
Native American	4%	4%	3%	-	-	-	4%	4%	8%	-	3%	N/A
African, Middle Eastern or Slavic	N/A	N/A	-	N/A	N/A	-	N/A	N/A	2%	N/A	N/A	N/A

# Homeownership Demographics Indirect

	Mortgage Credit Certificate			SDC Exemption			Homeownership Tax Exemption		
	2012	2013	2014	2012	2013	2014	2012	2013	2014
White	89%	52%	81%	47%	42%	46%	45%	40%	38%
Black	1%	34%	7%	5%	7%	6%	6%	8%	7%
Asian	4%	4%	1%	25%	40%	33%	31%	41%	36%
Hispanic-Latino	6%	-	6%	7%	6%	8%	6%	7%	9%
Hawaiian-Pacific Islander	-	-	-	1%	1%	-	1%	2%	1%
Native American	-	-	5%	2%	1%	1%	1%	1%	1%
African, Middle Eastern or Slavic	N/A	N/A	15%	N/A	N/A	8%	N/A	N/A	9%

# Homelessness

Services by Program	Housing						Transitional Housing			Shelter Beds		
	▪ Short Term Rent Assistance			▪ Permanent Supportive Housing			▪ Transitional Housing Units			▪ Emergency / Winter Shelter		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
TOTAL	4,797	5,560	4,814	2,507	2,716	2,685	2,939	3,306	2,897	2,822	3,051	3,592
White	1,550	1,736	1,436	1,423	1,549	1,496	1,620	1,732	1,629	1,562	1,663	1,889
Black	1,155	1,574	1,483	543	597	658	680	689	690	654	705	979
Asian	202	151	146	50	52	50	42	43	57	41	56	101
Hispanic-Latino	1,420	1,660	1,496	292	331	334	356	371	336	315	343	447
Hawaiian-Pacific Islander	216	292	199	40	44	54	65	70	67	66	112	218
Native American	480	488	487	256	298	292	270	264	343	263	297	426

# Home Repair Retention Data 2013-15

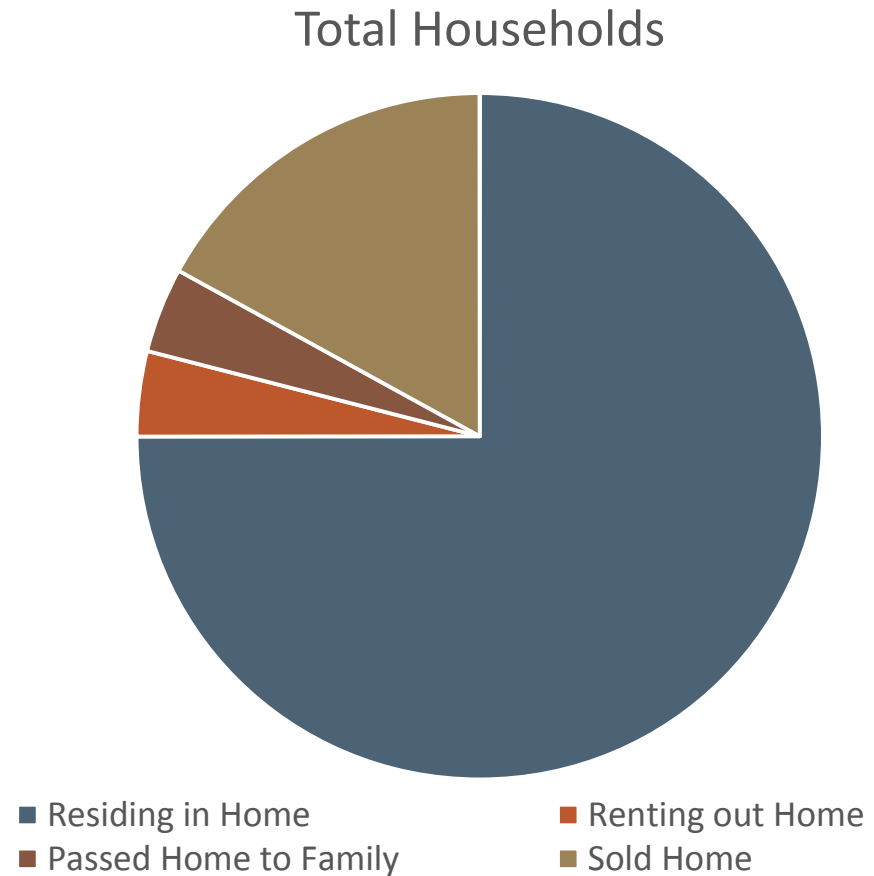
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# Overview of Trends

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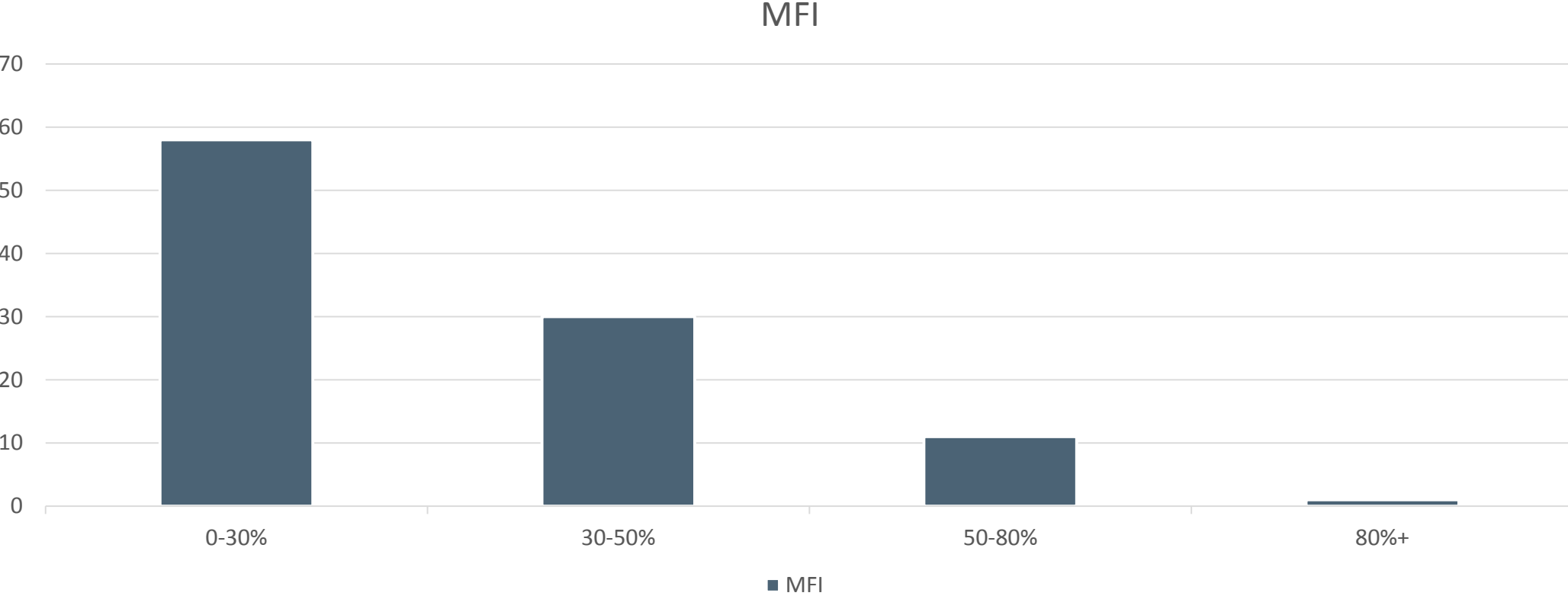
## 924 Households

- 693 reside in home
- 38 rent out home
- 39 passed home to family
- 154 sold home

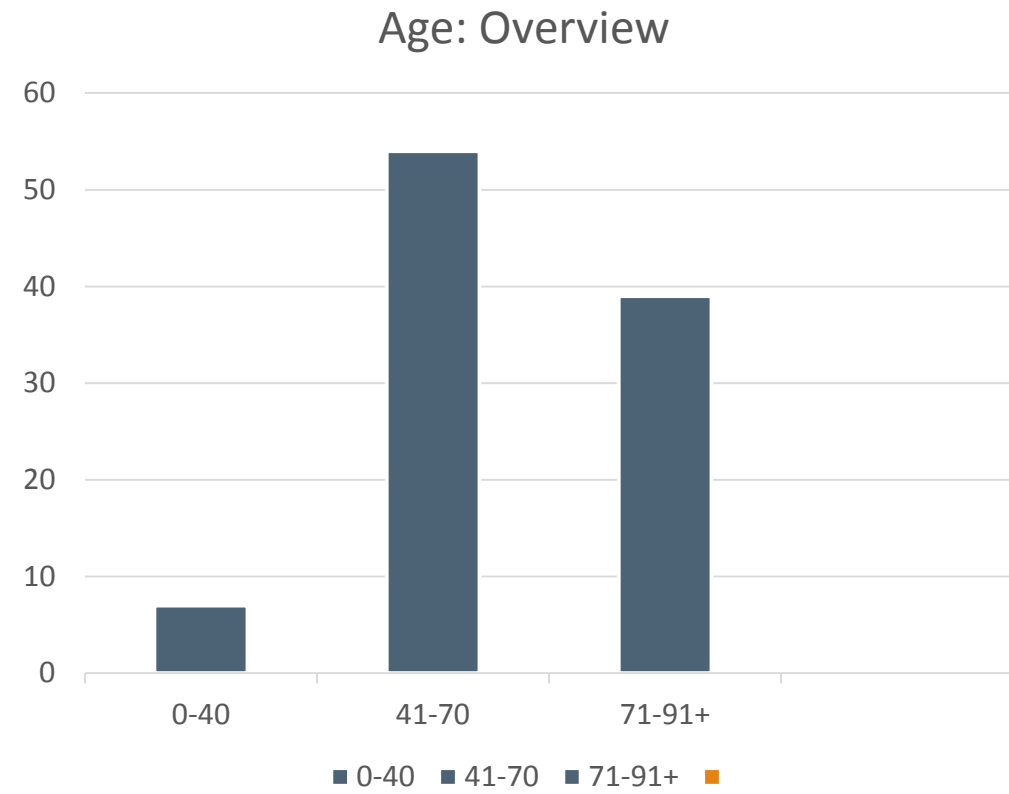
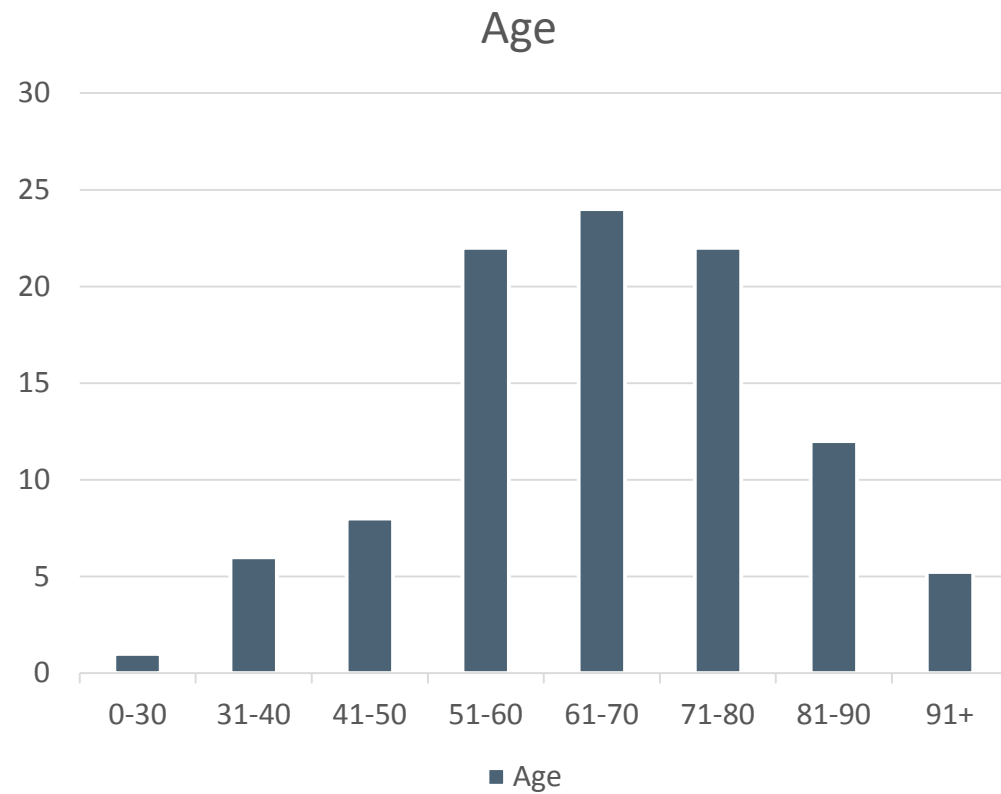


# Income Demographics of Those Who Sold Homes

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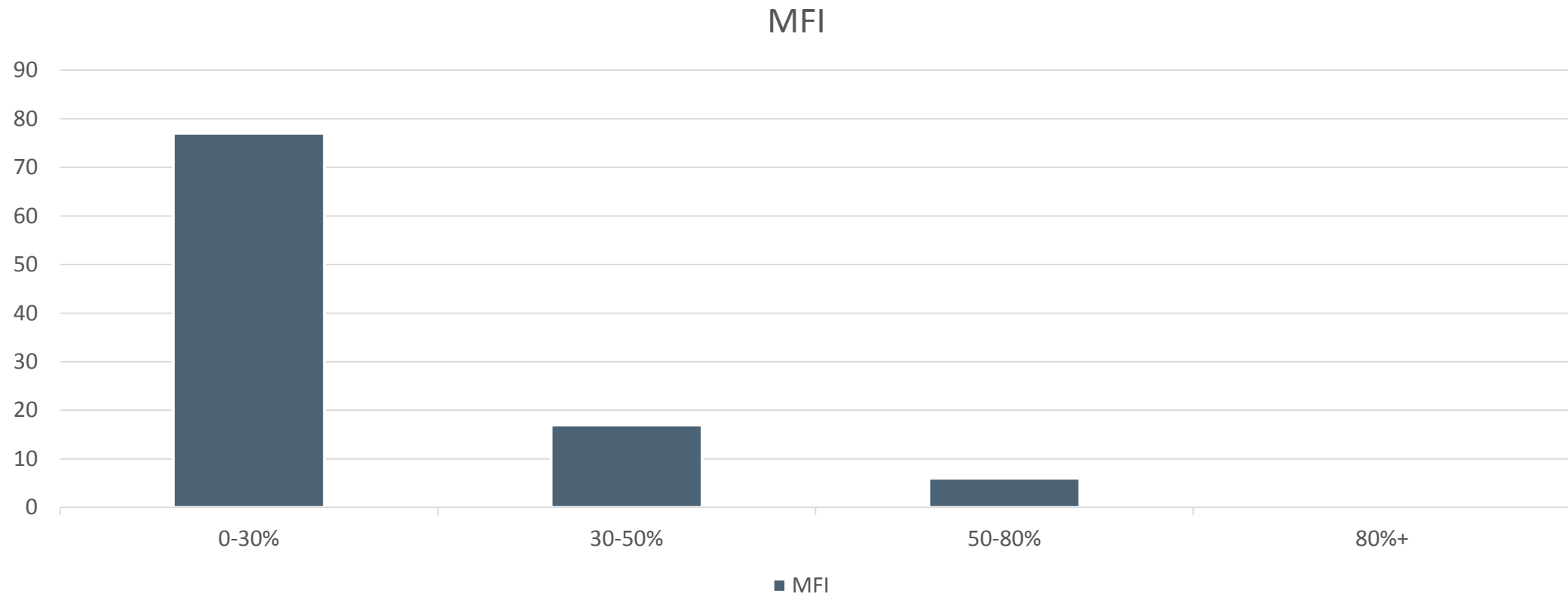
# Age Demographics of Those Who Sold Homes



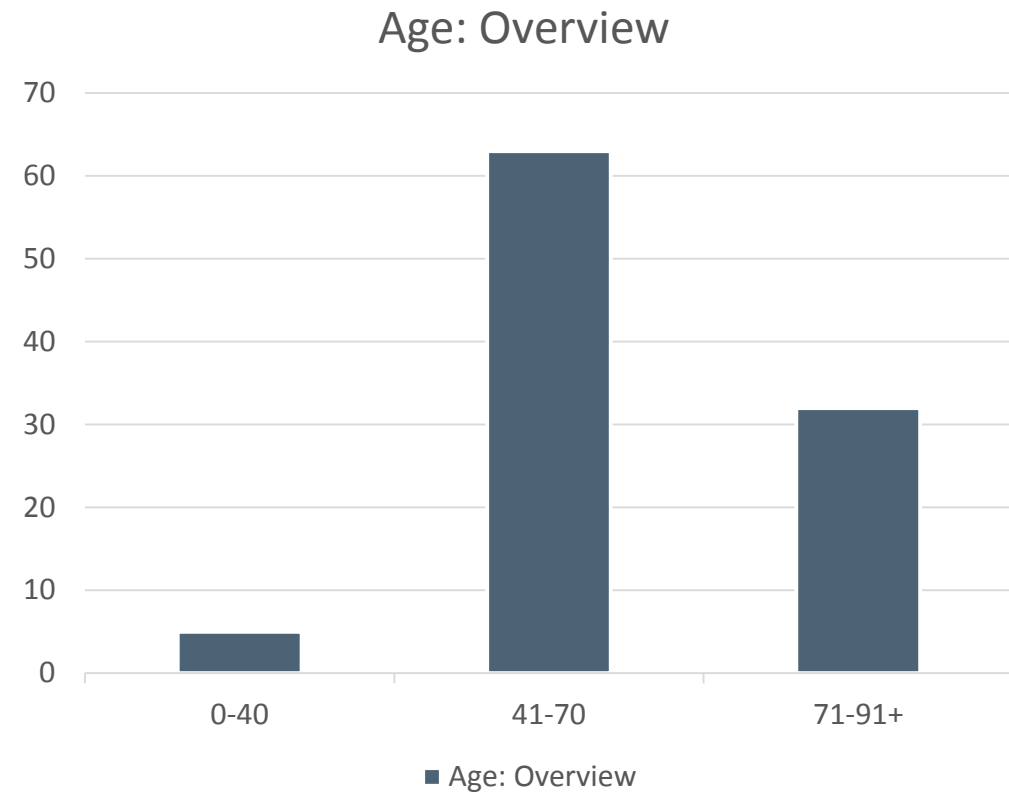
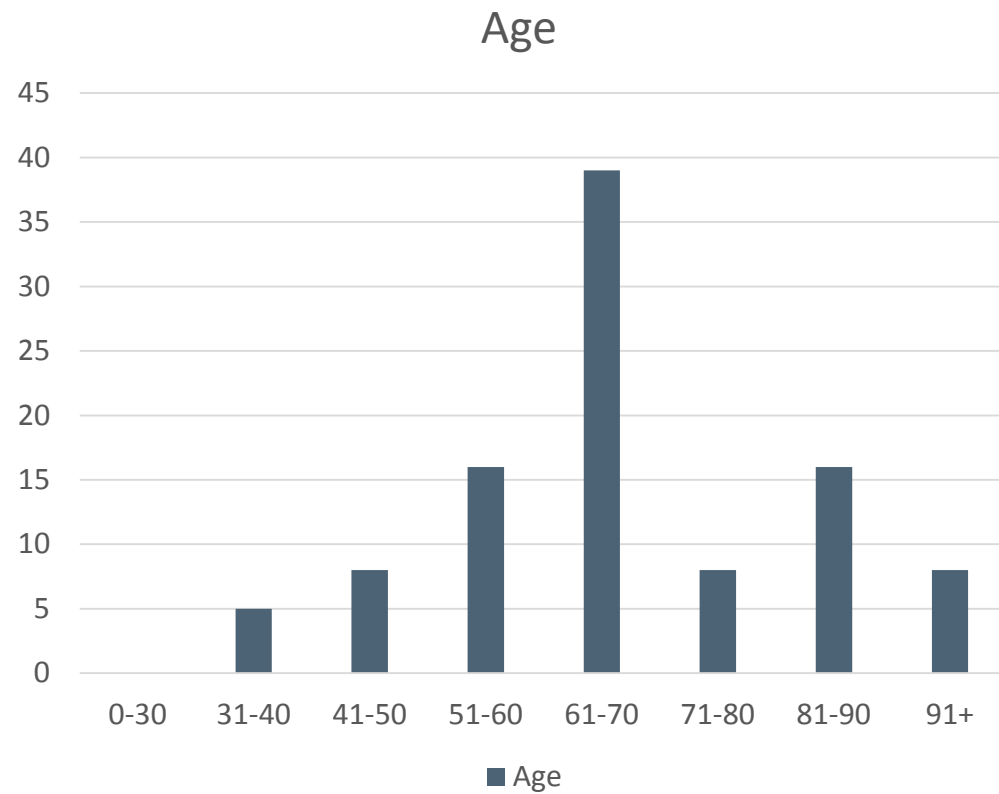


# Income Demographics of Those Who Rented Out Their Homes

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# Age Demographics of Those Who Rented Out Their Homes



# Data for Thought

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- Of 154 households who sold their home, 50% are now rentals
- Of 38 home owners who appear to rent their homes, 32% live outside of Portland

# Meeting 2

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- Down Payment Assistance Loan retention data
- Economic impacts of housing development
- Effectiveness of efforts to address homelessness
- Other