



Portland Housing Bureau

# Requested Budget

FY 2023-24





**Commissioner Carmen Rubio**  
City of Portland

TO: Mayor Ted Wheeler  
Commissioner Rene Gonzalez  
Commissioner Mingus Mapps  
Commissioner Dan Ryan  
Auditor Simone Rede

FROM: Commissioner Carmen Rubio and Interim Director Molly Rogers

DATE: January 26, 2023

SUBJECT: Portland Housing Bureau FY 2023-24 Requested Budget

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We are pleased to submit the FY 2023-24 Requested Budget for the Portland Housing Bureau. This requested budget builds on the progress that Portland has made to address the affordable housing and houselessness crisis, as we work to expand services for people experiencing houselessness, develop more regulated affordable housing, implement fair housing and landlord-tenant services, and support homeownership for Black, Indigenous, Latinx, and People of Color (BIPOC).

### **Houselessness & Housing**

Stable, affordable housing remains our best long-term solution to addressing homelessness in our community. Since City Council declared a Housing State of Emergency in 2015, the bureau has responded with unprecedented housing production, opening more than 3,400 new units of affordable housing during that time, and providing homes to approximately 6,500 Portlanders.

Another 3,300 units are now in development through direct PHB subsidies or through our Inclusionary Housing program. We have also increased the supply of Supportive Housing (PSH), which pairs affordable housing with intensive wrap-around support services for people who have experienced chronic homelessness. In the last four years, in collaboration with the Joint Office of Homeless Services, we have opened more than 868 PSH units, with another 1,047 currently under development.

Despite this progress, Portland continues to face an affordable housing shortage of more than 25,000 units, coupled with a perfect storm of market conditions in the post-COVID era—including rising interest and inflation, rising eviction rates, and potential rent increases up to 14.6% in 2023 that are allowed by state law. These factors combined threaten the housing stability of countless Portlanders (half of whom are already rent-burdened). At the same time, state and local resources for eviction prevention, and affordable housing development and preservation, are close to depletion.

In alignment with the Council's priorities of addressing housing and homelessness, our requested budget

makes continued investments in affordable housing production, housing retention and stability, and increasing the supply of Supportive Housing.

### **Shared Economic Recovery, Housing Stability & Equity**

Ensuring housing stability for Portlanders will be key to our shared economic recovery. This is especially true for BIPOC households, who have been disproportionately impacted by the pandemic and ensuing economic crisis. The Housing Bureau's ongoing COVID-19 response has served nearly 24,000 households with emergency rent assistance as of December 2022, deploying approximately \$1 million each week throughout the pandemic, in partnership with Multnomah County and more than 40 community-based partners.

Further, as homeownership remains a primary pathway to building personal and generational wealth, we believe that expanding homeownership access for BIPOC households is vital to a racially equitable economic recovery for Portland. To that end, PHB continues to target resources toward homebuying programs to address the minority wealth and homeownership gap.

We remain grateful for City Council's support of the Housing Bureau's mission and strategic priorities. Finally, we would like to acknowledge the Housing Bureau's Budget Advisory Committee for their time and commitment to the City and bureau.

Thank you for your consideration.



Commissioner Carmen Rubio



Interim Director Molly Rogers



# PORTLAND HOUSING ADVISORY COMMISSION BUDGET ADVISORY COMMITTEE

Felicia Tripp Folsom, *Co-chair*

Sarah Stevenson, *Co-chair*

Julia Delgado

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Kymberly Horner

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Heather Lyons

Nate McCoy

*BAC members only*

Dyvisha Gordon

Anna Shook

Date: January 17, 2023

To: Mayor Ted Wheeler  
Commissioner Gonzalez  
Commissioner Mapps  
Commissioner Rubio  
Commissioner Ryan

Re: Housing Bureau FY 2023-2024 Request Budget

The Portland Housing Advisory Commission's (PHAC) Budget Advisory Committee (BAC) appreciates the opportunity to comment on the Portland Housing Bureau's (PHB) FY 2023-2024 request budget.

We are committed to expanding affordable rental housing and homeownership opportunities for Black, Indigenous, and People of Color (BIPOC) and low-income households throughout Portland. **We strongly believe that the only way to achieve our goals and address Portland's housing crisis is to continue focusing on permanent solutions, which means a sustained investment in housing.** We support the Housing Bureau's requested base budget and highlight the following considerations.

The BAC urges Council to consider all budget, policy, and regulatory decisions through the lens of justice. While the Committee understands the no cut-no add guidance for bureaus' requested budgets and at the same time is compelled to express to Council our full support for the Housing Bureau's identified priorities and recommends that Council approve these packages in the FY 2023-2024 budget. These packages are responsive to provider requests and community needs, as expressed at our 2022 Community Budget Forum. Participants and stakeholders at that forum identified the following priorities for the Housing Bureau:

### *Promoting Resiliency*

- Eviction defense for renters
- Home repair for low-income homeowners and qualified seniors
- Preservation of existing regulated affordable housing

### *Tackling Disparities*

- Citywide down payment assistance program
- ADA rental unit inventory
- Affordable for-sale unit development
- Culturally specific technical assistance

*Increasing Supply*

- Affordable for-sale units in low density development projects
- Land acquisition for future development
- Last funds in for gap financing on ready to go projects

Additionally, the BAC encourages Council to center priorities around housing and homelessness through additional resources for multi-family affordable housing projects, permanent supportive housing, and affordable homeownership opportunities. To be clear, the funds requested in a forthcoming package will not eliminate disparities in homeownership, but they will solidify Council's commitment to this goal.

Finally, Portland must be responsive to current and emerging housing needs. Collaboration and partnerships across City bureaus, other government agencies, and with community organizations are essential to the success of these strategies. We urge Council's full support, financial and otherwise, for the Housing Bureau's efforts.

Sincerely,

Portland Housing Advisory Commission, Budget Advisory Committee



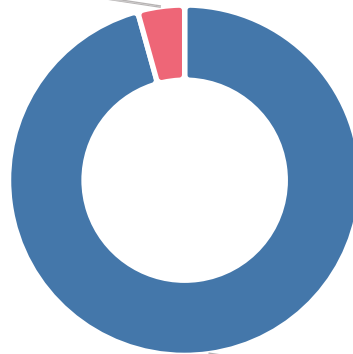
**Portland Housing Bureau**

Community Development Service Area

Carmen Rubio, Commissioner-in-Charge

Molly Rogers, Interim Director

Portland Housing Bureau 4.3%



City Budget 95.7%

Supportive Housing 2.1%

Safety Off The Streets 7.4%

Relocation Admin 2.0%

PDX GO Bond Multi Fam Rental Prj Finance 21.3%

Other 7.1%

NewAffordableRentalHomes 19.4%

Business Services 2.8%

Homebuyer Financial Svcs 2.0%

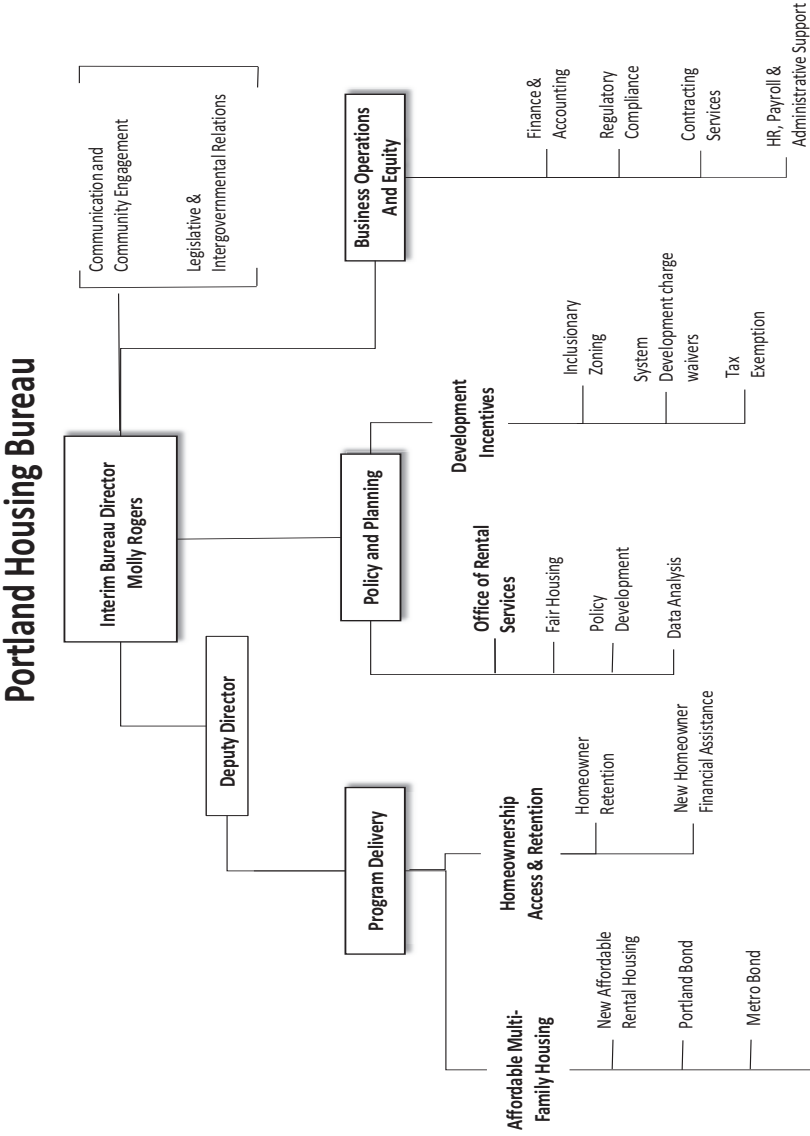
Homelessness Diversion 2.2%

Housing Development Support 5.9%

Metro GO Bond Multi Fam Rent Prj Finance 27.8%

**Bureau Overview**

Requirements	Revised FY 2022-23	Requested Total FY 2023-24	Change from Prior Year	Percent Change
Operating	\$328,962,164	\$299,890,768	\$(29,071,396)	(9)%
Capital	\$25,362,638	\$0	\$(25,362,638)	(100)%
<b>Total</b>	<b>\$354,324,802</b>	<b>\$299,890,768</b>	<b>\$(54,434,034)</b>	<b>(15)%</b>
Authorized Positions	79.90	82.00	2.10	2.63%





## Bureau Summary

### Bureau Summary

The Portland Housing Bureau works toward a vision of Portland where everyone can find an affordable home and has equitable access to housing opportunity. We are committed to addressing the housing needs of Portlanders through policies and programs to create new affordable housing, provide rental services support to tenants and landlords, promote stable homeownership, and prevent displacement.

### Bureau Mission

The mission of the Portland Housing Bureau (Housing Bureau) is to meet the housing needs of the people of Portland. The bureau accomplishes its mission by building and preserving quality affordable housing; supporting programs that help low-income Portlanders rent, buy, and retain their homes; convening partnerships to assess the city's housing needs and identify efficient, sustainable solutions; and actively engaging with communities of color to ensure their participation in the housing and economic opportunities that quality housing investments create.

### Bureau Overview

The Portland Housing Bureau is responsible for the management of several sources of public funds. Investments span the housing continuum, from programs and services to prevent, address, and end homelessness; to quality, affordable rental housing development for low-income individuals and families; to targeted homebuying and home retention programs; and to implementation of regulations and services to renters and landlords in the city's rental housing market.

Funds come from: (1) Tax Increment Financing (TIF)—Per City policy, 45% of all TIF resources go toward affordable housing; (2) General Obligation bond funds for capital expenditures associated with the production and preservation of affordable housing; (3) City General Fund; (4) federal funds; and (5) local sources including the Construction Excise Tax, Inclusionary Housing fees, short-term rental revenue, the Rental Registration Fee, and the Housing Investment Fund.

The bureau has five advisory commissions that guide its work. The Portland Housing Advisory Commission (PHAC) serves as the bureau's Budget Advisory Committee and advises the bureau and City Council on strategic priorities, alignment opportunities, and trade-offs inherent in the expenditure of public funds. The Fair Housing Advocacy Committee (FHAC) serves as the primary public forum for the discussion of fair housing in Portland, Multnomah County, and Gresham, and helps to shape the bureau's Consolidated Plan. Three other advisory committees—the Rental Services Commission, the N/NE Housing Strategy Oversight Committee, and the Bond Oversight Committee—provide guidance on the specific priorities noted in the following sections.

## Summary of Budget Decisions

**Additions** The housing bureau partnered with the Portland Clean Energy Fund (PCEF) to fund up to \$60 million over the next five years for energy efficiency and renewable energy improvements to newly regulated, multi-family affordable housing projects, including those in the development pipeline. \$12.7 million is budgeted for FY23-24 to cover selected, clean energy project costs, limited term staffing and administrative expenses.

**Realignment** The housing bureau utilized internal realignment to add three limited-term positions. The limited-term positions are Admin Specialist III and Program Specialist added to the Business Operations program offer, and a Housing Coordinator position added to the Development Incentives program offer.

The Joint Office of Homeless Services (JOHS)

The JOHS consolidated seven prior program offers into three main programs:

1. The Safety Off the Street program offer allocates ongoing City General Fund (GF) to the operation of a range of adult shelter programs, designed to address the diverse needs of people who are unhoused and in need of emergency shelter and includes funding for expanded winter and severe weather shelter capacity, tracking, and reporting. Most of the funding in this program offer continues existing shelter programs; a limited amount is reallocated from other program areas to expand alternative shelter options in the coming fiscal year.
2. The Safety On the Street program offer, while newly titled, continues existing programming that funds existing day center and outreach programs budgeted to receive City of Portland ongoing general funds. The programs offer critical survival support to people who are unsheltered and to help those individuals navigate to overnight shelter and a range of other services. These programs were previously funded in the JOHS's Housing Placement and Retention, and System Support and Services program offers.
3. The Specialized Housing program offer, while newly titled, comprises existing specialized transitional and permanent housing programs. These programs are funded with ongoing City of Portland General Fund (GF), City of Portland Recreational Cannabis Tax funds, and Federal Housing Opportunities for People with AIDS (HOPWA) funding, passed through from the City of Portland to the JOHS.

# Portland Housing Bureau

Community Development Service Area

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
Number of households provided in-depth housing stabilization services by community partners	0	618	385	385	385
Number of households provided legal services for housing access or stabilization	0	817	1,215	1,215	1,215
Number of dwelling units registered with rental registration	0	112,674	115,000	115,000	115,000
Number of individuals provided landlord/tenant education, informational or referral services	0	11,564	3,180	3,180	3,180
Percent of households provided legal services that self-identify as BIPOC	0%	72%	60%	60%	60%
Percent of surveyed individuals provided landlord/tenant education that self-report increased understanding of local policy and regulations	0%	95%	80%	80%	80%
<b>EFFICIENCY</b>					
Average investment per rental housing unit	\$112,500	\$124,263	\$125,000	\$150,000	\$150,000
Administrative costs as a percentage of bureau level budget	5%	4%	5%	5%	5%
Administrative costs as a rolling three-year average	7%	7%	7%	5%	5%
<b>OUTCOME</b>					
Average length of time (days) spent in homeless shelter (all populations)	40	87	75	75	75
Number of people housed in newly opened affordable rental units	735	1,760	1,000	1,000	1,000
Number of individuals who accessed homeless services, but who had not accessed homeless services in the previous two years	4,340	6,440	5,900	5,900	5,900
Percentage of households receiving homebuyer subsidies from Communities of Color	80%	95%	60%	60%	60%
Percentage of housing units opened or preserved in high opportunity areas	73%	63%	50%	50%	50%
Percentage of Inclusionary Housing (IH) units affordable at 60% AMI or below	64%	67%	50%	50%	50%
Retention rate of households placed in permanent housing at 12 months (of those successfully contacted)	92%	87%	80%	80%	80%
Vacancy rate of units built 0% to 60% median family income	3%	3%	3%	3%	3%
Percentage of households moved from homelessness into housing that subsequently return to homelessness	23%	15%	25%	25%	25%
Percentage of privately developed residential units permitted as affordable through the Inclusionary Housing (IH) program	10%	12%	10%	10%	10%
Percentage utilization of minority contracts in housing construction (contract \$ awarded)	21%	19%	10%	10%	10%
Percentage utilization of minority, women, and emerging small business contracts in housing construction (contract \$ awarded)	32%	30%	30%	30%	30%
Percentage of households receiving home repairs and retaining their homes 12 months after services	95%	85%	80%	80%	80%
Percentage of households receiving homebuyer education or counseling and subsequently purchasing a home	15%	10%	10%	10%	10%
Percentage of family sized Inclusionary Housing (IH) units permitted	21%	26%	15%	15%	15%
Retention rate of households placed in permanent housing at 12 months	73%	72%	75%	75%	75%
<b>OUTPUT</b>					
Number of individuals prevented from becoming homeless	26,730	35,550	10,000	10,000	10,000

<b>Performance</b>	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Target FY 2022-23</b>	<b>Target FY 2023-24</b>	<b>Strategic Target</b>
Housing units opened that are newly affordable	499	852	500	500	500
Rolling three-year average of total units opened and preserved	845	847	710	788	788
Total number of homeless individuals enrolled in housing program	4,010	5,190	4,920	4,920	4,920
Affordable housing units preserved	155	209	150	150	150
Total number of homeless individuals placed in permanent housing based on move-in date	0	4,560	800	800	800
<b>WORKLOAD</b>					
Count of households receiving homebuyer education or counselling	1,589	1,787	975	975	975
Number of households receiving indirect assistance through foregone revenue (mortgage credit certificate, limited tax exemption, and system development charge exemption)	153	65	140	140	140
Number of households receiving home repairs	518	545	500	500	500

# Portland Housing Bureau

Community Development Service Area

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested No DP FY 2023-24	Requested Total FY 2023-24
<b>Resources</b>					
<b>External Revenues</b>					
Taxes	7,671,416	9,296,320	3,224,428	3,810,000	3,810,000
Miscellaneous Fund Allocations	320,517	0	345,166	345,166	345,166
Charges for Services	13,667,043	10,293,285	19,290,014	9,265,370	9,265,370
Intergovernmental	75,038,436	121,431,123	171,043,612	157,630,393	157,630,393
Bond & Note	16,046,465	401,278	84,140,318	61,825,383	61,825,383
Miscellaneous	22,558,911	27,203,889	11,496,217	7,296,804	7,296,804
<b>External Revenues Total</b>	<b>135,302,788</b>	<b>168,625,896</b>	<b>289,539,755</b>	<b>240,173,116</b>	<b>240,173,116</b>
<b>Internal Revenues</b>					
General Fund Discretionary	32,963,981	38,540,245	41,538,892	35,440,917	35,440,917
Fund Transfers - Revenue	3,350,407	9,233,582	5,547,939	13,518,118	13,518,118
Interagency Revenue	30,684	19,960	0	0	0
<b>Internal Revenues Total</b>	<b>36,345,072</b>	<b>47,793,787</b>	<b>47,086,831</b>	<b>48,959,035</b>	<b>48,959,035</b>
Beginning Fund Balance	222,118,295	178,604,235	17,698,216	10,758,617	10,758,617
<b>Resources Total</b>	<b>393,766,155</b>	<b>395,023,917</b>	<b>354,324,802</b>	<b>299,890,768</b>	<b>299,890,768</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	9,323,552	10,424,618	12,564,749	14,016,537	14,016,537
External Materials and Services	185,815,212	206,568,516	330,176,407	277,655,262	277,655,262
Internal Materials and Services	3,561,982	3,355,223	3,567,857	3,945,462	3,945,462
<b>Bureau Expenditures Total</b>	<b>198,700,745</b>	<b>220,348,357</b>	<b>346,309,013</b>	<b>295,617,261</b>	<b>295,617,261</b>
<b>Fund Expenditures</b>					
Debt Service	13,419,589	1,736,189	1,174,999	1,987,736	1,987,736
Contingency	0	0	3,204,477	0	0
Fund Transfers - Expense	3,041,586	5,818,311	3,636,313	2,285,771	2,285,771
<b>Fund Expenditures Total</b>	<b>16,461,174</b>	<b>7,554,500</b>	<b>8,015,789</b>	<b>4,273,507</b>	<b>4,273,507</b>
Ending Fund Balance	178,604,235	173,320,254	0	0	0
<b>Requirements Total</b>	<b>393,766,155</b>	<b>401,223,111</b>	<b>354,324,802</b>	<b>299,890,768</b>	<b>299,890,768</b>
<b>Programs</b>					
Administration & Support	79,559	190,308	—	—	—
Affordable Housing Restru	608	—	—	—	—
Business Services	5,606,911	5,180,293	9,061,570	8,133,221	8,133,221
Data Analytics and System	993,896	1,104,732	1,242,103	1,176,387	1,176,387
Director's Office	638,868	837,866	926,540	990,586	990,586
Economic Opportunity Initiatives	20,624,187	2,683,428	2,447,894	2,262,907	2,262,907
Equity	—	—	—	203,066	203,066
Fair Housing	1,476	1,240	—	—	—
Healthy Homes	538,139	431,538	1,656,184	1,152,256	1,152,256

# Portland Housing Bureau

Community Development Service Area

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested No DP FY 2023-24	Requested Total FY 2023-24
Homebuyer Financial Svcs	3,351,491	2,884,863	7,773,134	5,989,766	5,989,766
Homeless Rapid Re-housing	—	—	7,656,568	—	—
Homeless Services	406,373	1,334,317	10,804,657	—	—
Homelessness Diversion	1,568,171	1,237,549	1,555,197	6,445,455	6,445,455
Homeowner Retention Svcs	6,465,177	5,049,047	8,451,033	5,764,853	5,764,853
Homeownership	448,074	32,748	54,817	59,910	59,910
Homeownership Development	544,930	309,915	765,640	—	—
Housing Development Support	8,638,111	3,669,221	26,108,866	17,513,297	17,513,297
Housing Production & Preservation	65	277	—	—	—
Inclusionary Housing	1,024,478	996,550	1,797,294	2,459,865	2,459,865
Metro GO Bond Multi Fam Rent Prj Finance	13,292,158	16,465,967	80,027,995	82,292,473	82,292,473
NewAffordableRentalHomes	14,588,736	8,073,807	53,780,856	57,239,387	57,239,387
PDX GO Bond Multi Fam Rental Prj Finance	41,260,319	70,208,343	88,426,238	63,078,225	63,078,225
Permanent Supportive Housing	(347)	—	—	—	—
Planning & Policy	1,156,896	180,895	1,783,625	1,318,543	1,318,543
Preservation & Asset Mgmt	8,057,481	375,010	1,000,000	4,891	4,891
Property Management	7,864,629	4,124,051	5,905,197	5,326,392	5,326,392
Rapid Re-housing	27,360,905	8,957,563	—	—	—
Rehabilitation	(1,246)	1,377,188	10,899	12,350	12,350
Relocation Admin	2,976,108	44,110,454	14,374,538	5,933,882	5,933,882
Rental Services	788	525	—	—	—
Rental Services Policy and Planning	164,914	193,925	197,076	228,378	228,378
Safety Off The Streets	10,553,563	11,930,771	10,031,793	21,798,567	21,798,567
Supportive Housing	10,373,001	13,505,585	9,771,025	6,232,604	6,232,604
System Support Services	10,122,331	14,900,378	698,274	—	—
<b>Total Programs</b>	<b>198,700,745</b>	<b>220,348,357</b>	<b>346,309,013</b>	<b>295,617,261</b>	<b>295,617,261</b>

# Portland Housing Bureau

Community Development Service Area

Class	Title	Salary Range		Revised FY 2022-23		Requested No DP FY 2023-24		Requested Total FY 2023-24	
		Min	Max	No.	Amount	No.	Amount	No.	Amount
30000062	Accountant I	41,995	82,446	1.00	0	1.00	61,411	1.00	61,411
30000063	Accountant II	54,912	89,107	1.00	73,908	1.00	76,245	1.00	76,245
30000061	Accounting Technician	34,798	64,406	0.00	57,511	0.00	0	0.00	0
30003003	Administrative Specialist II	48,277	107,325	1.00	67,703	1.00	76,389	1.00	76,389
30003006	Analyst I	53,290	118,437	3.00	368,514	3.00	280,226	3.00	280,226
30003007	Analyst II	63,336	126,311	2.00	104,459	2.00	224,140	2.00	224,140
30003008	Analyst III	69,805	151,438	2.00	343,760	2.00	236,479	2.00	236,479
30003013	Capital Project Manager II	93,454	125,231	0.00	104,936	0.00	0	0.00	0
30003014	Capital Project Manager III	69,805	151,438	1.00	0	1.00	108,160	1.00	108,160
30003030	Coordinator IV	69,805	151,438	3.00	319,571	3.00	353,619	3.00	353,619
30003034	Deputy Director I	91,728	182,549	1.00	145,704	1.00	156,039	1.00	156,039
30003037	Director I	111,696	227,584	1.00	166,900	1.00	167,108	1.00	167,108
30003056	Financial Analyst III	69,805	151,438	2.00	234,604	2.00	217,693	2.00	217,693
30001592	Housing Administrative Specialist, Sr	59,779	91,248	3.00	213,852	3.00	237,433	3.00	237,433
30001590	Housing Business Systems Analyst	70,845	108,174	1.00	77,546	1.00	86,099	1.00	86,099
30001591	Housing Business Systems Analyst, Asst	64,230	98,105	0.00	67,433	0.00	0	0.00	0
30001361	Housing Construction Coordinator	67,413	103,041	2.00	158,846	2.00	176,373	2.00	176,373
30001362	Housing Construction Coordinator, Sr	74,402	113,699	3.00	275,903	3.00	297,424	3.00	297,424
30001587	Housing Financial Analyst	70,845	108,174	2.00	191,720	2.00	171,762	2.00	171,762
30001588	Housing Financial Analyst, Assistant	64,230	98,105	1.00	78,244	1.00	71,939	1.00	71,939
30001367	Housing Lead Grant Program Coordinator	74,402	113,699	1.00	101,107	1.00	108,284	1.00	108,284
30001369	Housing Loan Compliance Analyst	59,779	91,248	1.00	70,044	1.00	66,945	1.00	66,945
30001364	Housing Loan Coordinator	64,230	98,105	1.00	87,588	1.00	93,433	1.00	93,433
30001365	Housing Loan Coordinator, Sr	70,845	108,174	2.00	151,581	2.00	166,043	2.00	166,043
30001596	Housing Management Assistant	64,230	98,105	2.00	86,808	2.00	165,371	2.00	165,371
30001363	Housing Portfolio Finance Coordinator	78,270	119,552	4.00	389,263	4.00	422,928	4.00	422,928
30001595	Housing Program Coordinator	74,402	113,699	16.00	1,463,268	16.00	1,563,828	16.00	1,563,828
30001593	Housing Program Specialist	67,413	103,041	6.00	422,432	6.00	545,047	6.00	545,047
30001594	Housing Program Specialist, Assistant	64,230	98,105	7.00	582,027	7.00	607,749	7.00	607,749
30003081	Manager I	80,205	168,219	1.00	116,398	1.00	131,372	1.00	131,372

# Portland Housing Bureau

Community Development Service Area

Class	Title	Salary Range		Revised FY 2022-23		Requested No DP FY 2023-24		Requested Total FY 2023-24	
		Min	Max	No.	Amount	No.	Amount	No.	Amount
30003082	Manager II	92,851	194,786	2.00	130,812	2.00	278,492	2.00	278,492
30000012	Office Support Specialist II	34,798	64,406	1.00	56,166	1.00	61,340	1.00	61,340
30003096	Public Information Manager	80,205	168,219	1.00	108,201	1.00	115,648	1.00	115,648
30003097	Public Information Officer	63,336	126,311	1.00	104,396	1.00	111,133	1.00	111,133
30003103	Supervisor I - E	63,336	126,311	2.00	210,432	2.00	217,445	2.00	217,445
30003104	Supervisor II	69,805	151,438	1.00	121,700	1.00	140,029	1.00	140,029
	Total Full-Time Positions			79.00	7,253,337	79.00	7,793,626	79.00	7,793,626
30003004	Administrative Specialist III	53,290	118,437	0.00	0	1.00	84,292	1.00	84,292
30001361	Housing Construction Coordinator	67,413	103,041	0.00	77,150	0.00	0	0.00	0
30001362	Housing Construction Coordinator, Sr	74,402	113,699	0.90	0	0.00	0	0.00	0
30001595	Housing Program Coordinator	74,402	113,699	0.00	0	1.00	97,916	1.00	97,916
30001593	Housing Program Specialist	67,413	103,041	0.00	91,979	1.00	88,712	1.00	88,712
	Total Limited Term Positions			0.90	169,129	3.00	270,920	3.00	270,920
	<b>Grand Total</b>			<b>79.90</b>	<b>7,422,466</b>	<b>82.00</b>	<b>8,064,546</b>	<b>82.00</b>	<b>8,064,546</b>



# Portland Housing Bureau

Community Development Service Area

Bureau Capital Program Project	Prior Years	Revised FY 2022-23	Requested Total				5-Year Total
			FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	
<b>Acquisitions</b>							
3000 SE Powell Boulevard	0	0	0	0	0	0	0
East Burnside Apartments	0	0	0	0	0	0	0
Joyce Hotel	0	0	0	0	0	0	0
NE Prescott Property	0	0	0	0	0	0	0
Westwind Apartments	0	0	0	0	0	0	0
<b>Total Acquisitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Requirements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Base Budget FY 2023-24	Requested FY 2023-24
<b>Resources</b>					
<b>External Revenues</b>					
Charges for Services	3,218,161	3,137,027	1,121,435	2,752,061	2,752,061
Bond & Note	2,188,542	0	84,140,318	61,825,383	61,825,383
Miscellaneous	1,457,490	584,788	560,000	72,760	72,760
<b>External Revenues Total</b>	<b>6,864,193</b>	<b>3,721,815</b>	<b>85,821,753</b>	<b>64,650,204</b>	<b>64,650,204</b>
<b>Internal Revenues</b>					
Fund Transfers - Revenue	0	3,115,746	1,431,348	0	0
<b>Internal Revenues Total</b>	<b>0</b>	<b>3,115,746</b>	<b>1,431,348</b>	<b>0</b>	<b>0</b>
Beginning Fund Balance	162,518,800	130,533,776	0	0	0
<b>Resources Total</b>	<b>169,382,993</b>	<b>137,371,337</b>	<b>87,253,101</b>	<b>64,650,204</b>	<b>64,650,204</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	1,020,041	1,169,770	1,279,212	1,402,842	1,402,842
External Materials and Services	34,343,162	53,265,854	84,386,249	61,675,383	61,675,383
Internal Materials and Services	747,472	1,006,839	411,140	521,979	521,979
<b>Bureau Expenditures Total</b>	<b>36,110,675</b>	<b>55,442,464</b>	<b>86,076,601</b>	<b>63,600,204</b>	<b>63,600,204</b>
<b>Fund Expenditures</b>					
Debt Service	2,188,542	5,389	625,000	500,000	500,000
Contingency	0	0	1,500	0	0
Fund Transfers - Expense	550,000	550,000	550,000	550,000	550,000
<b>Fund Expenditures Total</b>	<b>2,738,542</b>	<b>555,389</b>	<b>1,176,500</b>	<b>1,050,000</b>	<b>1,050,000</b>
Ending Fund Balance	130,533,776	81,373,484	0	0	0
<b>Requirements Total</b>	<b>169,382,993</b>	<b>137,371,337</b>	<b>87,253,101</b>	<b>64,650,204</b>	<b>64,650,204</b>

## Fund Overview

The Affordable Housing Development Fund was established by City Council action in April 2019. The fund is to be used for the Portland Bond finance activities, funded primarily by Housing General Obligation (GO) Bonds.

**Managing Agency**      Portland Housing Bureau

# Affordable Housing Development Fund

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Community Development Service Area Funds

## Significant Changes from Prior Year

In FY 2022-23, PHB announced a second major solicitation for an additional \$53 million in Portland Bond funds that was awarded to three projects. In total, projects funded by Portland Bond funds will produce 1,859 units (exceeding the goal of 1300), 774 units at 30% AMI (exceeding the goal of 600), 399 units of Permanent Supportive Housing (exceeding the goal of 300), and 836 family sized units (exceeding the goal of 650).

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Base Budget FY 2023-24	Requested FY 2023-24
<b>Resources</b>					
<b>External Revenues</b>					
Charges for Services	12,431	6,236	0	0	0
Intergovernmental	4,817,421	25,414,643	18,282,797	8,210,101	8,210,101
Miscellaneous	1,802,024	1,788,126	1,026,236	1,190,000	1,190,000
<b>External Revenues Total</b>	<b>6,631,877</b>	<b>27,209,005</b>	<b>19,309,033</b>	<b>9,400,101</b>	<b>9,400,101</b>
Beginning Fund Balance	1,061,290	(7,348,479)	0	0	0
<b>Resources Total</b>	<b>7,693,166</b>	<b>19,860,526</b>	<b>19,309,033</b>	<b>9,400,101</b>	<b>9,400,101</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	1,024,042	1,108,975	1,238,993	1,376,123	1,376,123
External Materials and Services	12,974,645	14,545,513	17,665,428	6,822,478	6,822,478
Internal Materials and Services	276,419	372,169	404,612	410,000	410,000
<b>Bureau Expenditures Total</b>	<b>14,275,106</b>	<b>16,026,657</b>	<b>19,309,033</b>	<b>8,608,601</b>	<b>8,608,601</b>
<b>Fund Expenditures</b>					
Debt Service	766,539	775,843	0	791,500	791,500
<b>Fund Expenditures Total</b>	<b>766,539</b>	<b>775,843</b>	<b>0</b>	<b>791,500</b>	<b>791,500</b>
Ending Fund Balance	(7,348,479)	3,058,027	0	0	0
<b>Requirements Total</b>	<b>7,693,166</b>	<b>19,860,526</b>	<b>19,309,033</b>	<b>9,400,101</b>	<b>9,400,101</b>

## Fund Overview

### Revenues

The Community Development Block Grant (CDBG) Fund accounts for the City's CDBG entitlement from the United States Department of Housing and Urban Development (HUD), loan repayments, lien payments, revenue generated from CDBG-funded activities, carryover funds from prior years, private leveraged resources, and interest and repayments for float activities.

### Structure

The CDBG Fund is an annual entitlement grant fund that is reimbursed by the federal government for actual expenditures less any program income received. The fund generally has only a small ending balance because requests for reimbursement cannot exceed expenditures less program income. Activity is booked directly to this fund and includes loan personnel services, loan disbursements, subrecipient contract payments, and indirect costs, as well as loan receivables and repayment program income.

# Community Development Block Grant Fund

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Community Development Service Area Funds

**Carryover** Entitlement appropriations remaining at the end of the fiscal year are carried over in the Fall Supplemental Budget Process of the following fiscal year. The supplemental budget includes obligated carryover, appropriation for projects that have been authorized and budgeted in the prior year, and carryover appropriation for expanded projects or new requests.

**Managing Agency** Portland Housing Bureau

## Significant Changes from Prior Year

Appropriations in FY 23-24 don't include any funding associated with the COVID-19 public health crisis. The COVID-19 funds are expected to be fully spent down in FY22-23. The FY23-24 appropriations are based on forecasted entitlement amount and projected program income.

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Base Budget FY 2023-24	Requested FY 2023-24
<b>Resources</b>					
<b>External Revenues</b>					
Charges for Services	1,044	1,229	0	0	0
Intergovernmental	1,076,273	4,256,492	20,336,242	17,498,115	17,498,115
Miscellaneous	1,313,972	1,692,673	264,310	260,100	260,100
<b>External Revenues Total</b>	<b>2,391,288</b>	<b>5,950,394</b>	<b>20,600,552</b>	<b>17,758,215</b>	<b>17,758,215</b>
Beginning Fund Balance	1,933,360	112,007	0	0	0
<b>Resources Total</b>	<b>4,324,648</b>	<b>6,062,401</b>	<b>20,600,552</b>	<b>17,758,215</b>	<b>17,758,215</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	443,319	487,423	459,299	517,725	517,725
External Materials and Services	3,769,322	3,314,816	20,141,253	17,240,490	17,240,490
<b>Bureau Expenditures Total</b>	<b>4,212,641</b>	<b>3,802,239</b>	<b>20,600,552</b>	<b>17,758,215</b>	<b>17,758,215</b>
Ending Fund Balance	112,007	2,260,162	0	0	0
<b>Requirements Total</b>	<b>4,324,648</b>	<b>6,062,401</b>	<b>20,600,552</b>	<b>17,758,215</b>	<b>17,758,215</b>

## Fund Overview

The HOME program is a federal entitlement program of the United States Department of Housing and Urban Development (HUD). The purpose of the grant is to assist local governments with the development of affordable housing.

### Portland HOME Consortium

The Portland HOME Consortium consists of the City of Portland, the City of Gresham, and Multnomah County. The City of Portland is the lead partner of the consortium, and is responsible for receiving and administering the HOME grant.

### Structure

The HOME Grant Fund is reimbursed by the federal government for actual expenditures, less program income. The fund generally has only a small ending balance because requests for reimbursement cannot exceed expenditures, less program income. The bureau processes HOME loan activity directly. This includes processing loan disbursements, recording loan receivables, and receipting program income associated with loan repayments.

### Carryover

Entitlement appropriations remaining at the end of the fiscal year are carried over in the Fall Supplemental Budget Process of the following fiscal year. The supplemental budget includes obligated carryover, appropriation for projects that have been authorized and budgeted in the prior year, and carryover appropriation for expanded projects or new requests.

### Managing Agency

Portland Housing Bureau

# HOME Grant Fund

Community Development Service Area Funds

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## Significant Changes from Prior Year

Appropriations in FY 23-24 include carryover funds from American Rescue Plan Act resources and allocation for multi-family affordable housing.

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Base Budget FY 2023-24	Requested FY 2023-24
<b>Resources</b>					
<b>External Revenues</b>					
Miscellaneous	5,624	202,227	0	0	0
<b>External Revenues Total</b>	<b>5,624</b>	<b>202,227</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Internal Revenues</b>					
Fund Transfers - Revenue	0	40,491	0	0	0
<b>Internal Revenues Total</b>	<b>0</b>	<b>40,491</b>	<b>0</b>	<b>0</b>	<b>0</b>
Beginning Fund Balance	153,076	158,700	1,507	0	0
<b>Resources Total</b>	<b>158,700</b>	<b>401,418</b>	<b>1,507</b>	<b>0</b>	<b>0</b>
<b>Requirements</b>					
<b>Fund Expenditures</b>					
Fund Transfers - Expense	0	400,291	1,507	0	0
<b>Fund Expenditures Total</b>	<b>0</b>	<b>400,291</b>	<b>1,507</b>	<b>0</b>	<b>0</b>
Ending Fund Balance	158,700	1,128	0	0	0
<b>Requirements Total</b>	<b>158,700</b>	<b>401,419</b>	<b>1,507</b>	<b>0</b>	<b>0</b>

## Fund Overview

The Housing Capital Fund was established by City Council action in April 2017. The fund was used for capital acquisition and financing activities, funded primarily by Housing General Obligation (GO) Bonds.

**Managing Agency**      Portland Housing Bureau

## Significant Changes From Prior Year

There are no changes from prior year. The fund has no resources or expenditures budgeted for FY 2023-24, as the bureau does not plan at this time to acquire or finance capital assets during the upcoming fiscal year.



	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Base Budget FY 2023-24</b>	<b>Requested FY 2023-24</b>
<b>Resources</b>					
<b>External Revenues</b>					
Taxes	1,441,564	1,966,558	24,428	1,000,000	1,000,000
Charges for Services	8,385	4,314	0	0	0
Intergovernmental	378,691	270,857	246,600	142,512	142,512
Bond & Note	2,188,542	401,278	0	0	0
Miscellaneous	10,298,573	6,677,570	6,906,662	5,612,965	5,612,965
<b>External Revenues Total</b>	<b>14,315,755</b>	<b>9,320,577</b>	<b>7,177,690</b>	<b>6,755,477</b>	<b>6,755,477</b>
<b>Internal Revenues</b>					
Fund Transfers - Revenue	2,984,490	5,408,112	4,063,358	13,431,508	13,431,508
<b>Internal Revenues Total</b>	<b>2,984,490</b>	<b>5,408,112</b>	<b>4,063,358</b>	<b>13,431,508</b>	<b>13,431,508</b>
Beginning Fund Balance	14,124,382	20,887,578	8,436,568	940,162	940,162
<b>Resources Total</b>	<b>31,424,627</b>	<b>35,616,267</b>	<b>19,677,616</b>	<b>21,127,147</b>	<b>21,127,147</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	1,070,380	1,345,376	1,839,193	2,235,254	2,235,254
External Materials and Services	5,738,008	5,392,921	12,812,803	17,496,332	17,496,332
Internal Materials and Services	419,652	479,846	528,640	1,134,057	1,134,057
<b>Bureau Expenditures Total</b>	<b>7,228,040</b>	<b>7,218,142</b>	<b>15,180,636</b>	<b>20,865,643</b>	<b>20,865,643</b>
<b>Fund Expenditures</b>					
Debt Service	2,589,820	0	0	0	0
Contingency	0	0	2,860,396	0	0
Fund Transfers - Expense	719,190	2,058,348	1,636,584	261,504	261,504
<b>Fund Expenditures Total</b>	<b>3,309,010</b>	<b>2,058,348</b>	<b>4,496,980</b>	<b>261,504</b>	<b>261,504</b>
Ending Fund Balance	20,887,578	26,339,776	0	0	0
<b>Requirements Total</b>	<b>31,424,627</b>	<b>35,616,266</b>	<b>19,677,616</b>	<b>21,127,147</b>	<b>21,127,147</b>

## Fund Overview

The Housing Investment Fund (HIF) supports the City’s housing initiatives, which serve to develop or preserve affordable housing in Portland or help low- and moderate-income individuals access affordable housing. In addition to development and preservation of housing units, there are several other programs tracked in this fund.

# Housing Investment Fund

Community Development Service Area Funds

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ServicePoint is a statewide homeless management information system that the Portland Housing Bureau (PHB) manages on behalf of other agencies across the state. PHB recovers the costs of providing this service from these agencies via intergovernmental agreements.

The Housing Investment Fund includes a transfer from the General Fund based on short-term rental revenue, as well as funding administered on behalf of Multnomah County for rental housing development.

Sub-funds exist for each of the different programs in this fund. Activities are booked directly to the sub-funds and include personnel services, software license fees, and recording fees, as well as loan receivables and repayment program income.

**Managing Agency**      Portland Housing Bureau

## Significant Changes from Prior Year

In FY 2022-23, Portland Housing Bureau entered an interagency agreement with the Bureau of Planning Services to fund a total of \$60 million over 5 years from collections from the Portland Clean Energy Fund (PCEF). These funds will be used to support clean energy goals during affordable housing development.

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Base Budget FY 2023-24	Requested FY 2023-24
<b>Resources</b>					
<b>External Revenues</b>					
Charges for Services	4,740,222	5,705,471	5,324,915	5,706,249	5,706,249
Bond & Note	11,268,103	0	0	0	0
Miscellaneous	46,616	36,971	67,500	36,631	36,631
<b>External Revenues Total</b>	<b>16,054,941</b>	<b>5,742,441</b>	<b>5,392,415</b>	<b>5,742,880</b>	<b>5,742,880</b>
<b>Internal Revenues</b>					
Fund Transfers - Revenue	69,250	53,233	53,233	86,610	86,610
<b>Internal Revenues Total</b>	<b>69,250</b>	<b>53,233</b>	<b>53,233</b>	<b>86,610</b>	<b>86,610</b>
Beginning Fund Balance	3,650,718	4,785,578	554,523	44,285	44,285
<b>Resources Total</b>	<b>19,774,909</b>	<b>10,581,252</b>	<b>6,000,171</b>	<b>5,873,775</b>	<b>5,873,775</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	107,872	79,942	114,562	108,447	108,447
External Materials and Services	6,843,049	3,207,719	4,700,434	4,749,549	4,749,549
Internal Materials and Services	107,197	117,474	153,132	175,787	175,787
<b>Bureau Expenditures Total</b>	<b>7,058,117</b>	<b>3,405,135</b>	<b>4,968,128</b>	<b>5,033,783</b>	<b>5,033,783</b>
<b>Fund Expenditures</b>					
Debt Service	7,874,688	549,999	549,999	696,236	696,236
Contingency	0	0	342,581	0	0
Fund Transfers - Expense	56,526	91,710	139,463	143,756	143,756
<b>Fund Expenditures Total</b>	<b>7,931,214</b>	<b>641,709</b>	<b>1,032,043</b>	<b>839,992</b>	<b>839,992</b>
Ending Fund Balance	4,785,578	6,534,408	0	0	0
<b>Requirements Total</b>	<b>19,774,909</b>	<b>10,581,252</b>	<b>6,000,171</b>	<b>5,873,775</b>	<b>5,873,775</b>

## Fund Overview

This fund was created in 2016 by City Council via Ordinance 188175 to house and track financial activity associated with multi-family housing property operations.

**Managing Agency**      Portland Housing Bureau

## Significant Changes Over Prior Year

None.

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Base Budget FY 2023-24	Requested FY 2023-24
<b>Resources</b>					
<b>External Revenues</b>					
Taxes	6,229,852	7,329,762	3,200,000	2,810,000	2,810,000
Charges for Services	4,899,025	791,482	11,197,171	500,000	500,000
Miscellaneous	4,834,066	3,849,355	1,306,400	49,508	49,508
<b>External Revenues Total</b>	<b>15,962,943</b>	<b>11,970,599</b>	<b>15,703,571</b>	<b>3,359,508</b>	<b>3,359,508</b>
<b>Internal Revenues</b>					
Fund Transfers - Revenue	101,667	0	0	0	0
<b>Internal Revenues Total</b>	<b>101,667</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Beginning Fund Balance	16,489,204	23,923,812	1,211,447	9,429,314	9,429,314
<b>Resources Total</b>	<b>32,553,814</b>	<b>35,894,411</b>	<b>16,915,018</b>	<b>12,788,822</b>	<b>12,788,822</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	848,927	903,774	981,078	1,195,808	1,195,808
External Materials and Services	7,747,074	6,293,227	15,785,980	11,362,782	11,362,782
Internal Materials and Services	10,739	11,780	11,115	11,185	11,185
<b>Bureau Expenditures Total</b>	<b>8,606,740</b>	<b>7,208,781</b>	<b>16,778,173</b>	<b>12,569,775</b>	<b>12,569,775</b>
<b>Fund Expenditures</b>					
Fund Transfers - Expense	23,262	44,997	136,845	219,047	219,047
<b>Fund Expenditures Total</b>	<b>23,262</b>	<b>44,997</b>	<b>136,845</b>	<b>219,047</b>	<b>219,047</b>
Ending Fund Balance	23,923,812	28,640,633	0	0	0
<b>Requirements Total</b>	<b>32,553,814</b>	<b>35,894,411</b>	<b>16,915,018</b>	<b>12,788,822</b>	<b>12,788,822</b>

## Fund Overview

City Council created this fund via ordinance 187855. Its purpose is twofold.

First, this fund tracks the receipts from the City’s Construction Excise Tax (CET) that funds affordable housing initiatives. Per City Code Chapter 6.08, 4% of these receipts are retained by the Bureau of Development Services for administration. Of the remaining proceeds, 15% is remitted to the Oregon Department of Housing and Community Services, 50% remain in this fund for use on finance-based incentives for programs that require affordable housing, and 35% remain in this fund to support the production and preservation of affordable housing units at and below 60% Median Family Income.

## **Inclusionary Housing Fund**

Community Development Service Area Funds

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Second, this fund tracks the revenues and expenditures associated with the Inclusionary Housing Program. These include indirect subsidies, fees paid by developers in lieu of participating in the program, and administration expenses. The Portland Housing Bureau (PHB) administers indirect programs to promote affordable housing via foregone revenue. These programs include limited property tax exemptions and system development charge waivers.

**Managing Agency**      Portland Housing Bureau

### **Significant Changes From Prior Year**

The bureau saw healthy collections of CET revenue in FY 2018-19, and that trend continued in FY 2019-20. Collections in FY 2020-21 began to level off as a reflection of softening construction activity and the fund is budgeted at a lower level for FY 2021-22 and FY 2022-23, anticipating this continued trend. Based on the current forecast, collections should return to pre-pandemic levels in the FY 2024-25 fiscal year. The expenditures consist of CET funded projects, such as Findley Commons and CCC-Division, and pre-development loans for bond projects.

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Base Budget FY 2023-24	Requested FY 2023-24
<b>Resources</b>					
<b>External Revenues</b>					
Charges for Services	748,055	646,828	1,646,493	307,060	307,060
Intergovernmental	27,742,840	29,982,719	40,359,170	45,252,454	45,252,454
Miscellaneous	2,787,562	12,301,109	1,365,109	74,840	74,840
<b>External Revenues Total</b>	<b>31,278,457</b>	<b>42,930,656</b>	<b>43,370,772</b>	<b>45,634,354</b>	<b>45,634,354</b>
<b>Internal Revenues</b>					
Fund Transfers - Revenue	195,000	116,000	0	0	0
<b>Internal Revenues Total</b>	<b>195,000</b>	<b>116,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
Beginning Fund Balance	22,388,635	14,173,446	7,494,171	344,856	344,856
<b>Resources Total</b>	<b>53,862,092</b>	<b>57,220,102</b>	<b>50,864,943</b>	<b>45,979,210</b>	<b>45,979,210</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	3,240,929	3,438,335	4,140,154	4,151,682	4,151,682
External Materials and Services	34,028,725	25,238,214	44,570,150	39,423,707	39,423,707
Internal Materials and Services	1,389,034	1,280,589	1,305,125	1,614,757	1,614,757
<b>Bureau Expenditures Total</b>	<b>38,658,688</b>	<b>29,957,137</b>	<b>50,015,429</b>	<b>45,190,146</b>	<b>45,190,146</b>
<b>Fund Expenditures</b>					
Fund Transfers - Expense	1,029,958	2,150,329	849,514	789,064	789,064
<b>Fund Expenditures Total</b>	<b>1,029,958</b>	<b>2,150,329</b>	<b>849,514</b>	<b>789,064</b>	<b>789,064</b>
Ending Fund Balance	14,173,446	25,112,636	0	0	0
<b>Requirements Total</b>	<b>53,862,092</b>	<b>57,220,102</b>	<b>50,864,943</b>	<b>45,979,210</b>	<b>45,979,210</b>

## Fund Overview

### Structure

The Tax Increment Financing (TIF) Reimbursement Fund accounts for the reimbursement of housing-related costs that are funded from tax increment proceeds in the various Prosper Portland urban renewal areas. Eligible costs are incurred by the Portland Housing Bureau for each individual urban renewal area (URA) and then reimbursed by Prosper Portland.

Sub-funds exist for each URA, as well as for each property asset that generates income. Activity is booked directly to the sub-funds and includes personnel services, loan disbursements, subrecipient contract payments, and indirect costs, as well as loan receivables and repayment program income. TIF affordable housing program income is netted from TIF reimbursements from Prosper Portland.

# Tax Increment Financing Reimbursement Fund

Community Development Service Area Funds

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**Carryover** Appropriations remaining at the end of the fiscal year are carried over in the Fall Supplemental Budget Process of the following fiscal year. The supplemental budget includes obligated carryover, appropriation for projects that have been authorized and budgeted in the prior year, and carryover appropriation for expanded projects or new requests.

**Managing Agency** Portland Housing Bureau

## Significant Changes from Prior Year

The impending decline in TIF resources is now squarely within the five-year forecast. During FY 2022-23, Council approved the first new TIF district in more than 10 years and the Portland Housing Bureau should start seeing a portion of the \$350 million in total approved indebtedness for the Cully District in the next few years. This bodes well for the possibility of other future TIF districts which is still a very important policy objective for the Bureau as the decline in TIF funding is only slightly less steep than in prior forecasts.

PHB expects to convey the Fairfield Hotel to Home Forward as part of a re-development package in March 2023. This is the final city owned property that had been acquired with TIF funding.





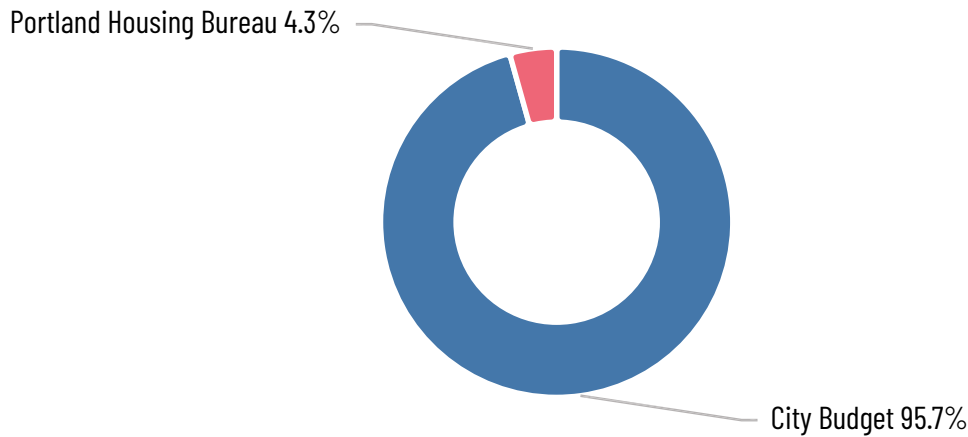
**Portland Housing Bureau**

Community Development Service Area

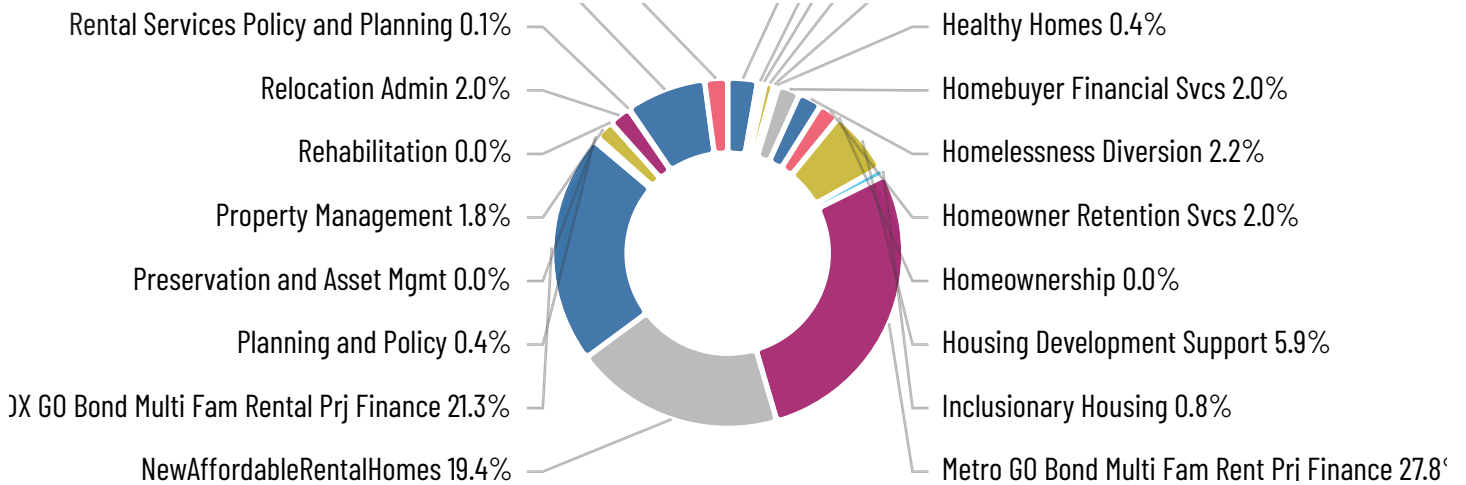
Carmen Rubio, Commissioner-in-Charge

Molly Rogers, Interim Director

**Percent of City Budget Graph**



**Bureau Programs**



**Bureau Overview**

Requirements	Revised FY 2022-23	Requested with DP FY 2023-24	Change from Prior Year	Percent Change
Operating	\$328,962,164	\$299,890,768	\$(29,071,396)	\$(9)%
Capital	\$25,362,638	\$0	\$(25,362,638)	(100)%
<b>Total</b>	<b>\$354,324,802</b>	<b>\$299,890,768</b>	<b>\$(54,434,034)</b>	<b>\$(15)%</b>
Authorized Positions	79.90	82.00	2.10	2.63%

## Business Operations

### Program Description & Goals

The Business Operations program includes Administrative Services, Finance and Accounting, Risk Analysis and Compliance, Human Resources and Contract Support. These activities ensure that the bureau service delivery programs have adequate support to carry out their functions in the most efficient and effective means possible. Goals include ensuring that administrative functions are delivered consistently, reliably, and effectively; providing strong finance, accounting, and loan servicing functions; delivering excellence in compliance; supporting the bureau’s equity goals through internal business practices, hiring, training, and contract goals; ensuring timely, confidential, and supportive human resource services; and supporting PHB’s advisory and oversight committees. Performance goals for the Business Operations program are focused on improving customer service relationships and managing administrative costs. The administrative costs metric below shows variability from year to year. This is because, although PHB’s administrative costs remain relatively stable, there is significant variability in overall bureau expenditures from year to year due predominantly to the limited predictability of affordable housing project development cycles.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
Administrative costs as a percentage of bureau level budget	5%	4%	5%	5%	5%
Administrative costs as a rolling three-year average	7%	7%	7%	5%	5%

### Equity Impacts

Within the Business Operations program, equity is a key value in how services are rendered. PHB utilizes MWESB firms for everything from trainings to food for community meetings and facilitation services. The contract specialist ensures that equity goals and standards are consistent across all sub-recipient contracts and adheres to the City’s requirements for RFPs and Goods and Services Contracts. The RAC team tracks residents of regulated units by race, income, and family size, which assists the bureau overall in planning for additional units and marketing strategies with community partners. The HR team ensures that PHB’s recruitment and hiring practices are equitable and seeks to hire staff that reflect the communities the bureau serves. Since 2012 the bureau has increased diversity of the staff by nearly 30%, and women make up over 70% of the workforce. In addition, the bureau’s leadership team is now comprised of 46% BIPOC and 71% women.

### Changes to Program

An Accounting Tech was reclassified to an Accountant 1 during the 22-23 Fiscal Year. Additionally, PHB will be adding a LT Admin Specialist III and a LT Program Specialist to the admin team and RAC team’s respectively, utilizing internal realignment.

# Portland Housing Bureau

Community Development Service Area

## Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	2,694,137	2,696,317	3,135,027	3,568,235	3,568,235
External Materials and Services	788,011	860,186	3,058,086	1,517,423	1,517,423
Internal Materials and Services	2,124,762	1,623,790	2,868,457	3,047,563	3,047,563
<b>Bureau Expenditures Total</b>	<b>5,606,911</b>	<b>5,180,293</b>	<b>9,061,570</b>	<b>8,133,221</b>	<b>8,133,221</b>
<b>Fund Expenditures</b>					
Fund Transfers - Expense	1,417,731	3,981,045	2,429,313	941,303	941,303
<b>Fund Expenditures Total</b>	<b>1,417,731</b>	<b>3,981,045</b>	<b>2,429,313</b>	<b>941,303</b>	<b>941,303</b>
<b>Requirements Total</b>	<b>7,024,642</b>	<b>9,161,338</b>	<b>11,490,883</b>	<b>9,074,524</b>	<b>9,074,524</b>
<hr/>					
<b>FTE</b>	21.86	21.88	21.88	23.88	23.88

## Data Analytics and Systems

### Program Description & Goals

The Data Analytics and Systems team plays a key role in achieving outcomes for programs and services that provide stable, affordable, and equitable housing opportunities in Portland. The goal of the team is to produce operational change within the bureau and its programs through research and analysis, and by using data-driven insights to improve outcomes for affordable housing production and preservation; homeownership and home retention programs; programs to support renters and landlords; and work to end homelessness in partnership with the City/County Joint Office. For each bureau program, the team works to ensure performance and outcome data is collected and analyzed in alignment with stated policy goals and objectives. Data analytic projects are assessed for their possible outcomes as well as their usefulness to policy makers and the public.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
There are no performance measures associated with this program	NA	NA	NA	NA	NA

### Equity Impacts

The Data Analytics and Systems team supports PHB’s mission to address the housing needs of the people of Portland by using data-driven insights to improve outcomes in the bureau’s work to build and preserve quality affordable housing; support programs that help Portlanders access and retain housing; help partners assess the city’s housing needs; and reach communities of color to ensure their participation in the economic opportunities that quality housing investments create. The Data Analytics and Systems team advances equity by maintaining transparency in operating procedures and incorporating inclusive and interdisciplinary analytic practices into its work. Success in this program should result in identifying and influencing operational change within the bureau and supporting program strategies that promote equity through information, research, and analysis.

### Changes to Program

For PHB’s newer programs and policies, efforts are underway to standardize systemwide data collection and increase analytical capacity to better interpret service outcomes. In the near-term, the team is working to expand on how data for the Rental Services and Development Incentives programs are collected and reported to more accurately assess if outcomes are meeting the intended policy goals. Additionally, in FY 22-23 the team is working to develop and implement a data inventory that will serve as a comprehensive collection of data assets held by the Housing Bureau. The data inventory will include up-to-date and detailed information regarding the data, as well as the source of the data within the Housing Bureau.

# Portland Housing Bureau

Community Development Service Area

## Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	802,080	872,948	991,603	918,504	918,504
External Materials and Services	191,816	231,784	250,500	257,883	257,883
<b>Bureau Expenditures Total</b>	993,896	1,104,732	1,242,103	1,176,387	1,176,387
<b>Requirements Total</b>	993,896	1,104,732	1,242,103	1,176,387	1,176,387
<b>FTE</b>	6.85	6.85	6.93	5.93	5.93

## Development Incentives

### Program Description & Goals

The Development Incentives team administers incentive and exemption programs related to the production of affordable housing. The program’s primary goals are to promote the inclusion of affordable housing in otherwise market-rate developments, assist affordable housing developed and operated by nonprofit partners through financial incentives, and support the creation of more affordable homeownership opportunities for low- to moderate- income households.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
Percentage of family sized Inclusionary Housing (IH) units permitted	21%	26%	15%	15%	15%
Percentage of housing units opened or preserved in high opportunity areas	73%	63%	50%	50%	50%
Percentage of Inclusionary Housing (IH) units affordable at 60% AMI or below	64%	67%	50%	50%	50%
Percentage of privately developed residential units permitted as affordable through the Inclusionary Housing (IH) program	10%	12%	10%	10%	10%
Number of households receiving indirect assistance through foregone revenue (mortgage credit certificate, limited tax exemption, and system development charge exemption)	153	65	140	140	140

### Equity Impacts

The Development Incentives team supports the PHB mission of addressing the housing needs of the people of Portland through both encouraging and requiring the development of affordable housing and increasing access for homeownership. The Development Incentives programming advances equity by increasing the number of housing options available to low- to moderate- income renters and homebuyers across the City through otherwise market-rate development, without competing with other bureau funding directed towards the most vulnerable residents, and by supporting publicly funded projects through exemption programs. Success in this program would result in an increase in the number of affordable homes available to low- to moderate-income families and an increase in the number of BIPOC households accessing affordable housing opportunities through PHB.

### Changes to Program

To meet the need of housing available to low- and moderate-income households within a constantly evolving market, changes to the Development Incentives Program include:

- Supporting the Inclusionary Housing Calibration Study by contributing to program recommendations and implementing any program changes.
- On-going review of program outcomes and possible updates to code and administrative rules across the Development Incentives Program in response to City and Housing Bureau goals, particularly for homeownership incentives.

# Portland Housing Bureau

Community Development Service Area

- Examination of current application and processing fees to establish new fees supporting the administration of the Development Incentives Program.
- Addition of a FTE Housing Coordinator position, supported by increased IH Program fee-in-lieu revenue.

## Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	796,517	849,458	917,397	1,130,898	1,130,898
External Materials and Services	217,222	135,313	868,782	1,317,782	1,317,782
Internal Materials and Services	10,739	11,780	11,115	11,185	11,185
<b>Bureau Expenditures Total</b>	<b>1,024,478</b>	<b>996,550</b>	<b>1,797,294</b>	<b>2,459,865</b>	<b>2,459,865</b>
<b>Fund Expenditures</b>					
Fund Transfers - Expense	23,262	44,997	117,742	219,047	219,047
<b>Fund Expenditures Total</b>	<b>23,262</b>	<b>44,997</b>	<b>117,742</b>	<b>219,047</b>	<b>219,047</b>
<b>Requirements Total</b>	<b>1,047,740</b>	<b>1,041,547</b>	<b>1,915,036</b>	<b>2,678,912</b>	<b>2,678,912</b>
<hr/>					
<b>FTE</b>	<b>6.00</b>	<b>6.00</b>	<b>6.00</b>	<b>7.00</b>	<b>7.00</b>

## Director's Office

### Program Description & Goals

The Director's Office ensures the bureau's strategic initiatives are effective, equitable, and responsive to community perspectives and need. The office is responsible for oversight across all bureau programs and services; engaging the public in bureau initiatives; fostering and maintaining partnerships within the community; ensuring the bureau works as efficiently as possible; and is transparent and accountable to the public. The Director's Office is responsible for Equity and Inclusion, and Communications and Community Engagement.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
There are no performance measures associated with this program	NA	NA	NA	NA	NA

### Equity Impacts

The Director's Office ensures the implementation, delivery, and performance of all programs in support of the bureau's mission of building and preserving quality, affordable housing; supporting programs that help low income Portlanders find, rent, buy, retain, and repair their homes; convening partners to meet the housing needs of the people of Portland; and reaching out to communities of color to ensure their participation in the economic opportunities that quality housing investments create. The Director's Office staff includes the Equity and Inclusion Manager, a position focused on identifying, measuring, and aligning programs' equity outcomes.

Since 2012 the bureau has increased diversity of the staff by nearly 30%, and women make up over 70% of the workforce. In addition, the bureau's leadership team is now comprised of 46% BIPOC and 75% women.

### Changes to Program

For the 23/24 Fiscal year PHB moved Equity into a separate program offer, covering translation/ interpretation and funds for PHB's equity committee and training associated with that committee. The new Equity program offer has one FTE that was previously reported under the Director's Office program offer.

### Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	595,430	798,108	850,715	930,261	930,261
External Materials and Services	13,437	41,224	75,825	60,325	60,325
Internal Materials and Services	30,000	(1,466)	0	0	0



# Portland Housing Bureau

Community Development Service Area

## Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Bureau Expenditures Total</b>	638,868	837,866	926,540	990,586	990,586
<b>Requirements Total</b>	638,868	837,866	926,540	990,586	990,586
<hr/>					
<b>FTE</b>	5.77	5.07	5.79	4.79	4.79

## Economic Opportunity Initiative

### Program Description & Goals

PHB funds the Economic Opportunity Initiative (EOI), a citywide program focused on increasing income and economic self-sufficiency for very low-income residents through workforce and microenterprise development. Prosper Portland administers the microenterprise component of the program and contracts with community-based organizations to provide services. WorkSystems administers the adult and youth workforce components and contracts with community-based organizations to provide employment services. This program is part of two larger Prosper Portland initiatives explained in the Prosper Portland Program Offers “Inclusive Business Resource Network” and “Adult and Youth Workforce Development.”.

The performance measures for this program are reported in the Prosper Portland budget.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
Percentage of microenterprises increasing economic stability at program exit	0%	0%	0%	0%	41%
Percentage of workforce participants employed at graduation	0%	0%	0%	0%	40%
There are no performance measures associated with this program	NA	NA	NA	NA	NA
Total number of Microenterprise participants	0	0	0	0	300
Total number of workforce participants	0	0	0	0	825

### Equity Impacts

The EOI program supports the PHB mission of addressing the housing needs of the people of Portland by reaching out to communities of color to ensure their participation in the economic opportunities that quality housing investments create. EOI partners include culturally specific and culturally responsive agencies who prioritize reaching participants from communities of color, immigrants and refugees, and low-income participants. Additionally, the workforce program prioritizes support to those with high barriers to employment. Success in this program would result in participants’ businesses and employment becoming stable and sustainable, providing benefits and services to the greater community.

### Changes to Program

EOI services in FY 2023-24 are anticipated to be funded at approximately the same level as the FY 2022-23 year. PHB anticipates a similar entitlement amount from HUD in FY 2023-24. This portion of the overall programs will not be affected by program cuts.

# Portland Housing Bureau

Community Development Service Area

## Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
External Materials and Services	20,624,187	2,683,428	2,447,894	2,262,907	2,262,907
<b>Bureau Expenditures Total</b>	20,624,187	2,683,428	2,447,894	2,262,907	2,262,907
<b>Requirements Total</b>	20,624,187	2,683,428	2,447,894	2,262,907	2,262,907

## Equity & Engagement

### Program Description & Goals

The Housing Bureau’s Equity Council exists to strengthen equity, promote collaboration and partnership, and advance progress towards equitable outcomes in PHB’s policies, internal operations, organizational culture, and external programming.

The Equity Council aims to build capacity of all PHB staff to dismantle institutional racism and others forms of oppression, enact equity, and ensure accessibility in bureau policies, programs, and practices.

The Equity Council works with the Bureau’s Equity & Inclusion Manager to advance equity at PHB. The Equity Council advises the Bureau Director, supports the Executive Leadership and Program Managers’ coordination of equity work, and advances equitable access and outcomes citywide. The Equity Council is made up of staff representing each of PHB’s programs with the purpose of identifying and contracting training needs and resources, and supporting staff so that the Bureau can develop, implement, and deliver equitable services and programs to Portland residents.

### Equity Impacts

The PHB Equity Council seeks a formal budget in order to deliver its stated outcome of advancing equity through supporting Bureau staff and leadership in their equity needs and understanding.

With this Program Offer, PHB advances equity in institutionalizing the work and value of its Equity Council.

### Changes to Program

For the 23/24 Fiscal Year PHB moved Equity into a separate program offer and it is no longer submitted under the Director’s Office program offer.

### Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	0	0	0	143,066	143,066
External Materials and Services	0	0	0	60,000	60,000
<b>Bureau Expenditures Total</b>	0	0	0	203,066	203,066
<b>Requirements Total</b>	0	0	0	203,066	203,066
<b>FTE</b>	0.00	0.00	0.00	1.00	1.00

## Homeowner Access Programs

### Program Description & Goals

The Portland Housing Bureau’s (PHB) Homeowner Access program invests in services to increase access to homeownership opportunities, and to close the minority homeownership gap. Support for low income, first-time homebuyers include prepurchase education and counseling as well as down payment assistance programs. Services are administered by PHB’s Neighborhood Housing Program (NHP) staff along with partnerships with nonprofit community service providers. The goals of the Homeowner Access program include, but are not limited to, increasing the number of new homebuyers, addressing racial homeownership disparities, and providing generational wealth creation opportunities, by prioritizing households and families that are displaced or at risk of displacement, and improving financial stability for residents.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
Percentage of households receiving homebuyer education or counseling and subsequently purchasing a home	15%	10%	10%	10%	10%
Percentage of households receiving homebuyer subsidies from Communities of Color	80%	95%	60%	60%	60%
Count of households receiving homebuyer education or counselling	1,589	1,787	975	975	975

### Equity Impacts

PHB Homeowner Access Programs support the PHB mission of addressing the unmet housing needs of Portlanders by partnering with local nonprofit organizations to provide pre- and post-homeownership counseling and education, and by investing resources to support low-income, first-time homebuyers with down payment assistance.

Communities of color continue to face significant challenges in becoming homeowners, such as limited to no generational wealth, impacts from generations of disinvestment in communities resulting in credit and debt challenges, and most importantly communities of color continue to earn less than their white counterparts here in Portland and Multnomah County. PHB partners with a host of culturally specific service providers who support Portland residents with one-on-one and group financial counseling. Partners leverage additional resources necessary to support households’ homeownership goals in the city of Portland, a tight and competitive housing market, targeting communities of color and communities that have been displaced or at risk of displacement, to ensure access, and their participation in the economic opportunities that quality housing investments create.

Down payment assistance is necessary in addressing the homeownership disparities, and policies should improve access and lessen challenges and barriers in obtaining resources. Success in this program should increase the number of homeowners from communities of color, improve their financial wellbeing, and strengthen trust from the community as it relates to past government actions.

## Changes to Program

There are no significant changes to this program.

## Program Budget

	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Requested Base FY 2023-24</b>	<b>Requested with DP FY 2023-24</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	276,757	285,182	311,426	330,054	330,054
External Materials and Services	3,074,734	2,599,682	7,461,708	5,659,712	5,659,712
<b>Bureau Expenditures Total</b>	<b>3,351,491</b>	<b>2,884,863</b>	<b>7,773,134</b>	<b>5,989,766</b>	<b>5,989,766</b>
<b>Requirements Total</b>	<b>3,351,491</b>	<b>2,884,863</b>	<b>7,773,134</b>	<b>5,989,766</b>	<b>5,989,766</b>
<hr/>					
<b>FTE</b>	2.22	2.22	1.82	2.12	2.12

## Homeowner Retention Programs

### Program Description & Goals

Homeowner Retention programs are City investments available to assist families, particularly from communities of color, retain homeownership. Through direct loan origination and sub-recipient contracts, homebuyers receive post-purchase education and counseling as well as small grants. Home Repair Loan Services are administered by PHB’s Neighborhood Housing Program (NHP). The program serves to prevent displacement of long-time community residents by helping current homeowners retain their homes through home repair programs, foreclosure prevention counseling, and retention services. Funding for home repair grants and loans helps current low-income, vulnerable homeowners maintain their homes safely and age-in-place. Grant and loan programs are meant to improve the condition of existing housing and address the impact that unsafe housing conditions can have on health and safety. Lead paint remediation and healthy homes programs include administration of federal funds to reduce lead-based paint and environmental health hazards in homes with young children.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
Percentage of households receiving home repairs and retaining their homes 12 months after services	95%	85%	80%	80%	80%
Number of households receiving home repairs	518	545	500	500	500

### Equity Impacts

PHB Home Retention Programs support the PHB mission of addressing the unmet housing needs of Portlanders by assisting low-income residents in retaining their homes. Partnerships with nonprofit agencies help to identify households and provide services such as foreclosure prevention counseling and retention case management. Home repair programs such as the home repair grant, home repair loan, and lead hazard control program, preserve quality housing and protect City investments. PHB Home Retention Programs seek to advance equity by targeting vulnerable populations, low-income, elderly, and communities of color to ensure their participation in the economic opportunities that quality housing investments create and provide the means to retain their homes and age-in-place safely and affordably. Success in this program would increase homeowners’ quality of life, support neighborhood stabilization and generational wealth, and improve health outcomes for these vulnerable populations.

Additionally, PHB funds home repair grants, loans, and lead remediation for families with children under the age of six. NHP has sub-recipient contracts with eight service providers, four of which are culturally specific organizations.

## Changes to Program

In FY 2019-20, NHP increased the Home Repair grant amount per household (\$10,000 maximum) for the Interstate URA to better address home repair needs, with priority given to long time homeowners, targeting households of color. Details of all the bureau’s requested funding packages are included the decision package section of this submission.

Due to COVID we had difficulties in the availabilities of contractors and supplies delays, which caused a temporary hold on new application. We are working to increase the numbers of approved contractors, have better led time with supplies, free up staff time and add more staff to the NHP team to remove the temporary hold on the Home Repair Loan program. We currently have 23 in either the approved list waiting for home assessment or waiting to get their application reviewed. The NHP Team estimate that the Home Repair Loan program temporary hold will be lifted on March 1, 2023.

## Program Budget

	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Requested Base FY 2023-24</b>	<b>Requested with DP FY 2023-24</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	682,612	648,851	711,890	615,507	615,507
External Materials and Services	5,782,566	4,400,196	7,674,943	5,149,346	5,149,346
Internal Materials and Services	0	0	64,200	0	0
<b>Bureau Expenditures Total</b>	<b>6,465,177</b>	<b>5,049,047</b>	<b>8,451,033</b>	<b>5,764,853</b>	<b>5,764,853</b>
<b>Requirements Total</b>	<b>6,465,177</b>	<b>5,049,047</b>	<b>8,451,033</b>	<b>5,764,853</b>	<b>5,764,853</b>
<b>FTE</b>	<b>5.95</b>	<b>7.68</b>	<b>3.45</b>	<b>4.05</b>	<b>4.05</b>



## Housing Development Support

### Program Description & Goals

This program encompasses support services and captures other general expenditures related to the long-term successful operation of multifamily affordable housing and the Portland Housing Bureau’s partners. This program is supported by staff in the Housing Investment and Portfolio Preservation (HIPP) team, the Housing Development and Construction Services (HDCS) team, and the Risk Analysis and Compliance (RAC) team. Program components include:

- ◆ Community Housing Development Organization (CHDO) operating assistance, funded by federal HOME funds and used by a CHDO (private nonprofit, community-based organization) that has staff with the capacity to develop affordable housing for the community it serves;
- ◆ The HOME Consortium, in partnership with the City of Gresham and Multnomah County, designated by HUD, is a way for local governments that would not otherwise qualify for funding to join with other contiguous units of local government to directly participate in HOME funds;
- ◆ HUD Section 108 loan repayment, a program that allows a jurisdiction to lend future allocations of federal funds with repayment and interest provisions under certain circumstances; and
- ◆ The Risk Management Pool (RMP) to support Permanent Supportive Housing (PSH), funded by the bureau and managed by the Housing Development Center (HDC).

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
There are no performance measures associated with this program	NA	NA	NA	NA	NA

### Equity Impacts

The Housing Development Support program supports PHB’s mission of addressing the housing needs of the people of Portland through: 1) building and preserving quality, affordable housing; 2) supporting programs that help low income Portlanders find, rent, and retain their homes; and 3) reaching out to communities of color to ensure their participation in economic opportunities that quality housing investments create.

PHB is advancing City Council’s goal to create 2,000 new PSH units, and the RMP is an integral component to achieving this goal. The RMP is targeted for buildings that house residents who have been chronically homeless. It helps mitigate the financial risks of affordable housing developers and owners in owning and managing a building with residents having special needs. A significant portion of the local homeless population also suffers from chronic mental health issues, substance abuse, and addiction. Locally, the area has a disproportionately high number of people of color amongst the homeless population, specifically African Americans.

The Housing Development Support program seeks to advance equity by increasing the number of PSH units for chronically homeless households, in particular for those who are BIPOC households, covered by the Risk Mitigation Pool, while supporting CHDO capacity building and ensuring federal compliance to HUD in the form of Section 108 loan repayments.

## Changes to Program

In its 16 years of operations, the RMP has assisted hundreds of formerly chronically homeless households remain in their homes as an eviction prevention tool. It is currently a risk mitigation fund for 885 PSH units. However, over 750 PSH units are in construction and predevelopment and will be added to the RMP over the next three to five years. The RMP will need to be replenished to support these new units and discussions are ongoing with the Joint Office of Homeless Services.

## Program Budget

	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Requested Base FY 2023-24</b>	<b>Requested with DP FY 2023-24</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	86,105	114,873	114,770	121,877	121,877
External Materials and Services	8,551,997	3,554,340	25,994,096	17,391,420	17,391,420
Internal Materials and Services	9	8	0	0	0
<b>Bureau Expenditures Total</b>	<b>8,638,111</b>	<b>3,669,221</b>	<b>26,108,866</b>	<b>17,513,297</b>	<b>17,513,297</b>
<b>Fund Expenditures</b>					
Debt Service	3,356,359	775,843	625,000	791,500	791,500
Contingency	0	0	2,608,524	0	0
Fund Transfers - Expense	599,067	946,532	375,633	322,400	322,400
<b>Fund Expenditures Total</b>	<b>3,955,426</b>	<b>1,722,375</b>	<b>3,609,157</b>	<b>1,113,900</b>	<b>1,113,900</b>
<b>Requirements Total</b>	<b>12,593,537</b>	<b>5,391,596</b>	<b>29,718,023</b>	<b>18,627,197</b>	<b>18,627,197</b>
<b>FTE</b>					
	0.54	0.69	0.69	0.69	0.69

## Affordable Ownership Project Financing

### Program Description & Goals

Since 2016, PHB has focused on creating affordable homeownership opportunities in the Interstate Corridor Urban Renewal Area (ICURA) for qualified households prioritized through the N/NE Preference Policy.

Although real estate prices in Portland have recently leveled, most homes continue to be out of reach for the average low- and moderate-income households. The lack of affordable homeownership inventory continues in the private market, particularly in neighborhoods that are gentrifying such as in N/NE Portland. PHB addressed this by focusing resources and available land on subsidizing the development of new multifamily condo development for mixed income projects. Total home ownership goal under the N/NE Housing Strategy is to create 110 new homeowners and as of August 2022, 119 families identified through the Preference Policy have become first time home buyers. Demand remains strong for affordable home ownership opportunities especially for in smaller sized developments for townhomes. As such, PHB is proposing a new decision package for consulting services to assist the agency with reviewing different options for funding the development, construction and sale of smaller sized development (such as duplex to 12-plexes) that can be scalable and cost effective.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
There are no performance measures associated with this program	NA	NA	NA	NA	NA

### Equity Impacts

The Affordable Ownership Project Financing program supports the PHB mission of addressing the housing needs of the people of Portland through: 1) building and preserving quality, affordable housing; 2) supporting programs that help low income Portlanders find, rent, buy, retain, and repair their homes; 3) bringing together partners to address the City’s housing needs, applying PHB Green Building Policy, and identifying and supporting in the funding of these housing projects; and 4) reaching out to communities of color to ensure their participation in the economic opportunities that quality housing investments create. Success means that sustainable, high quality homes for low income buyers in high opportunity areas are being produced in a fiscally sound manner and being sold in an inclusive and equitable manner such that these buyers have the opportunity for wealth creation.

For all PHB multifamily development programs, PHB partners are required to report on their efforts to provide contracting opportunities to disadvantaged, minority, women, and emerging small business-service disabled veterans (DMWESB-SDV), and must comply with federal and local low income workforce utilization goals. However, PHB partners have indicated that it may be difficult to meet these targets due to the leveraged “sweat equity” required by some of the projects. In addition, DMWESB-SDV subcontracting performance remains a challenge largely due to the extremely tight construction market and the difficulty in finding certified firms with available capacity.

It should be noted that the beneficiaries of all the home ownership projects currently under development are to be sold through the Preference Policy which targets low income families severely displaced in the ICURA.

# Portland Housing Bureau

Community Development Service Area

## Changes to Program

PHB has created the Affordable Ownership Project financing program in response to market trends of homeownership affordability. Two Habitat for Humanity projects as part of the N/NE Housing Strategy have largely completed construction and sale to qualified low-income homeowners: the Olin, for 12 affordable condos and Kenton Commons Phase 1 and 2 for 30 affordable condos. In addition, PHB has a 2022 solicitation using ICURA TIF and Metro Bonds to support home ownership development at the Carey site for a minimum of 40 homes and, possibility, at the Strong site. In addition, the development consortium for the Williams and Russell site will include some affordable home ownership units targeted for previously displaced household under the N/ NE Preference Policy. although these home ownership units are likely to be purchased/financed through Down Payment Assistance Loans (DPALs) and not through construction project financing.

PHB has also received ARPA funds for land banking to help development partners acquire land and/or existing buildings for affordable housing. PHB's new decision package for land banking intends to prioritize sites for home ownership development.

Between 2015 and 2022, the median home sales price citywide rose from \$379,263 to \$500,000, an increase of 20 percent or \$75,737. Preliminary estimates of median home sales price for 2022 have been calculated at \$518,000. The median home sales price is no longer affordable to many households in most neighborhoods in the city. While 53% of Portland's households overall are homeowners, homeownership rates among Black, Indigenous and people of color are considerably lower than white households. In Portland, 56% percent of white households own homes, while 30% of Black households and 39% -51% of Indigenous households, and under half of other communities of color own homes.

## Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	24,288	32,748	54,817	59,910	59,910
External Materials and Services	423,786	0	0	0	0
<b>Bureau Expenditures Total</b>	<b>448,074</b>	<b>32,748</b>	<b>54,817</b>	<b>59,910</b>	<b>59,910</b>
<b>Requirements Total</b>	<b>448,074</b>	<b>32,748</b>	<b>54,817</b>	<b>59,910</b>	<b>59,910</b>
<b>FTE</b>	<b>0.37</b>	<b>0.37</b>	<b>0.37</b>	<b>0.37</b>	<b>0.37</b>

# Metro GO Bond Multi-Family Rental Housing Project Financing

## Program Description & Goals

In November 2018, Metro area voters in Washington, Clackamas and Multnomah Counties approved Measure 26-199, the first ever regional bond for affordable housing. The measure authorizes Metro to issue up to \$652,800,000 in general obligation bonds for the development or acquisition of affordable housing.

Using a formula based on assessed (real property) value, the City of Portland (City)'s share of the Metro Housing Bond is approximately 38 percent, or \$211 million, to create a least 1,475 units of affordable housing within the City. Of this total, 605 units will be for households with incomes at 30% AMI and 737 will be family-sized units. Additionally, Portland set a goal of creating 300 Supportive Housing units with Metro Housing Bond funds to help advance the City of Portland and Multnomah County goal of 2,000 new Supportive Housing units by 2028.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
There are no performance measures associated with this program	NA	NA	NA	NA	NA

## Equity Impacts

The Metro GO Bond Housing program supports PHB's mission of addressing the housing needs of the people of Portland through: 1) building and preserving quality, affordable housing; 2) supporting programs that help low income Portlanders find, rent, and retain their homes; and 3) reaching out to communities of color to ensure their participation in economic opportunities that quality housing investments create.

The Metro GO Bond Housing program seeks to advance equity by evaluating each proposer for Metro funds on their commitment to advance racial equity and serve communities of color as priority populations. As part of the Bond Solicitation process, each developer will be asked to submit an equity plan that demonstrates their ability to meet PHB's disadvantaged, minority, women, and emerging small business-service disabled veterans (DMWESB-SDV) contracting goals and workforce training goals; effective outreach and marketing strategies to reach priority population; experience with low barrier screening criteria; and provision of culturally responsive resident and supportive services. Success in this program would be realized when the housing produced by Metro GO Bonds a) increases the number of affordable housing units available and accessible to BIPOC households; b) achieves an aggregate 30 percent utilization of DMWESB-SDV construction contracts; and c) supports the creation of 300 Supportive Housing units for chronically homeless households.

## Changes to Program

In May 2020, Metro passed the Supportive Housing and Services (SHS) measure, generating \$250 million for the region to end homelessness for thousands of chronically homeless households. The Joint Office for Homeless Services is the lead agency for the planning and implementation of the Metro Supportive Housing and Services measure for Multnomah County. PHB and the JOHS are working to align these resources with the Metro Housing Bond for the creation of Supportive Housing. Based on the current pipeline of projects, 92 PSH units supported by Metro bonds are in construction and targeted to be open by

end 2023 and another 207 PSH units are in the predevelopment pipeline. The SHS measure will generate resources for two of the three prongs needed to create Supportive Housing: rental assistance (in conjunction with Home Forward for vouchers) and supportive services. The Metro Housing Bond provides the third prong: capital funding to build and/or acquire the affordable housing for those experiencing homelessness to move into.

Thus far, 20 Metro projects are anticipated -- 1 is already open, 5 are in construction, 9 are in predevelopment, 4 are in solicitation and 1 (Broadway Corridor) is land banked. The 15 projects opened, in construction and predevelopment, represent more than 1,200 units of affordable housing—or 83% of Portland’s housing goal under the Metro Bond. It is expected that once the 4 under solicitation are awarded, PHB would exceed the Metro bond targets.

During this past year, significant rises in construction costs, interest rates and inflation have created significant funding gaps in all pipelined projects as total project costs rose by 1% per month. Furthermore, the lack of Private Activity Bonds, which are required for the creation of 4% Low Income Tax Credits, a key source of funding in affordable housing, increased uncertainty and delays for projects in the pipeline. PHB was able to successfully work with Metro and the Oregon Housing and Community Services to obtain sizeable gap funding from the state to support the advancement of the Metro bond funded pipeline. However, these amounts are still insufficient and additional outside gap funding sources are required as two pipelined projects, hollywoodHUB and Alcena are not fully funded and risk continued delay.

## Program Budget

	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Requested Base FY 2023-24</b>	<b>Requested with DP FY 2023-24</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	340,410	511,370	496,104	567,782	567,782
External Materials and Services	12,951,747	15,954,596	79,531,891	81,724,691	81,724,691
<b>Bureau Expenditures Total</b>	<b>13,292,158</b>	<b>16,465,967</b>	<b>80,027,995</b>	<b>82,292,473</b>	<b>82,292,473</b>
<b>Fund Expenditures</b>					
Debt Service	0	404,959	0	0	0
<b>Fund Expenditures Total</b>	<b>0</b>	<b>404,959</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Requirements Total</b>	<b>13,292,158</b>	<b>16,870,925</b>	<b>80,027,995</b>	<b>82,292,473</b>	<b>82,292,473</b>
<b>FTE</b>	<b>3.42</b>	<b>3.32</b>	<b>3.32</b>	<b>3.32</b>	<b>3.32</b>

## Multi Family Affordable Rental Project Financing

### Program Description & Goals

This program offer reflects all PHB funding available for multi-family rental projects that are not from the Portland General Obligation (GO) Bond or the Metro Bond grants. The Multi Family Rental Project Financing program manages large investments in the City’s new affordable housing portfolio to ensure affordable housing units are brought on-line and available in the most practicable manner. The multi-family delivery team, working through its partners, leverages City resources to develop new construction that delivers quality, affordable housing units which are rent regulated long-term, up to 99 years.

The team is also responsible for any restructures and rehabilitations of the bureau’s prior investments. The regulated affordable rental housing portfolio consists of approximately 450 properties with over 16,000 units spread throughout the city. While creating new affordable housing units is critical, it is just as crucial to maintain the existing affordable stock. As with new construction, the team seeks to leverage existing resources, including those from the City, to redevelop projects and improve the quality and habitability of existing units and in many cases extend the City’s regulatory terms.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
Average investment per rental housing unit	\$112,500	\$124,263	\$125,000	\$150,000	\$150,000
Number of people housed in newly opened affordable rental units	735	1,760	1,000	1,000	1,000
Percentage of housing units opened or preserved in high opportunity areas	73%	63%	50%	50%	50%
Percentage utilization of minority contracts in housing construction (contract \$ awarded)	21%	19%	10%	10%	10%
Percentage utilization of minority, women, and emerging small business contracts in housing construction (contract \$ awarded)	32%	30%	30%	30%	30%
Vacancy rate of units built 0% to 60% median family income	3%	3%	3%	3%	3%
Affordable housing units preserved	155	209	150	150	150
Housing units opened that are newly affordable	499	852	500	500	500
Rolling three-year average of total units opened and preserved	845	847	710	788	788

### Equity Impacts

The Multi Family Rental Project Financing program supports the PHB mission of addressing the housing needs of the people of Portland through: 1) building and preserving quality, affordable housing; 2) supporting programs that help low income Portlanders find, rent, buy, retain, and repair their homes; 3) bringing together partners to address the city’s housing needs, applying PHB Green Building Policy, and identifying and supporting in the funding of these housing; and 4) reaching out to communities of color to ensure their participation in economic opportunities that quality housing investments create. Success means that the sustainable, high quality housing units, targeting low and very low income clients, in high opportunity areas are being produced in a fiscally sound manner and being leased in an inclusive and equitable manner with measurable outcomes.

For this program, PHB development partners are required to report on their efforts to provide contracting opportunities to disadvantaged, minority, women, and emerging small business – service disabled veterans (DMWESB-SDV), and must comply with federal and local low income workforce utilization goals.

PHB has a well-documented history of supporting equity and inclusion in contracting. Since its inception, the bureau has met or exceeded the City of Portland’s goal of 20% DMWESB-SDV for construction contracts. In July of 2016, PHB committed to a goal of 30% DMWESB-SDV participation by the year 2021 by implementing annual 2% target increases for all multi-family funded projects. Through a concerted outreach effort, the bureau also has supported workforce training and hiring goals.

## **Changes to Program**

Over the past year, PHB has blended bond funds with other sources of funding such as TIF and/or federal sources such as HOME and CDBG to optimize housing production while meeting differing requirements under the different sources of capital. Most recently, PHB’s funding for affordable housing development and rehabilitation has expanded as the City and PHB received or will receive additional federal funds such as HOME ARP, APRA and Congressional Directed funding. Of note, PHB received \$5 million in APRA funding for preservation, as PHB had not previously received any dedicated source of preservation funding over the last 5 years. Based on preliminary data, over 500 units of affordable housing have expiring affordability terms and will convert to market rate housing over the next 5 years. A decision package on preserving these unit that have expiring regulatory agreements from PHB, the State or Federal agencies is being submitted to City Council.

In addition, PHB is partnering with the Portland Clean Energy Fund (PCEF) to fund up to \$60 million over the next five years for energy efficiency and renewable energy improvements to multi-family affordable housing projects, including those in the development pipeline which is under the Phase 1 targeted to close in FY22/23 and by FY23/24. Phase 2 entail projects that are targeting closing starting FY24/25 and still in very early award/ predevelopment stage where the inclusion of additional clean energy features can be readily incorporated prior to design and permitting. The PHB-PCEF collaboration is anticipated to provide over \$10 million in funding support for clean energy components in each FY 22/23 and FY23/24 for PHB direct funded project that include Portland GO bonds, Metro GO bonds or other PHB funding. In addition, PHB has agreed to use this facility to support clean energy components in affordable housing projects which do not have any PHB direct funding. It is anticipated these projects could use an additional \$5-10 million in funding support in FY23/24 and subsequent years; however, the amounts are in flux as project sponsors have not yet approached PHB nor PCEF.

PCEF has agreed to support PHB’s direct and indirect costs associated with management of this program. PHB expects to need approximately 3.5 FTEs directly related to this program which will be mainly staffed from the HIPP and HDCS teams. A current combination of existing staff and new staff are needed immediately in order to accommodate this new program.



# Portland Housing Bureau

Community Development Service Area

Work on addressing homelessness and the need for permanent supportive housing (PSH) continue as part of PHB’s work in meeting City Council’s resolution in Oct 2017 to provide 2,000 PSH units by 2028. As of July 2022, 1,915 new PSH units have been brought into operation or are in the pipeline. The City’s efforts are a collaboration between the bureau, the Joint Office of Homeless Services (JOHS), Home Forward, and community housing partners. PHB funds capital cost for the development of units, JOHS provides services funding and Home Forward provides rental support through project-based vouchers. PHB, JOHS and Home Forward continue collaboration as over 200 new PSH units are opening in 2022, with an additional 400 PSH units in predevelopment. The need for aligned funding, staffing and processes for supportive housing is increasingly critical.

## Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	438,093	561,033	1,382,969	1,781,559	1,781,559
External Materials and Services	14,141,442	7,509,774	52,394,887	55,454,828	55,454,828
Internal Materials and Services	9,202	3,000	3,000	3,000	3,000
<b>Bureau Expenditures Total</b>	<b>14,588,736</b>	<b>8,073,807</b>	<b>53,780,856</b>	<b>57,239,387</b>	<b>57,239,387</b>
<b>Requirements Total</b>	<b>14,588,736</b>	<b>8,073,807</b>	<b>53,780,856</b>	<b>57,239,387</b>	<b>57,239,387</b>
<b>FTE</b>	<b>5.82</b>	<b>4.72</b>	<b>4.72</b>	<b>4.72</b>	<b>4.72</b>

## Policy and Planning

### Program Description & Goals

The PHB Policy and Planning program staff are responsible for the policy and planning functions of the bureau. The work of this program is dynamic and includes implementation of community and City plans for new initiatives, policy frameworks for program implementation, policy research and recommendations, City code and administrative rules, Memo of Understanding (MOU) and Intergovernmental Agreement (IGA) development and implementation, and oversight and advisory body staff work. The work of the Policy and Planning staff is directed by the PHB Director, Commissioner-in-Charge, and City Council.

There are no program-specific performance measures associated with this program, but goals include increased resources to meet and exceed the City’s affordable housing goals, the implementation of national housing policy best practices, structure programs to meet the changing needs of low-income Portland households, development and implementation of plans and programs based on the direction of City Council, the administration of code and rules based on direction from City Council.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
There are no performance measures associated with this program	NA	NA	NA	NA	NA

### Equity Impacts

The Policy and Planning program supports the PHB mission of addressing the housing needs of the people of Portland through supporting programs that help low-income Portlanders find, rent, buy, retain, and repair their homes; and, bringing together partners and leading them to assess the city’s housing needs, choose sustainable solutions to efficiently meet them, and identify how to pay for them. This program advances equity by assessing the housing market and its impacts on different communities in Portland, and designing and implementing policy and program interventions that meet the diverse needs of different communities, grounded in remedying historically racist housing policies and practices. Success in this program would result in the reduction or elimination in housing disparities between communities with regard to housing cost and stability.

### Changes to Program

For 2023-2024 PHB moved a vacant “Housing Program Coordinator” position from Policy and Planning program offer to fulfill staffing need on the Home Retention and Home Access programs.

# Portland Housing Bureau

Community Development Service Area

## Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	651,325	670,245	979,134	967,750	967,750
External Materials and Services	505,037	(490,007)	804,080	350,441	350,441
Internal Materials and Services	533	658	411	352	352
<b>Bureau Expenditures Total</b>	<b>1,156,896</b>	<b>180,895</b>	<b>1,783,625</b>	<b>1,318,543</b>	<b>1,318,543</b>
<b>Fund Expenditures</b>					
Fund Transfers - Expense	0	70,119	0	0	0
<b>Fund Expenditures Total</b>	<b>0</b>	<b>70,119</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Requirements Total</b>	<b>1,156,896</b>	<b>251,014</b>	<b>1,783,625</b>	<b>1,318,543</b>	<b>1,318,543</b>
<hr/>					
<b>FTE</b>	<b>5.08</b>	<b>7.08</b>	<b>7.08</b>	<b>6.08</b>	<b>6.08</b>

# Portland GO Bond Multi-Family Rental Housing Project Financing

## Program Description & Goals

In 2016, Portland voters approved Measure 26-179, Portland’s Housing Bond, which authorizes the City to issue up to \$258.4 million in general obligation (GO) bonds for affordable housing. PHB used Portland’s Housing Bond proceeds to develop new affordable housing and purchase non-regulated occupied rental housing. The priorities and goals established by the Bond’s Policy Framework guide how PHB identifies, purchases, builds, and renovates new homes. The policies and goals in place regarding how to use the bond funds are to:

- Build or acquire 1,300 or more affordable housing units, of which 650 of the bond funded units should be ‘family-sized,’ i.e., two or more bedrooms. At least 600 units will be for households earning 30% or less of area median income (AMI), and 300 will be supportive housing for households experiencing homelessness, contingent upon availability of services funding.
- Create access for Priority Communities, identified as: communities of color; families, including families with children, immigrant and refugee communities, and intergenerational households; households experiencing homelessness or at imminent risk of becoming homeless; and households facing imminent displacement.
- Prioritize locations throughout the city where there is little or no existing affordable housing opportunities.
- Prioritize investments where there is a high risk of gentrification, especially with large concentrations of communities of color, and good access to education, transportation, services, economic opportunities, and green spaces.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
There are no performance measures associated with this program	NA	NA	NA	NA	NA

## Equity Impacts

The Portland GO Bond Housing program supports PHB’s mission of addressing the housing needs of the people of Portland through: 1) building and preserving quality, affordable housing; 2) supporting programs that help low income Portlanders find, rent, and retain their homes; and 3) reaching out to communities of color to ensure their participation in economic opportunities that quality housing investments create.

# Portland Housing Bureau

Community Development Service Area

The Portland GO Bond Housing program seeks to advance equity by evaluating each proposer for Portland Bond funds on their commitment to advance racial equity and serve communities of color as priority populations. As part of the Bond Solicitation process, each developer will be asked to submit an equity plan that demonstrates their ability to meet PHB’s Disadvantaged, minority, women, and emerging small business-service disabled veterans (DMWESB-SDV) contracting goals and workforce training goals; effective outreach and marketing strategies to reach priority population; experience with low barrier screening criteria; and provision of culturally responsive resident and supportive services.

Success in this program would be realized when the housing produced by the Portland GO Bonds a) increases the number of affordable housing units available and accessible to BIPOC households; b) achieves an aggregate 30 percent utilization of DMWESB-SDV construction contracts; and c) supports the creation of 300 Supportive Housing units for chronically homeless households.

## Changes to Program

Over the course of the past and current fiscal year, nine Portland Housing Bond projects would reach completion that would provide 970 affordable housing units for almost 2000 people. Also during the past fiscal year, PHB awarded the remaining Bond funds to three additional projects through a limited funding solicitation process. Altogether, the Bonds are now supporting 15 projects for a total of 1,859 units of Bond housing open or in development throughout our city – enough housing for over approximately 4,000 people.

This represents an increase of 559 more affordable housing units, or 43% more than initially expected to create through the Portland Housing Bond, which has been fully programmed.

See additional “Changes to Program” detailed under the Multi Family Affordable Rental Project Financing program offer description about new funding sources and partnerships.

## Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	1,027,993	1,166,045	1,279,212	1,402,842	1,402,842
External Materials and Services	39,484,853	68,067,480	87,147,026	61,675,383	61,675,383
Internal Materials and Services	747,472	974,819	0	0	0
<b>Bureau Expenditures Total</b>	<b>41,260,319</b>	<b>70,208,343</b>	<b>88,426,238</b>	<b>63,078,225</b>	<b>63,078,225</b>
<b>Fund Expenditures</b>					
Debt Service	0	5,389	0	500,000	500,000
Fund Transfers - Expense	550,000	550,000	550,000	550,000	550,000

**Program Budget**

	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Requested Base FY 2023-24</b>	<b>Requested with DP FY 2023-24</b>
<b>Fund Expenditures Total</b>	550,000	555,389	550,000	1,050,000	1,050,000
<b>Requirements Total</b>	<b>41,810,319</b>	<b>70,763,732</b>	<b>88,976,238</b>	<b>64,128,225</b>	<b>64,128,225</b>
<hr/>					
<b>FTE</b>	8.49	8.19	8.39	8.39	8.39

## Property Management

### Program Description & Goals

PHB currently owns thirteen parcels of real property. Properties fall into four categories: land leases for affordable housing development, housing owned by the Bureau, properties under development, and properties planned for future development. Some of these thirteen properties are in multiple categories.

- Ground Leases: Three parcels of land are leased under long-term (up to 99 years) ground leases for affordable housing development. Lessees are responsible for operations and maintenance of the land. These projects are: Glisan Commons Phase 1 and Phase 2, 72Foster, and RiverPlace Parcel 3 Phase 1 and Phase 2.
- Bureau Owned Properties: The Housing Bureau owns four rental properties – The Fairfield, The Ellington, East Burnside, and The Headwaters. PHB has an Intergovernmental Agreement (IGA) with Home Forward to manage these properties. The agreement is effective through July 14, 2023. A subsequent IGA will be executed with Home Forward, with the option to extend as needed.
- Properties Under Active Development: Three properties owned by PHB are under active development, including: The Fairfield being developed by Home Forward; The Joyce Hotel renovation and rehabilitation developed by Community Partners for Affordable Housing; and 5020 N. Interstate Project being developed by Community Development Partners and Self-Enhancement, Inc. The Fairfield is expected to be completed in February 2023. The Joyce is being developed as part of the 2019 Bond Opportunity Solicitation and is expected to be complete in April 2023. The 5020 N. Interstate Project is being developed as part of the 2021 Metro Bond Opportunity Solicitation and is expected to be completed in January 2024. PHB will transfer ownership of these properties at the financial close of the project developments.
- Properties for Future Development: The Bureau owns five properties which will be available for future affordable housing development on varying timelines – Mt. Tabor Annex, Strong Family Property, Carey Boulevard Property, and Kaiser Permanente Property. In 2021, Kaiser Foundation Health Plan of the Northwest gifted the Kaiser Permanente Property as an in-kind donation for the purpose of creating affordable housing. The Carey Boulevard Property, Strong Family Property, and Kaiser Permanente Property were included in the 2022 Metro Bond Opportunity Solicitation. Announcements of awards are expected by the end of January 2023.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
There are no performance measures associated with this program	NA	NA	NA	NA	NA

### Equity Impacts

This program seeks to advance racial equity by increasing the number of housing options available to low-income renters across the City by directing Bureau funding and policies that support housing access for underserved communities. Success in this program results in an increase in the number of affordable homes available to low-income households and to Black, Indigenous and people of color households, as well as other vulnerable populations, such as households living with disabilities and unhoused individuals.

The property and asset management of City-owned real estate supports PHB policies that promote housing access for vulnerable populations through the implementation of project screening criteria, marketing and lease-up plans, and ongoing programming. PHB’s selection criteria includes an emphasis on culturally specific services and outreach during lease-up, including advance notification of housing vacancies to culturally specific agencies, homeless service providers, and neighborhood-based organizations.

Development partners and service providers must also demonstrate effectiveness in creating and fostering culturally specific partnerships that help vulnerable communities.

## Changes to Program

As mentioned above, the Carey Boulevard Property, Strong Family Property, and Kaiser Permanente Property were included in the 2022 Metro Bond Opportunity Solicitation to be developed by mission-based partners for Portland’s and Metro’s Housing Bond programs. Announcements of awards are expected by the end of January 2023. Additionally, the Bureau has been addressing on-going capital and maintenance needs at The Ellington and Headwaters.

## Program Budget

	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Requested Base FY 2023-24</b>	<b>Requested with DP FY 2023-24</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	87,234	75,251	136,838	128,830	128,830
External Materials and Services	7,591,474	3,870,684	5,615,227	4,899,628	4,899,628
Internal Materials and Services	185,920	178,116	153,132	297,934	297,934
<b>Bureau Expenditures Total</b>	<b>7,864,629</b>	<b>4,124,051</b>	<b>5,905,197</b>	<b>5,326,392</b>	<b>5,326,392</b>
<b>Fund Expenditures</b>					
Debt Service	484,215	549,999	549,999	696,236	696,236
Contingency	0	0	342,581	0	0
Fund Transfers - Expense	128,526	225,618	162,118	253,021	253,021
<b>Fund Expenditures Total</b>	<b>612,741</b>	<b>775,617</b>	<b>1,054,698</b>	<b>949,257</b>	<b>949,257</b>
<b>Requirements Total</b>	<b>8,477,370</b>	<b>4,899,668</b>	<b>6,959,895</b>	<b>6,275,649</b>	<b>6,275,649</b>
<hr/>					
<b>FTE</b>	<b>0.78</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>



## Rental Services Policy and Planning

### Program Description & Goals

The Rental Services Policy and Planning Program is responsible for data analysis, policy development, and regulation related to fair housing and Landlord-Tenant law. The program works to develop and implement policy and regulation associated with Landlord-Tenant and fair housing law. This work includes research, data analysis, and policy development as directed by the Housing Bureau Director, Commissioner-in-Charge, and City Council; staff support to the City’s Rental Services Commission and Fair Housing Advocacy Committee; technical assistance for the public on local and state Landlord-Tenant law; administration of the City’s mandatory relocation assistance exemption process; and administration of the City’s rental unit registration requirement. There are no program-specific performance measures associated with this program offer.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
There are no performance measures associated with this program	NA	NA	NA	NA	NA

### Equity Impacts

The Rental Services Policy and Planning program supports the PHB mission of addressing the housing needs of the people of Portland through supporting programs that help low - income Portlanders find, rent, buy, and retain safe housing; and bringing together partners and leading them to assess the city’s housing needs, choose sustainable solutions to efficiently meet them, and identify how to pay for them.

This program advances equity by assessing Landlord-Tenant and fair housing law and its impacts on different communities in Portland. The approach is grounded in remedying historically racist housing policies and practices by designing and implementing policy and program interventions that meet the diverse needs of different communities while also mitigating ongoing harms in the rental market. Success in this program would result in the reduction or elimination in housing disparities between communities with regard to fair housing violations, accessing rental housing units, forced entry and detainer evictions, no cause rental agreement terminations, and other rental housing actions.

### Changes to Program

No changes to the program in FY23-24.

## Program Budget

	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Requested Base FY 2023-24</b>	<b>Requested with DP FY 2023-24</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	128,144	189,249	197,076	222,378	222,378
External Materials and Services	36,770	4,676	0	6,000	6,000
<b>Bureau Expenditures Total</b>	<b>164,914</b>	<b>193,925</b>	<b>197,076</b>	<b>228,378</b>	<b>228,378</b>
<b>Requirements Total</b>	<b>164,914</b>	<b>193,925</b>	<b>197,076</b>	<b>228,378</b>	<b>228,378</b>
<hr/>					
<b>FTE</b>	1.27	1.27	1.27	1.27	1.27

## Tenant and Landlord Programs

### Program Description & Goals

The Tenant-Landlord Program is responsible for services related to fair housing and Landlord-Tenant law and managing contracts for services with community-based organizations. These services include education and training, legal assistance, fair housing testing, landlord/tenant mediation services, emergency referral services, and emergency relocation assistance for health and safety. A primary focus of these contracted services is to provide access to information about rights and responsibilities so renters can overcome knowledge and resource barriers to quickly get their housing needs met and barriers resolved. If education services are insufficient, case management and legal assistance are available for issues including eviction, harassment, discrimination, and reasonable accommodations.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
Number of households provided fair housing services	690	809	675	0	675
Number of households provided housing stabilization	349	321	320	0	320
Number of households provided landlord/tenant hotline services	4,374	3,680	3,145	0	3,145
Number of landlords/tenants provided face to face services	542	426	670	0	670
Number of landlords/tenants provided outreach, education, and engagement services	18,901	22,394	13,550	0	13,550

### Equity Impacts

The tenant and landlord programs support the PHB mission of addressing the housing needs of the people of Portland through supporting programs that help low-income Portlanders find, rent, buy, retain, and repair their homes; and bringing together partners and leading them to assess the city’s housing needs, choose sustainable solutions to efficiently meet them, and identify how to pay for them. This rental services policy and planning program advances equity by assessing Landlord-Tenant and fair housing law and its impacts on different communities in Portland and designing and implementing policy and program interventions that meet the diverse needs of different communities. The approach is grounded in remedying historically racist housing policies and practices while also mitigating ongoing harms in the rental market, which are disproportionately borne by low-income and/or communities of color. Success in this program would result in the reduction or elimination in housing disparities between communities with regard to fair housing violations, accessing rental housing units, forced entry and detainer evictions, no cause rental agreement terminations, and other rental housing actions.

### Changes to Program

A new staff position, a Housing Program Specialist, was approved during FY2022-23 Fall BMP. This position will be hired in FY 2022-23. There may be additional programmatic adjustments depending on the level of Rental Registration revenue received by the City.

## Program Budget

	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Requested Base FY 2023-24</b>	<b>Requested with DP FY 2023-24</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
Personnel Services	411,914	628,376	775,242	855,804	855,804
External Materials and Services	2,144,543	43,002,233	13,142,653	4,505,000	4,505,000
Internal Materials and Services	419,652	479,846	456,643	573,078	573,078
<b>Bureau Expenditures Total</b>	<b>2,976,108</b>	<b>44,110,454</b>	<b>14,374,538</b>	<b>5,933,882</b>	<b>5,933,882</b>
<b>Fund Expenditures</b>					
Contingency	0	0	251,872	0	0
<b>Fund Expenditures Total</b>	<b>0</b>	<b>0</b>	<b>251,872</b>	<b>0</b>	<b>0</b>
<b>Requirements Total</b>	<b>2,976,108</b>	<b>44,110,454</b>	<b>14,626,410</b>	<b>5,933,882</b>	<b>5,933,882</b>
<hr/>					
<b>FTE</b>	<b>4.85</b>	<b>4.85</b>	<b>5.85</b>	<b>5.85</b>	<b>5.85</b>

## JOHS Administration and Operations

### Program Description & Goals

For FY23-24, the Joint Office of Homeless Services consolidated the prior seven program offers into three main programs.

The JOHS new program offers are as follows:

- Safety on the streets – outreach and engagement.
- Safety off the streets – adult emergency shelter.
- Specialized transitional and permanent housing programs.

The following program offers are no longer presented in FY23-24 budget:

- JOHS Administration and Operations.
- JOHS Employment Services.
- JOHS Housing Placement/Retention.
- JOHS System Support Services.

The key functions of the canceled programs are now reported under the three new program offers.

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
There are no performance measures associated with this program	NA	NA	NA	NA	NA

### Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
External Materials and Services	406,373	1,334,317	9,382,363	0	0
<b>Bureau Expenditures Total</b>	406,373	1,334,317	9,382,363	0	0
<b>Requirements Total</b>	406,373	1,334,317	9,382,363	0	0

## **JOHS - Safety On the Streets - Outreach and Engagement**

### **Program Description & Goals**

According to the 2022 Point in Time Count, over 3,000 people are unsheltered in Multnomah County on any given night. They are living in doorways, green spaces, on sidewalks, and along right-of-ways in cars and RVs. Those who are unsheltered have needs related to their immediate safety, as well as the need to be connected to services that can help them access shelter and permanent housing as rapidly as possible. Because knowing where to turn for support can be difficult when living unsheltered, the Joint Office funds an array of outreach and engagement programs, some of which are included in this Program Offer (PO).

This Program Offer, while newly titled, continues existing safety on the streets programming, previously contained in other Joint Office program offers. This PO is intended to better align with the City of Portland's program priorities, and to create greater transparency about the service capacity and outcomes generated by the City's ongoing General Fund (GF) investments in the Joint Office. The PO continues and re-allocates ongoing City GF to fund safety on the streets services, including outreach and day space services for thousands of people a year who are living unsheltered.

The programs offer critical survival support to people who are unsheltered and to help those individuals navigate to overnight shelter and a range of other services. The primary day space included here is the Bud Clark Commons Day Center, which provides 7 day-a-week access to basic hygiene (laundry, showers, restrooms), as well as connections to shelter, housing, behavioral health, peer support, and other services.

The outreach programs included in this PO similarly provide access to basic survival services and assistance navigating to shelter, housing, health care and other programs. In several instances, the outreach workers funded through this PO partner directly with the City's public space management and public safety agencies to help address the impacts of unsheltered homelessness on public spaces in the community. These include Navigation Outreach Teams as well as an Intensive Street Engagement Team that specializes in providing behavioral health outreach services. There is also a specialized medical outreach team that relies on volunteer doctors and nurses to deliver care and connect unsheltered people to needed health care.

Non-profit providers are contracted by the Joint Office and staff their programs with outreach workers with lived experience of homelessness, specialized training in mental health and addiction services, and who have experience and expertise navigating the range of social service programs available to people who are unhoused.

The performance measures in this PO are newly developed to demonstrate the impact of the engagement services funded with ongoing City GF. The current Joint Office budget includes significant additional outreach capacity funded by City of Portland one-time General Fund, Multnomah County General Fund, Metro Supportive Housing Services measure funding, and American Rescue Plan Act funds.

The performance measures provided here represent a subset of metrics for the programs funded through this PO; each program is unique and has other metrics that it tracks.

<b>Performance</b>	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Target FY 2022-23</b>	<b>Target FY 2023-24</b>	<b>Strategic Target</b>
Number of individuals prevented from becoming homeless	26,730	35,550	10,000	10,000	10,000

## Equity Impacts

Achieving equity in the delivery of homeless services requires that all communities have equitable access through multiple pathways into services and that services are culturally responsive. All Joint Office investments are evaluated using an equity lens.

Day centers and outreach are two critical pathways into services for people who might not otherwise learn about or seek out the services that they need. Encouraging contractors to prioritize hiring workers who share experiences with those they are doing outreach to is one critical strategy to ensure cultural responsiveness. In addition to peer-led supports, having outreach workers with specialized skills in meeting the needs of those they are engaging further supports equitable access to services.

In the coming year, the Joint Office will be implementing a more coordinated approach to tracking engagements and successful referrals to services using an equity lens. Broadly, this is also part of the Joint Office’s work with Built for Zero, as tracking inflow and outflow within the system while disaggregating data helps to center equity. Both the Joint Office and Built for Zero recognize the importance of prioritizing the elimination of racial disparities in homelessness within the larger effort to end homelessness for as many people as possible as quickly as possible. This high level data will be enhanced by an evaluation project that blends qualitative methods, and in depth analysis of specific referral and navigation patterns with an eye towards understanding barriers within the system. The Joint Office is currently resourcing an evaluation analyst to focus on just these questions.

The Joint Office is also committed to tracking how outreach efforts that are coordinated with public space management and public safety affect the racial demographics of who is receiving outreach, shelter, and other system services.

Because of the high frequency of disabling conditions among people who are unsheltered, the Joint Office prioritizes contracting for outreach programs that include both peer support specialists and people with clinical expertise in the areas of mental health, substance use disorders, and the provision of physical health services. These workers are more effectively able to assist people in navigating the often complex process of accessing the health care, housing, and financial supports designed to serve people with various disabling conditions.

## Changes to Program

Unsheltered homelessness was a crisis prior to the COVID-19 pandemic, and an even bigger challenge today. There is a greater need than ever among unsheltered adults to be engaged on the streets and connected to shelter, housing and support services. The Joint Office has made the expansion of various types of outreach and engagement a priority in its overall budget, and, in this PO, is allocating ongoing City of Portland General Fund to these vital services.

# Portland Housing Bureau

Community Development Service Area

This is a newly developed PO that funds existing day center and outreach programs budgeted to receive City of Portland ongoing general funds. These programs were previously funded in the Joint Office’s Housing Placement and Retention, and System Support and Services program offers. The Joint Office’s intention in reallocating and consolidating City funding into a smaller number of program offers and programs, and creating a specific offer related to outreach and engagement, is to help align City funding with City priorities. Additionally, the goal is to make the capacity and outcomes attributable to City funds easier to document and report on. No programs are proposed to have their overall funding reduced as a result of this reallocation; the Joint Office’s County budget will propose that any program no longer receiving City ongoing general fund be funded with other fund sources in the Joint Office’s budget, including County General Fund, Metro Supportive Housing Services measure funding, and State funds. Several of the programs in this PO leverage other sources of funding directly, but they do not receive other types of funding from the Joint Office. This helps highlight the impact and importance of the City’s investments. There are no impacts to the Joint Office’s organizational structure from the realignment of funds.

## Program Budget

	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Requested Base FY 2023-24</b>	<b>Requested with DP FY 2023-24</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
External Materials and Services	1,568,171	1,237,549	1,555,197	6,445,455	6,445,455
<b>Bureau Expenditures Total</b>	<b>1,568,171</b>	<b>1,237,549</b>	<b>1,555,197</b>	<b>6,445,455</b>	<b>6,445,455</b>
<b>Requirements Total</b>	<b>1,568,171</b>	<b>1,237,549</b>	<b>1,555,197</b>	<b>6,445,455</b>	<b>6,445,455</b>



## JOHS - Safety Off the Streets - Adult Emergency Shelter

### Program Description & Goals

Every year, thousands of people in Portland and Multnomah County experience unsheltered homelessness. The most recent Point-in-Time (PIT) count identified 3,057 people who were unsheltered in Multnomah County on one night in January 2022. National best practices indicate that permanent housing is necessary to end anyone’s homelessness. However, emergency shelter can provide vital safety and an opportunity to access the critical services someone needs to make a rapid and successful transition out of homelessness.

This Program Offer (PO) allocates ongoing City of Portland General Fund (GF) to the operation of a range of adult shelter programs, geographically dispersed and designed to address the diverse needs of people who are unhoused and in need of emergency shelter. Shelter types include congregate, motel, and alternative village and safe park shelter. Some adult shelters funded through this Program Offer are programmed for those who seek a clean and sober environment, others are low-barrier and support people in their recovery but do not require sobriety. Some are gender-specific, others are open to people of all gender identities. Several shelters have designated spaces for couples. This Program Offer also includes funding for expanded winter and severe weather shelter capacity, funding for trans-specific shelter programming, and the resources in the Joint Office necessary to contract with the non-profit shelter operators, monitor shelter operations, and track and report on shelter utilization.

The vast majority of the funding in this Program Offer continues existing shelter programs; a limited amount is reallocated from other program areas to expand alternative shelter options in the coming fiscal year. This program offer funds only a portion of the total adult shelter contracted by the Joint Office; other one-time City of Portland General Fund, American Rescue Plan Act (ARPA), and County funds pay for a significant amount of additional adult shelter, while County and State funds support family, youth, and domestic violence shelter operations.

The outputs from this Program Offer are quantified in terms of numbers of people served over the course of a year in the shelters, average length of stay in shelter, utilization rates (percent of shelter capacity that is occupied), and the disaggregation of access and outcome data for different racial, ethnic, and other demographic groups. These measures are tied to the fact that appropriate shelter provides immediate safety off the streets from the dangers associated with being unsheltered. To maximize their impact, shelters must be utilized as fully as possible while continuing to serve people equitably

Performance	Actuals FY 2020-21	Actuals FY 2021-22	Target FY 2022-23	Target FY 2023-24	Strategic Target
Average length of time (days) spent in homeless shelter (all populations)	40	87	75	75	75
Number of individuals who accessed homeless services, but who had not accessed homeless services in the previous two years	4,340	6,440	5,900	5,900	5,900

## Equity Impacts

Achieving equity in the delivery of homeless services requires that all communities have equitable access through multiple pathways into services, and that services are culturally specific and responsive. The Joint Office applies a racial equity lens to all aspects of its program development and evaluation, including its investments in adult emergency shelter.

The Joint Office is committed to eliminating racial disparities in rates of homelessness, as it works to end homelessness for everyone living unhoused in our community. To do this, the Joint Office tracks the need for shelter services, who accesses services, and the outcomes for those in emergency shelter disaggregated by race and ethnicity. The department uses a more inclusive list of identities than the Federal standard and, rather than the “multiple” identities category used by the federal government, allows respondents to choose all racial and ethnic identities that apply. This leads to a more accurate representation of the community of people experiencing homelessness and accessing services.

Disaggregating by race and ethnicity allows the Joint Office to track at the system and provider level whether each community of color is accessing emergency shelter at rates equal to or greater than their percentage of the unsheltered population, and succeeding in shelter at rates at least as high as people who identify as non-Hispanic white. In response to the data and regular feedback from the community, the Joint Office has worked with existing providers to ensure culturally responsive services, and supported the introduction of new culturally specific shelter programming.

The Joint Office is able to make similar comparisons for other key demographic factors, including disability, gender identity, and age. Several years ago, for example, data showed that people experiencing serious disabling conditions and long-term homelessness were not accessing emergency shelter at rates proportionate to their level of need. This led to the ongoing effort to create low-barrier shelter programs and offer a wider range of shelter types that could better accommodate the needs of people with disabilities.

In FY 2022-23, for example, 5,200 unique individuals newly entered into shelter during the fiscal year, with an additional 800 already receiving shelter services at the beginning of the fiscal year. Of those newly served, 46.2% identified as BIPOC, as compared to 38.9% of the HUD homeless population enumerated in the FY 2022 PIT count.

Individually, all racial and ethnic groups, with the exception of people identifying as Non-Hispanic White and African, accessed emergency shelter at rates equal to or greater than their percentage of the HUD homeless population.

## Changes to Program

Unsheltered homelessness was a crisis prior to the COVID-19 pandemic, and is an even bigger challenge today. There is a greater need than ever among adults for access to appropriate emergency shelter options. The Joint Office has made access to shelter a priority, both through the expansion and diversification of shelters and an increase in successful transitions out of emergency shelter into housing.

This PO has been significantly changed for FY 2023-24 in order to better align with the City of Portland’s funding priorities and to make the capacity and outcomes achieved specifically through the City’s ongoing GF investments easier to quantify. The significant majority of the Joint Office’s City ongoing GF is allocated to this PO, along with the federal Emergency Shelter Grant (ESG) funds that are passed through to the Joint Office. The shelters included in this program do not receive operating support from other Joint Office-

controlled funding streams (e.g. Multnomah County General Fund).

This makes the nature and impact of the City’s investments easier to delineate. The reallocation of ongoing City GF to adult shelters is proposed to be offset by reductions in the City’s ongoing GF in other areas of the Joint Office’s budget. Those program areas and programs are not proposed to receive reduced funding, and the Joint Office will propose to keep those programs whole using other funding sources.

The ongoing City GF reflected here is also not the total City investment in adult shelter. The Joint Office receives one-time City general fund and City ARPA funds to support hundreds of additional beds of existing adult emergency shelter capacity, but those funds have been requested separately through the decision package process.

## Program Budget

	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Revised FY 2022-23</b>	<b>Requested Base FY 2023-24</b>	<b>Requested with DP FY 2023-24</b>
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
External Materials and Services	10,553,563	11,930,771	10,031,793	21,798,567	21,798,567
<b>Bureau Expenditures Total</b>	10,553,563	11,930,771	10,031,793	21,798,567	21,798,567
<b>Requirements Total</b>	10,553,563	11,930,771	10,031,793	21,798,567	21,798,567

## **JOHS - Specialized Transitional and Permanent Housing**

### **Program Description & Goals**

In late January 2022, people who were living unsheltered and in emergency shelters were surveyed about their disability status as part of the Point-in-Time (PIT) Count. Of those who responded to the survey, approximately 80% (n = 3381) reported having at least one disabling condition. Chronic health conditions, substance use disorders, mental health conditions, and physical disabilities were all common among people experiencing homelessness.

In light of this, the Joint Office prioritizes offering transitional and permanent housing options that provide a range of support services designed to help people who are living with disabling conditions acquire and succeed in permanent housing. This Program Offer (PO) funds a portion of the Joint Office's portfolio of these transitional and permanent housing options and the associated services.

This Program Offer, while newly titled, comprises existing specialized transitional and permanent housing programs. These programs are funded with ongoing City of Portland General Fund (GF), City of Portland Recreational Cannabis Tax funds, and Federal Housing Opportunities for People with AIDS (HOPWA) funding, passed through from the City of Portland to the Joint Office.

The PO includes specialized transitional and permanent housing resources predominantly for adult only households, including:

- Culturally specific permanent housing and support services for people living with HIV/AIDS;
- Transitional housing for people who are living with a substance use disorder and are engaged in recovery programs;
- Recovery housing resources for individuals who are living with substance use disorders and have frequent contact with the criminal justice system;
- Permanent housing for people living with serious mental health conditions; and
- Permanent housing placement and retention services connected to one of the community's recovery-focused emergency shelter programs.

This PO also supports staffing capacity in the Joint Office to develop, implement, contract, monitor, and report on the associated transitional and permanent housing programs.

The outputs and outcomes of the transitional and permanent housing programs in this PO are measured through the following terms:

- Number of people newly placed and continuing to be served in transitional housing programs;
- The number of people newly placed and continuing to be served in permanent housing;
- The percentage of people retaining their permanent housing a year after exiting their permanent housing program; and
- The percentage of people from communities of color that access the transitional and permanent housing programs.

While this Program Offer provides only a measure of access to transitional and permanent housing for Black Indigenous and Other People of Color (BIPOC) as whole, the Joint Office tracks and reports data for each individual community of color and for multiple output and outcome measures.

<b>Performance</b>	<b>Actuals FY 2020-21</b>	<b>Actuals FY 2021-22</b>	<b>Target FY 2022-23</b>	<b>Target FY 2023-24</b>	<b>Strategic Target</b>
Percentage of households moved from homelessness into housing that subsequently return to homelessness	23%	15%	25%	25%	25%
Retention rate of households placed in permanent housing at 12 months	73%	72%	75%	75%	75%
Total number of homeless individuals enrolled in housing program	4,010	5,190	4,920	4,920	4,920

## Equity Impacts

Achieving equity in the delivery of homeless services requires that all communities have equitable access through multiple pathways into services, and that services are culturally specific and/or culturally responsive. All Joint Office programs are developed and evaluated using an equity lens.

The Joint Office monitors the programs in this PO in order to ensure that each community of color – in particular those communities overrepresented in the population of people experiencing homelessness – has equitable access to the programs and is achieving successful outcomes at rates as high or higher than non-Hispanic whites. The above performance measure related to BIPOC access is the highest level equity measure tracked by the Joint Office; program access and outcome data is disaggregated for each community of color, each program, and for each outcome measure. By comparing the racial and ethnic makeup of the population experiencing homelessness to data on access and outcomes, the Joint Office is able to identify where programs are helping to reduce racial disparities, and where they may be exacerbating them.

In order to continue to reduce the disproportionately high rates of homelessness for many communities of color, there are numerous investments in culturally specific housing and housing support services across the full spectrum of housing programs. The Joint Office also targets investments to help remove barriers to housing that disproportionately impact people of color in our community.

The housing programs funded in this PO also specifically focus on addressing the dramatic overrepresentation of people with disabilities in the unhoused population. Each of the transitional and permanent housing programs serves people who are unhoused, or at imminent risk of homelessness, and who have disabling conditions that could impact their opportunity to obtain and maintain permanent housing.

In FY 2021-22, Joint Office-funded programs (those included here and those funded with other fund sources in the Joint Office budget), moved 4,560 people into permanent housing. Of those 59% identified as BIPOC; this compares to the 39% of the people counted in the most recent PIT Count who identified as BIPOC. Of those newly placed, over 54% identified as having one or more disabling conditions, including 34% who had a mental health disability, 23% who had a substance use disorder, and 2% who reported living with HIV or AIDS.

# Portland Housing Bureau

Community Development Service Area

## Changes to Program

This is a new PO that funds existing transitional and permanent housing programs budgeted to receive City of Portland ongoing general funds, Recreational Cannabis Tax funds, and federal HOPWA grant funding. The PO replaces the Housing Placement and Retention and Supportive Housing program offers submitted in previous years, which were larger and allocated funds to a wider range of programs. The Joint Office's intention in reallocating and consolidating City funding into a smaller number of Program Offers and programs is to help align City funding with City priorities and to make the capacity and outcomes attributable to City funds easier to document and report on. Other housing placement and supportive housing programs that previously received City funds are not proposed to have their funding reduced; the Joint Office will propose in its County budget to fully fund those programs with other fund sources, including County general funds, Metro Supportive Housing Services measure funding, and State funds. Several of the programs in this PO leverage other sources of funding directly, but they do not receive other types of funding from the Joint Office. This helps highlight the impact and importance of the City's investments. There are no impacts to the Joint Office's organizational structure from the realignment of funds.

## Program Budget

	Actuals FY 2020-21	Actuals FY 2021-22	Revised FY 2022-23	Requested Base FY 2023-24	Requested with DP FY 2023-24
<b>Requirements</b>					
<b>Bureau Expenditures</b>					
External Materials and Services	10,373,001	13,505,585	9,771,025	6,232,604	6,232,604
<b>Bureau Expenditures Total</b>	10,373,001	13,505,585	9,771,025	6,232,604	6,232,604
<b>Fund Expenditures</b>					
Fund Transfers - Expense	323,000	0	0	0	0
<b>Fund Expenditures Total</b>	323,000	0	0	0	0
<b>Requirements Total</b>	<b>10,696,001</b>	<b>13,505,585</b>	<b>9,771,025</b>	<b>6,232,604</b>	<b>6,232,604</b>

**Efficiency Measures**

Performance Measure	KPM	Mayors Priority Lens	FY 2020-21 Actuals	FY 2021-22 Actuals	FY 2022-23 YTD Actuals	FY 2022-23 Target	FY 2023-24 Target	Strategic Target
HC_0117 Average investment per rental housing unit			\$112,500	\$124,263	\$140,397	\$125,000	\$150,000	\$150,000
HC_0119 Administrative costs as a rolling three-year average			7%	7%	3%	7%	5%	5%

**Quality Measures**

Performance Measure	KPM	Mayors Priority Lens	FY 2020-21 Actuals	FY 2021-22 Actuals	FY 2022-23 YTD Actuals	FY 2022-23 Target	FY 2023-24 Target	Strategic Target
HC_0083 Administrative costs as a percentage of bureau level budget			5%	4%	4%	5%	5%	5%

**Outcome Measures**

Performance Measure	KPM	Mayors Priority Lens	FY 2020-21 Actuals	FY 2021-22 Actuals	FY 2022-23 YTD Actuals	FY 2022-23 Target	FY 2023-24 Target	Strategic Target
HC_0106 Retention rate of households placed in permanent housing at 12 months	X		73%	72%	0	75%	75%	75%
HC_0107 Number of individuals prevented from becoming homeless	X		26,730	35,550	0	10,000	10,000	10,000
HC_0111 Percentage of households receiving homebuyer education or counseling and subsequently purchasing a home	X	Equity	15%	10%	10%	10%	10%	10%
HC_0113 Percentage of households receiving home repairs and retaining their homes 12 months after services	X	Equity	95%	85%	85%	80%	80%	80%
HC_0121 Percentage utilization of minority contracts in housing construction (contract \$ awarded)	X	Equity	21%	19%	19%	10%	10%	10%
HC_0127 Percentage of households receiving homebuyer subsidies from Communities of Color	X	Equity	80%	95%	100%	60%	60%	60%

**Portland Housing Bureau**

PM1. Report for FY 2023-24 Requested Budget

Thursday, January 26, 2023

7:43:02 AM

HC_0128	Number of people housed in newly opened affordable rental units	X		735	1,760	754	1,000	1,000	1,000
HC_0129	Retention rate of households placed in permanent housing at 12 months (of those successfully contacted)	X		92%	87%	0	80%	80%	80%
HC_0135	Percentage of privately developed residential units permitted as affordable through the Inclusionary Housing (IH) program	X		10%	12%	10%	10%	10%	10%
HC_0136	Percentage of Inclusionary Housing (IH) units affordable at 60% AMI or below	X	Equity	64%	67%	50%	50%	50%	50%
HC_0143	Total number of homeless individuals placed in permanent housing based on move-in date	X		0	4,560	0	800	800	800
HC_0069	Vacancy rate of units built 0% to 60% median family income		Equity	3%	3%	3%	3%	3%	3%
HC_0108	Average length of time (days) spent in homeless shelter (all populations)			40	87	0	75	75	75
HC_0109	Number of individuals who accessed homeless services, but who had not accessed homeless services in the previous two years			4,340	6,440	0	5,900	5,900	5,900
HC_0110	Percentage of households moved from homelessness into housing that subsequently return to homelessness			23%	15%	0	25%	25%	25%
HC_0118	Percentage of housing units opened or preserved in high opportunity areas			73%	63%	50%	50%	50%	50%
HC_0120	Percentage utilization of minority, women, and emerging small business contracts in housing construction (contract \$ awarded)		Equity	32%	30%	30%	30%	30%	30%
HC_0137	Percentage of family sized Inclusionary Housing (IH) units permitted			21%	26%	22%	15%	15%	15%
HC_0145	Percent of households provided legal services that self-identify as BIPOC		Equity	0	72%	64%	60%	60%	60%
HC_0147	Percent of surveyed individuals provided landlord/tenant education that self-report increased understanding of local policy and regulations			0	95%	94%	80%	80%	80%

**Output Measures**

Performance Measure	KPM	Mayors Priority Lens	FY 2020-21 Actuals	FY 2021-22 Actuals	FY 2022-23 YTD Actuals	FY 2022-23 Target	FY 2023-24 Target	Strategic Target
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**Portland Housing Bureau**

PM1. Report for FY 2023-24 Requested Budget

Thursday, January 26, 2023

7:43:02 AM

HC_0070	Housing units opened that are newly affordable	X	Equity	499	852	425	500	500	500
HC_0105	Total number of homeless individuals enrolled in housing program	X		4,010	5,190	0	4,920	4,920	4,920
HC_0037	Count of households receiving homebuyer education or counselling		Equity	1,589	1,787	602	975	975	975
HC_0112	Number of households receiving home repairs		Equity	518	545	61	500	500	500
HC_0114	Number of households receiving indirect assistance through foregone revenue (mortgage credit certificate, limited tax exemption and system development charge exemption)		Equity	153	65	9	140	140	140
HC_0115	Affordable housing units preserved			155	209	189	150	150	150
HC_0116	Rolling three-year average of total units opened and preserved			845	847	788	710	788	788
HC_0144	Number of households provided legal services for housing access or stabilization		Equity	0	817	393	1,215	1,215	1,215
HC_0146	Number of individuals provided landlord/tenant education, informational or referral services			0	11,564	1,129	3,180	3,180	3,180
HC_0148	Number of households provided in-depth housing stabilization services by community partners		Equity	0	618	98	385	385	385
HC_0149	Number of dwelling units registered with rental registration			0	112,674	112,000	115,000	115,000	115,000



# Portland Housing Bureau

## Portland Housing Bureau FY 2023-2028 Five-Year Financial Forecast

### Overview

The Portland Housing Bureau (PHB) has a variety of funding sources for the provision of affordable housing in the City of Portland and throughout the region. In general, the challenge for PHB over this 12-year forecast period has been maintaining affordable housing delivery levels in the face of a significant decrease in resources for the first five years of the 12-year period, and then a levelling off in year six of the forecast to a new, lower level of stability. Though COVID-19 had a significant short-term impact on the collection of the bureau's newer revenue sources, specifically the Construction Excise Tax, and those resources have been rebounding as economic activity returns to pre-pandemic levels.

### Tax Increment Funding

PHB's history has been defined by tax increment funding (TIF) via the Council-approved affordable housing set-aside. The first steep drop in TIF resources foreshadowed a "TIF Cliff" that bureau forecasting showed bottoming out in FY 2016-17. This drop was due to declines in property values during the 2008 recession and led to significant staffing reductions to both Prosper Portland and PHB in FY 2010-11. The economic recovery after 2008, in addition to a 45% increase in 2015 to the housing set-aside ("TIF Lift"), wiped out the first TIF Cliff. The TIF revenue source has been at a high level for the past four years, but PHB has been forecasting another more permanent downturn for the mid-2020s; that downturn is now solidly in the five-year forecast window. The TIF districts (TDs) are reaching maximum indebtedness and/or the final year to issue debt. Council action would be required to create additional TDs or to extend and increase maximum indebtedness (as was recently done in the Interstate TD) depending on forecasted tax growth capacity.

### Future Resources

In the absence of more TIF and the expiration of both the City and Metro Affordable Housing Bond authority, there will be a reduction to pre-TIF Lift multi-family project gap financing, acquisition, and homeownership programs. Homeownership programs will be heavily impacted, losing as much as two-thirds of their base funding. Bureau operations and staff indirectly involved in the delivery of services will also be impacted by the reduction in resources. This new level of bureau resources is more visible in the 12-year forecast included as an addendum to this document.

The bureau has relatively modest resources remaining in the post-TIF era, with federal funds, the construction excise tax, rental registration fees, and future short-term rental resources. Again, this will be a similar level of resources experienced by the bureau prior to the TIF Lift in 2015, and the bureau's focus may shift more toward project financial restructures, rehabilitation, and regulatory compliance with fewer new unit production projects.

Continued stability from the bureau's federal grants will be a key component of this future funding mix. U.S. Department of Housing and Urban Development (HUD) entitlement grant amounts reflect the existing federal budget agreement for 2023 federal funds. The forecast assumes decreases post-2023 due to uncertainty over the long-term impacts of COVID-19 spending at the federal level, and reflects the winding down of HUD

CARES Act funding. Community Development Block Grant (CDBG) funding to the City can fluctuate slightly due to changes in regional poverty statistics. Loan income for both major entitlement grant funds continue to decline over the period. Further declines are attributed to loan payoffs or restructures.

Construction Excise Tax (CET) income had exceeded forecasts until the economic downturn caused by COVID-19. This revenue source was beginning to replace TIF as a primary source for multi-family project gap financing. However, a significant reduction occurred during the first year of the COVID pandemic, and the recovery continues to be slow, with a full recovery forecast during the FY24-25 fiscal year. Because there are significant limits on what staff and ancillary costs can be charged to CET, the Short-Term Rental Lodging Tax fund (STR) will need to pick up those costs as a more flexible funding source, but STR has also seen a substantial decline due to COVID-19 and may also see a similar slow recovery. These reductions and the need to shift staffing to other funding sources will coincide with efforts to right-sizing the bureau to fit the new resource reality.

#### Other Risks to the Forecast

- Costs associated with funding Permanent Supportive Housing (PSH) are higher than originally forecast due to the high resource requirements of the population being served
- Funding for homeownership programs limited as demand continues to expand outside of TIF districts.
- Continued growth in employee and central services support costs.
- As a result of a combination of factors, including a rising interest rate environment, increased input costs due to inflationary pressure, and supply chain disruptions, nearly every project currently in the production pipeline has encountered funding gaps
- Affordable housing costs are inherently higher than market rate housing due to requirements around facilities (community areas, play spaces, program facilities, etc)
- Lack of availability of private activity bonds. In order to access the 4% Low Income Housing Tax Credit resources, 50% of the project must be funded by PABs. Oregon reached its cap on allocated PABs in 2022

The following is a brief discussion of the outlook for these and other funding sources. It contains forward-looking statements that are subject to change by future policy direction of the City Council and/or bureau management, as well as federal budget decisions and economic conditions. Note that most fund summaries reflect unbudgeted working capital to show the movement of unused funds from one fiscal year to the next where it may be utilized. Therefore, some totals in the forecast won't match the budget load appropriations.

<b>All Funds</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>
<b>Resources</b>	<b>Revised</b>	<b>Requested</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>
General Fund	35,439,805	38,983,005	48,282,351	48,397,395	48,842,489	51,069,304
Housing Investment Fund	23,755,187	14,732,862	14,835,337	15,494,416	16,425,733	17,417,327
Rental Services Office	13,560,392	14,475,345	14,650,069	14,624,779	14,587,949	14,376,523
Housing Bonds	122,672,722	72,214,561	31,078,397	8,920,803	5,091,421	-
Construction Excise Tax	31,485,390	31,641,316	33,972,789	28,089,197	27,572,498	25,457,235
Inclusionary Housing	6,071,228	6,056,993	6,038,381	6,021,737	5,941,754	5,861,670
CDBG	14,721,549	16,144,827	15,496,558	14,377,524	13,229,656	12,113,657
HOME	12,698,249	8,512,643	6,035,352	4,563,750	4,591,220	4,677,373
Federal Grants	4,586,345	3,891,654	3,791,931	3,791,931	2,975,069	2,691,931
Tax Increment Financing	77,810,051	73,826,704	51,905,363	27,323,755	7,512,880	1,485,084
Property	11,514,695	11,821,965	11,949,798	12,345,691	12,959,653	14,146,783
<b>Total</b>	<b>\$ 354,315,614</b>	<b>\$ 292,301,874</b>	<b>\$ 238,036,325</b>	<b>\$ 183,950,977</b>	<b>\$ 159,730,321</b>	<b>\$ 149,296,887</b>
<b>Requirements</b>						
General Fund	35,198,366	36,108,435	44,682,383	45,374,177	46,914,822	49,089,060
Housing Investment Fund	22,603,834	14,732,862	14,835,336	15,494,415	16,425,733	17,417,326
Rental Services Office	13,560,392	14,475,345	14,650,069	14,624,779	14,587,949	14,376,524
Housing Bonds	150,005,722	98,072,425	44,724,588	11,200,652	5,091,421	-
Construction Excise Tax	22,501,140	31,641,315	33,972,789	28,089,197	27,572,498	25,457,236
Inclusionary Housing	6,071,228	6,056,993	6,038,381	6,021,737	5,941,754	5,861,670
CDBG	14,721,549	16,144,827	15,496,559	14,377,524	13,229,657	12,113,657
HOME	12,698,250	8,512,643	6,035,351	4,563,749	4,591,220	4,677,373
Federal Grants	4,586,345	3,891,654	3,791,931	3,791,931	2,975,069	2,691,931
Tax Increment Financing	66,515,297	73,826,704	51,905,364	27,323,755	7,512,880	1,485,084
Property	11,472,234	11,829,355	11,957,826	12,354,394	12,969,073	14,156,956
<b>Total</b>	<b>\$ 359,934,357</b>	<b>\$ 315,292,558</b>	<b>\$ 248,090,578</b>	<b>\$ 183,216,310</b>	<b>\$ 157,812,075</b>	<b>\$ 147,326,817</b>

## General Fund

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast
Indirect Charges to Other Bureau Funds	2,414,315	3,586,046	3,423,484	2,344,762	1,186,029	1,253,151
<i>General Fund Discretionary</i>						
PHB One-Time			400,000			
Housing Emergency Ongoing	-	-	-	-	-	-
Joint Office Ongoing	29,178,506	31,511,000	32,456,330	33,430,020	34,432,920	35,465,908
PHB Ongoing	3,826,770	3,865,136	3,981,090	4,100,523	4,223,539	4,350,245
TIF Returning			8,000,000	8,500,000	9,000,000	10,000,000
Services	20,216	20,822	21,447	22,090		
<b>Total</b>	<b>35,439,806</b>	<b>38,983,005</b>	<b>48,282,351</b>	<b>48,397,396</b>	<b>48,842,489</b>	<b>51,069,304</b>
<b>Requirements</b>						
Personnel Services	1,233,498	1,138,331	893,523	784,417	816,578	925,286
External/Internal M&S - Operations	3,611,770	3,738,182	3,869,018	4,004,434	4,124,567	4,239,273
Expiring TIF Personnel			4,392,289	4,524,058	4,659,780	4,799,573
Expiring TIF Overhead			2,282,674	2,351,154	2,421,689	2,494,339
Opportunity Funds			1,111,523	648,280	874,042	1,627,401
Joint Office	29,168,999	30,047,822	30,949,256	31,877,734	32,834,066	33,819,088
Permanent Supportive Housing	322,400	322,400	322,400	322,400	322,400	322,400
Homeownership Access & Retention	491,800	491,800	491,800	491,800	491,800	491,800
East Portland Initiative	369,900	369,900	369,900	369,900	369,900	369,900
<b>Total</b>	<b>\$35,198,366</b>	<b>\$36,108,435</b>	<b>\$44,682,383</b>	<b>\$45,374,177</b>	<b>\$46,914,822</b>	<b>\$49,089,060</b>

### Historical Look

PHB has been identified as a General Fund bureau for years, although most of its funding comes from other sources. This funding mix began to change in FY 2006-07 when over \$6 million in one-time General Fund resources were allocated to the bureau in the Fall Budget Monitoring Process (BMP). This use of one-time funds for what would become ongoing services led to a structural imbalance, and each subsequent annual budget submission included a substantial request for General Fund resources (ongoing and/or one-time) to fill the gap. Unfortunately, the gap was filled primarily with additional one-time funds. In FY 2012-13, the City Council directed that \$4.6 million of this serial one-time funding be converted to ongoing funding.

### General Fund Discretionary

PHBs Base General Fund allocation is split – one portion (\$31,511,165) is the ongoing funding passed-through to the Joint Office of Homeless Services (JOHS); the portion that remains at PHB is \$3,929,752.

### Internal Resources

Internal General Fund resources consist primarily of indirect cost recovery charges to the CDBG, TIF, and bond funds. The bureau levies a 94.45% indirect charge (as outlined in the City's indirect cost plan) against the program staff costs in each of these funds. These charges offset the indirect costs (not staffing costs, which are charged directly) not attributable to the General Fund. Please note that the table above shows indirect charges as a Resource instead of a contra-expense in External/Internal Material & Services.

## Future Look

The bureau funds homeownership and rental access and stabilization programs with Tax Increment Financing (TIF) resources. While an excellent tool within TIF Districts (TDs), limiting these programs to those areas does **not address gentrification and displacement in 87% of the city outside of TDs**; General Fund dollars are a potential tool to provide these services Citywide.

The out years of the forecast show placeholders for additional one-time funding in the event PHB needs a bridge in the process of right-sizing the bureau to new resource limitations.

## Housing Investment Fund

### Historical Look

The Housing Investment Fund (HIF) was formally created in 1995 to achieve the City's housing goals as established in the Metro 2040 plan and to provide gap financing for housing projects that fulfilled the goals of the Livable City Housing Initiatives and the strategies developed by the Livable City Housing Council. The City Council allocated \$34.6 million over a 12-year period. The funds were almost exclusively transferred to Prosper Portland for housing development and retention programs. These funds were tracked in a Prosper Portland Housing Investment Fund that is now merged with the City HIF. A significant portion of the funds was packaged into loans, and income from these loans is the funding source for the primary HIF fund.

### Primary HIF

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
Fund Balance	-	-	-	-	-	-
<i>Working Capital</i>	27,084,532	17,598,188	17,405,634	17,774,956	18,064,811	18,580,258
Charges for Services	5,342,475	6,700,000	6,900,000	6,900,000	7,056,000	7,056,000
Intergovernmental Revenues	246,600	-	-	-	-	-
Interest	193,263	125,000	84,000	99,000	81,300	76,332
Transfer from General Fund	4,063,358	4,360,019	4,670,772	4,920,239	5,386,571	5,656,260
Loan Income	385,352	425,000	425,000	425,000	425,000	425,000
<b>Total</b>	<b>\$ 37,315,579</b>	<b>\$ 29,208,207</b>	<b>\$ 29,485,406</b>	<b>\$ 30,119,195</b>	<b>\$ 31,013,682</b>	<b>\$ 31,793,850</b>
Requirements						
Personnel Services	1,839,193	2,255,939	1,863,537	1,939,943	2,019,480	1,665,059
External M&S	10,842,906	6,033,607	6,198,068	6,352,684	6,507,637	6,668,117
Internal M&S	490,686	1,043,991	1,075,963	1,093,103	1,126,603	1,161,136
Transfers	4,343,477	2,469,036	2,572,880	2,668,654	2,779,704	2,865,084
<i>Working Capital</i>	18,647,964	17,405,634	17,774,956	18,064,811	18,580,258	19,434,453
<b>Total</b>	<b>\$ 36,164,226</b>	<b>\$ 29,208,207</b>	<b>\$ 29,485,405</b>	<b>\$ 30,119,195</b>	<b>\$ 31,013,682</b>	<b>\$ 31,793,849</b>

### Program Income

Program income includes loan income from the original HIF loans discussed earlier. HIF program income is used primarily to cover staff costs and special projects.

The major issue with loan income is that it is forecast to decline over time due to restructures and loan payoffs. To that end, the bureau is more conservative in how much ongoing staff costs to plan against this income stream, and the forecast therefore reflects declining Personnel Services usage of HIF resources beyond the forecast period. This downward trend is tempered somewhat by the potential payoff of original HIF loans and the City being repaid a portion of the principal. This is an unpredictable occurrence, and the long-range forecast does not rely on any such payoffs.

Reserve and Match Funds

**Risk Mitigation Guarantee Pool**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
<i>Working Capital</i>	1,083,979	1,083,979	1,088,979	1,078,979	1,068,979	1,063,979
Cash Transfer	322,400	322,400	322,400	322,400	322,400	322,400
Interest	-	5,000	5,000	5,000	5,000	5,000
<b>Total</b>	<b>\$ 1,406,379</b>	<b>\$ 1,411,379</b>	<b>\$ 1,416,379</b>	<b>\$ 1,406,379</b>	<b>\$ 1,396,379</b>	<b>\$ 1,391,379</b>
<b>Requirements</b>						
External M&S						
Affordable Rental Housing	322,400	322,400	337,400	337,400	332,400	327,400
<i>Working Capital</i>	1,083,979	1,088,979	1,078,979	1,068,979	1,063,979	1,063,979
<b>Total</b>	<b>\$ 1,406,379</b>	<b>\$ 1,411,379</b>	<b>\$ 1,416,379</b>	<b>\$ 1,406,379</b>	<b>\$ 1,396,379</b>	<b>\$ 1,391,379</b>

The Risk Mitigation Pool is used to pay damage claims by subscribed landlords for excess wear and tear on housing units used for permanent supportive housing (PSH) by extremely low-income residents, often experiencing other challenges. A risk factor for this pool is that it is over subscribed. The bureau has worked with OMF Risk Management to mitigate potential issues, but annual claims will need to be monitored closely for any trends that would indicate higher usage than the pool can withstand. In addition, the size and usage of the Pool will be part of the ongoing discussions surrounding PSH funding as new units are added to the pool. PHB has been transferring General Fund PSH resources to replenish the pool.

**HMIS (Homeless Management Information System) Local Match**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
<i>Working Capital</i>	652,014	652,014	654,014	656,014	658,014	660,814
Intergovernmental Revenues	246,600	-	-	-	-	-
Interest	3,963	2,000	2,000	2,000	2,800	2,832
<b>Total</b>	<b>\$ 902,577</b>	<b>\$ 654,014</b>	<b>\$ 656,014</b>	<b>\$ 658,014</b>	<b>\$ 660,814</b>	<b>\$ 663,646</b>
<b>Requirements</b>						
Personnel Services	75,563	-	-	-	-	-
External M&S	175,000					
<i>Working Capital</i>	652,014	654,014	656,014	658,014	660,814	663,646
<b>Total</b>	<b>\$ 902,577</b>	<b>\$ 654,014</b>	<b>\$ 656,014</b>	<b>\$ 658,014</b>	<b>\$ 660,814</b>	<b>\$ 663,646</b>

PHB has developed a growing local match for the HUD McKinney HMIS grant, which is providing additional resources for the staffing of the program. The program provides homeless data collection services statewide and the bureau collects user fees from participating jurisdictions.

## New to the HIF

There are some newer pieces to the HIF: 1) the Short-Term Rental lodging tax, 2) a Short-Term Rental per night fee, and 3) a Rental Registration fee. All funding sources are being used or may be used in conjunction with both Portland and Metro Bond affordable housing projects either as funding for use prior to the collection of program delivery fees or as a potential source for any project deficits.

### Short -Term Rental Lodging Tax

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
Beginning Balance						
<i>Working Capital</i>	3,781,266	735,760	281,226	406,316	607,104	1,088,330
Transfer from General Fund	2,978,058	3,037,619	3,098,372	3,160,339	3,223,546	3,288,017
Fall BuMP additional transfer	-	1,000,000	1,250,000	1,437,500	1,840,625	2,045,844
Interest	39,300	20,000	15,000	15,000	10,000	10,000
Bond Bridge Funding Repayment	-					
<b>Total</b>	<b>\$ 6,798,624</b>	<b>\$ 4,793,379</b>	<b>\$ 4,644,598</b>	<b>\$ 5,019,155</b>	<b>\$ 5,681,275</b>	<b>\$ 6,432,190</b>
Requirements						
Personnel Services	507,252	948,049	528,049	549,699	572,237	595,699
External M&S	1,429,964	1,488,593	1,549,625	1,613,159	1,679,299	1,748,150
GFOH	34,043	35,439	36,892	38,404	39,979	41,618
ITS Fee	-	-	-	-	-	-
Fund Level Expenses	4,091,605	2,040,073	2,123,716	2,210,788	2,301,430	2,395,789
IH subsidy	-	-	-	-	-	-
Property subsidies	-					
<i>Working Capital</i>	735,760	281,226	406,316	607,104	1,088,330	1,650,934
<b>Total</b>	<b>\$ 6,798,624</b>	<b>\$ 4,793,379</b>	<b>\$ 4,644,598</b>	<b>\$ 5,019,155</b>	<b>\$ 5,681,275</b>	<b>\$ 6,432,190</b>

In November 2015, the City Council approved shifting the short-term rental portion of Transient Lodging Tax proceeds from the General Fund to the Housing Investment Fund. This transfer will receive an annual cost of living adjustment and is limited to housing initiatives. The forecast reflects short-term rental income dropping substantially due to COVID-19 with a return to previously anticipated levels in the FY23-24 fiscal year.

The bureau is currently using STR as a source for non-bond eligible costs, as well as bridge funding, until bond projects program delivery fees are available. Moving forward, STR will be a key source of staff funding and transitional bureau operations funding as affordable housing projects move from TIF and bond funding to CET (which has limitations on these uses).

### Short -Term Rental Nightly Fee

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
Beginning Balance						
<i>Working Capital</i>	4,453,461	3,447,786	3,731,503	4,184,169	4,645,741	5,101,176
Taxes	1,024,428	1,500,000	1,700,000	1,700,000	1,700,000	1,700,000
Interest	-	60,000	30,000	40,000	35,000	35,000
<b>Total</b>	<b>\$ 5,477,889</b>	<b>\$ 5,007,786</b>	<b>\$ 5,461,503</b>	<b>\$ 5,924,169</b>	<b>\$ 6,380,741</b>	<b>\$ 6,836,176</b>
Requirements						
Personnel Services	30,103					
NHP Citywide Homeowner Assistan	2,000,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
ITS Fee	-	26,283	27,334	28,428	29,565	30,747
<i>Working Capital</i>	3,447,786	3,731,503	4,184,169	4,645,741	5,101,176	5,555,429
<b>Total</b>	<b>\$ 5,477,889</b>	<b>\$ 5,007,786</b>	<b>\$ 5,461,503</b>	<b>\$ 5,924,169</b>	<b>\$ 6,380,741</b>	<b>\$ 6,836,176</b>

Short-Term Rental per night fee resources were established in FY 2018-19 and collections were heavily affected by the COVID pandemic. Because of the short-term impact and recovery period, there is not data



enough to accurately forecast the future. These funds will factor into the bureaus' future resources and could involve uses of around 0-60% AMI housing.

### Rental Services Office SubFund

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
Beginning Balance						
Working Capital	9,242,345	9,242,345	9,423,069	9,392,779	9,204,949	8,998,524
Fees	4,318,047	5,200,000	5,200,000	5,200,000	5,356,000	5,356,000
Interest	-	33,000	27,000	32,000	27,000	22,000
<b>Total</b>	<b>\$ 13,560,392</b>	<b>\$ 14,475,345</b>	<b>\$ 14,650,069</b>	<b>\$ 14,624,779</b>	<b>\$ 14,587,949</b>	<b>\$ 14,376,524</b>
Requirements						
Personnel Services	747,770	778,429	810,344	843,568	878,155	914,159
Bureau Indirect	-	511,927	527,285	527,285	543,104	559,397
External M&S	2,861,762	2,947,615	3,036,043	3,127,125	3,220,938	3,317,566
Software Maintenance Contract	-	-	-	-	-	-
Internal M&S	456,643	470,342	484,453	498,986	513,956	529,374
General Fund Overhead	251,872	343,963	399,165	422,866	433,273	434,295
Software Implementation						
Working Capital	9,242,345	9,423,069	9,392,779	9,204,949	8,998,524	8,621,732
<b>Total</b>	<b>\$ 13,560,392</b>	<b>\$ 14,475,345</b>	<b>\$ 14,650,069</b>	<b>\$ 14,624,779</b>	<b>\$ 14,587,949</b>	<b>\$ 14,376,524</b>

The Rental Services Office (RSO) is responsible for fair housing and landlord-tenant services, developing code and administrative rules associated with local landlord-tenant law, processing exemptions to local mandatory relocation assistance, and providing technical assistance and information (in person, via email, and over the phone) to renters and landlords on general landlord-tenant law.

To implement these responsibilities in FY 2019-20 the RSO appropriated \$2.8 million, including \$1.3 million of ongoing general and federal funds to cover direct staff and service costs and \$1.5 million of one-time general and cannabis funds to fund new programs, services, and pilots.

City Council authorized rental registration fees, increasing in 2022 to \$65 per unit per year, to raise revenue to cover some of the costs of the RSO. This fee level assumes less than 100% compliance in early years of the requirement, and the fee level will need to be adjusted to account for inflation and to ensure sufficient program resources.

The table above does not contain the entire current service level RSO budget. \$50,000 in staff and contract costs are funded by CDBG for FY 23-24. \$210,000 in staff costs are funded with ongoing General Fund for FY 2023-24. These costs are being moved gradually to the RSO fund over the forecast period. Current forecasts suggest fee estimates are increasingly close to covering the total costs of the RSO.

Five-year forecast growth occurs due to assumed additional compliance with three percent fee increases every two years and continuation of current service levels. This forecast has no room for additional services from the rental registration fee, and the fee increases in the forecast may not be sufficient to cover current service levels outside of the forecast window.

# Inclusionary Housing Fund

## Construction Excise Tax

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
Beginning Balance	-	-	-	-	-	-
<i>Working Capital</i>	24,191,702	18,260,407	19,963,216	20,245,046	19,404,027	17,037,875
Misc Taxes	5,977,688	6,276,573	7,431,573	7,803,151	8,112,471	8,352,860
Predev Loan Repayment	-	-	3,500,000	-	-	-
GO Bonds Predev Loan Repayment	1,205,000	7,013,336	3,000,000	-	-	-
Other	-	-	-	(0)	-	-
Interest	111,000	91,000	78,000	41,000	56,000	66,500
<b>Total</b>	<b>\$ 31,485,390</b>	<b>\$ 31,641,316</b>	<b>\$ 33,972,789</b>	<b>\$ 28,089,197</b>	<b>\$ 27,572,498</b>	<b>\$ 25,457,235</b>
<b>Requirements</b>						
Opportunity Funds	-	3,500,000	12,662,743	7,567,670	9,361,998	3,490,944
OHCS Transfer	1,066,640	1,000,000	1,050,000	1,102,500	1,157,625	1,215,506
Affordable Rental Development P	251,774	-	-	-	-	-
Portland GO Bond Predevelopment	-	3,500,000	-	-	-	5,705,261
Metro GO Bond Predevelopment	-	3,000,000	-	-	-	-
Refunds	2,058,785	15,000	15,000	15,000	15,000	15,000
<i>Working Capital</i>	18,260,407	19,963,216	20,245,046	19,404,027	17,037,875	15,030,525
<b>Total</b>	<b>\$ 22,501,140</b>	<b>\$ 31,641,315</b>	<b>\$ 33,972,789</b>	<b>\$ 28,089,197</b>	<b>\$ 27,572,498</b>	<b>\$ 25,457,236</b>

This fund tracks receipts from the City's Construction Excise Tax that funds affordable housing initiatives. Per City Code chapter 6.08, 4% of these receipts are retained by the Bureau of Development Services for administration. Of the remaining proceeds, 15% is remitted to the Oregon Department of Housing and Community Services (OHCS); 50% remain in this fund for use on finance-based incentives for programs that require affordable housing; and 35% remain in this fund to support the production and preservation of affordable housing units at and below 60% AMI.

Future income forecasts are informed by economic forecast factors used by the Bureau of Development Services for tracking building permit fee activity. This forecast reflects both current and future development of multi-family projects, and the use of CET for predevelopment loans for both Portland and Metro Bond projects. Tax collections in FY 2020-21 dropped significantly due to COVID-19 and are forecast to continue at this lower level through FY22-23. The recovery to pre-pandemic levels is forecast to be reached in FY24-25. While this will not adversely impact the use of CET in support of Portland and Metro Bond projects, it will reduce funds available for future multi-family projects.

## Development Incentives

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
Beginning Balance						
Working Capital	4,353,179	4,285,280	4,211,612	4,131,913	4,051,930	3,906,269
Transfers						
In Lieu Fees	250,000	250,000	250,000	250,000	250,000	250,000
Charges for Services	1,467,649	1,521,313	1,576,369	1,639,424	1,639,424	1,705,001
Interest	400	400	400	400	400	400
<b>Total</b>	<b>\$ 6,071,228</b>	<b>\$ 6,056,993</b>	<b>\$ 6,038,381</b>	<b>\$ 6,021,737</b>	<b>\$ 5,941,754</b>	<b>\$ 5,861,670</b>
Requirements						
Personnel Services	917,193	954,798	993,944	1,034,696	1,077,119	961,281
External M&S	725,626	740,658	755,469	770,579	785,990	801,710
Internal M&S	12,016	12,256	12,501	12,751	13,006	13,266
Contingency						
General Fund Overhead	131,114	137,670	144,553	151,781	159,370	167,338
Working Capital	4,285,280	4,211,612	4,131,913	4,051,930	3,906,269	3,918,075
<b>Total</b>	<b>\$ 6,071,228</b>	<b>\$ 6,056,993</b>	<b>\$ 6,038,381</b>	<b>\$ 6,021,737</b>	<b>\$ 5,941,754</b>	<b>\$ 5,861,670</b>

This fund tracks the revenues and expenditures associated with indirect subsidies and fees paid in lieu of participating in the Inclusionary Housing (IH) Program.

The bureau has several programs that subsidize affordable rental housing and homeownership without direct funding. For-profit and nonprofit housing developers benefit from exemption programs, reducing permitting expenses and the ongoing cost of property taxes for both rental and homeownership projects, in both single-family and multifamily developments. Developers providing deeper affordability or family-sized units, and manufactured dwelling park owners can receive density bonuses. Homeownership programming restricts income levels up to between 100% and 120% of median family income (MFI). Rental programming restricts income levels up to between 60% and 80% of MFI.

The IH Program requires that buildings with 20 or more new units make at least 20% of the units affordable to households earning at or below 80% of median family income (MFI) with options for complying. The options include: 1) provide 10% of the new building's units at or below 60% MFI; 2) provide 20% of the new building's units at 60% MFI; 3) provide 20% of the new building's units at 60% MFI, or 10% of the new building's units at 30% MFI, in another new building; 4) provide 25% of the new building's units at 60% MFI, or 15% of the new building's units at 30% MFI, in an already existing building; or 5) pay a fee-in-lieu of providing affordable units.

Fees paid by applicants for these programs cover some of the cost of administration. Added in FY 2021-22 were fees to process additional legal documents and changes to already approved applications for programs with existing fees (the SDC Exemption and Limited Tax Exemption Programs). Establishing new fees and adjusting current fees in FY 2023-24, will allow for better cost recovery of administration of the programs.

## Housing Property Fund

Resources	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Working Capital	5,836,571	6,329,064	6,365,393	6,663,813	7,178,293	8,258,892
Fund Transfers	57,079	-	-	-	-	-
Property Income	5,557,719	5,451,426	5,551,943	5,654,427	5,758,918	5,865,456
Interest	63,326	41,475	32,462	27,451	22,443	22,435
<b>Total</b>	<b>\$ 11,514,695</b>	<b>\$ 11,821,965</b>	<b>\$ 11,949,798</b>	<b>\$ 12,345,691</b>	<b>\$ 12,959,654</b>	<b>\$ 14,146,783</b>

Requirements						
Personnel Services - Dire	124,297	110,684	115,369	120,254	125,347	130,656
General Fund Overhead	91,272	94,245	97,317	100,495	103,781	107,178
Operating Costs	3,507,410	3,407,783	3,480,176	3,554,203	3,629,904	3,707,316
Debt Service	696,235	701,250	701,150	701,150	701,150	701,150
Reserves						
Major Maintenance	696,426	1,150,000	900,000	700,000	150,000	850,000
Replacements	-	-	-	500,000	300,000	300,000
Working Capital	6,356,594	6,365,393	6,663,813	6,678,293	7,958,892	8,360,656
<b>Total</b>	<b>\$ 11,472,234</b>	<b>\$ 11,829,355</b>	<b>\$ 11,957,826</b>	<b>\$ 12,354,394</b>	<b>\$ 12,969,073</b>	<b>\$ 14,156,957</b>

This fund was created in 2016 to house and track financial activity associated with bureau-owned multi-family housing property operations. Reflected in the table are the gross operating revenues and expenses for the Ellington, Headwaters, and East Burnside, and costs associated with parcels held for future development.

# Federal Grants

## Community Development Block Grant Fund

	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>
<b>Resources</b>	<b>Revised</b>	<b>Request</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>
<i>Carryover/Working Capital</i>	5,410,800	6,918,849	6,551,660	5,742,626	4,613,758	3,548,759
Grants	8,284,513	8,035,978	7,794,898	7,794,898	7,794,898	7,794,898
CDBG-CV1						
CDBG-CV3						
Program Income	1,026,236	1,190,000	1,150,000	840,000	821,000	770,000
<b>Total</b>	<b>\$ 14,721,549</b>	<b>\$ 16,144,827</b>	<b>\$ 15,496,558</b>	<b>\$ 14,377,524</b>	<b>\$ 13,229,656</b>	<b>\$ 12,113,657</b>
<b>Requirements</b>						
Personnel Services	1,238,993	1,300,199	1,353,507	1,409,001	1,466,770	1,526,908
Indirect	425,735	460,883	508,280	557,619	608,982	662,450
External/Internal M&S	30,000	30,000	30,000	30,000	30,000	30,000
<b>Contracts</b>						
Rental Services						
Affordable Rental Housing	12,000	12,000	12,000	12,000	12,000	12,000
Section 108 Repayment	780,000	792,000	802,000	807,000	815,000	822,000
Homeownership Access & Retention	204,000	204,000	208,080	208,080	208,080	208,080
Foreclosure Prevention	287,707	287,707	293,461	293,461	293,461	293,461
Homebuyer Education	571,062	571,062	582,484	582,484	582,484	582,484
H89020 Downpayment Assistance	583,495	583,495	595,165	595,165	595,165	595,165
H89010 Home Repair Grants	856,800	856,800	873,936	873,936	873,936	755,099
Economic Opportunity	2,262,907	2,195,020	2,195,020	2,195,020	2,195,020	2,195,020
CDBG-CV 1 PHB						
CDBG-CV 2 Prosper Portland						
CDBG-CV3						
<b>Projects</b>						
Opportunity Funds	-	2,300,000	2,300,000	2,200,000	2,000,000	2,000,000
Arbor Glen	550,000					
Anna Mann	-					
Fairfield	-					
3032 Powell	-					
<i>Working Capital</i>	6,918,849	6,551,660	5,742,626	4,613,758	3,548,759	2,430,991
<b>Total</b>	<b>\$ 14,721,549</b>	<b>\$ 16,144,827</b>	<b>\$ 15,496,559</b>	<b>\$ 14,377,524</b>	<b>\$ 13,229,657</b>	<b>\$ 12,113,657</b>

This fund is used to hold and account for the City's CDBG entitlement from HUD, as well as program income. HUD uses a formula to determine each grantee's share of the CDBG funding pool. That pool for a particular year is contingent upon the federal budget process. Many times, the HUD budget is the result of a continuing resolution passed after the start of the federal fiscal year (October 1st). Once the total CDBG amount is determined, HUD develops the allocations within 60 days, often after the City deadline for the PHB request budget. In the past, this led the bureau to budget the prior year's entitlement allocation.

### Caps

Among the limits on CDBG funding are caps on the use of funds for administration, planning, and public service. The cap percentage for administration and planning is 20% of the entitlement and program income; the percentage for public service is 15% of the entitlement and program income. PHB puts a mix of administrative support staff and indirect costs under the administration and planning cap in addition to some service contracts and consulting services. Also found under the administration and planning cap are administrative activities under sub-recipient contracts with area service delivery agencies and Fair Housing programs. Under the public service cap, homebuyer assistance is funded.

## Program Income

CDBG program income has been in decline from highs of approximately \$2-5 million in the past 15 years. Loan income is approximately \$1,000,000. PHB and HUD use program income figures from the HUD IDIS tracking system for the purposes of cap calculations. This resource is also forecast to go down over time due to restructures and loan payoffs, which could impact staffing and program delivery spending.

## Program Delivery

PHB funds program delivery staff under CDBG. Most program services are delivered via third party contract (the same is true with almost all the bureau's funding), though in the case of housing development projects, the exact nature and amount of the funding is not known very far into the future. The bureau can build up CDBG funds to use in years where other resources are less available; but this can cause less future flexibility in using CDBG funds for other programs and present the risk of missing HUD expenditure timelines. The availability of CDBG for rental housing development and homeownership programs is one of the few resources available to PHB outside of TDs.

## Future Look

Continued uncertainty about support in Washington, DC for federal housing programs makes it difficult to forecast future resources. As the graph following the HOME page shows, the bureau has seen a decline in CDBG entitlement funding from ten to fifteen years ago; and then a significant increase in the FY 2019 allocation. The bureau takes a conservative approach and assumes 3% declines over the near term of the forecast, with an eventual corresponding decrease in spending. There is the potential of some loan payoffs in the forecast.

## **HOME**

	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>
<b>Resources</b>	<b>Revised</b>	<b>Request</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>
<i>Carryover/Working Capital</i>	8,510,177	4,446,494	2,123,484	661,382	714,352	811,105
Grants	3,923,762	3,806,049	3,691,868	3,691,868	3,691,868	3,691,868
Pre Dev Loan						
Service Charges & Fees						
Program Income	264,310	260,100	220,000	210,500	185,000	174,400
<b>Total</b>	<b>\$12,698,249</b>	<b>\$8,512,643</b>	<b>\$6,035,352</b>	<b>\$4,563,750</b>	<b>\$4,591,220</b>	<b>\$4,677,373</b>
<b>Requirements</b>						
Personnel Services	507,407	528,211	549,868	572,412	595,881	535,312
External/Internal M&S						
CHDO Operating Support	120,000	120,000	120,000	120,000	120,000	120,000
<b>Projects</b>						
Opportunity Funds	2,000,000	1,585,696	1,272,486	2,200,000	2,300,000	2,200,000
H30561 Garden Park	700,000	3,367,382	2,667,382	192,751		
H30565 Powellhurst	4,112,111					
COVID-19 Response						
Gresham Funds	599,078	581,105	563,672	563,672	563,672	563,672
Admin	59,907	58,110	56,367	56,367	56,367	56,367
Multnomah County Funds	139,320	135,141	131,086	131,086	131,086	131,086
Admin	13,932	13,514	13,109	13,109	13,109	13,109
<i>Working Capital</i>	4,446,494	2,123,484	661,382	714,352	811,105	1,057,826
<b>Total</b>	<b>\$12,698,250</b>	<b>\$8,512,643</b>	<b>6,035,351</b>	<b>4,563,749</b>	<b>\$4,591,220</b>	<b>\$4,677,373</b>

This fund is used to hold and account for the City's HOME entitlement from HUD, as well as program income. Much like CDBG, HOME is a formula-based entitlement grant. It is subject to the same timeline as the CDBG entitlement, and thus the bureau has tended to budget the prior year entitlement allocation at the start of the City budget cycle. Currently, HUD has an adopted budget and HUD is in the process of developing allocations for participating jurisdictions.

## Caps

As with CDBG, HOME has a cap on the use of funds for administration. The HOME cap percentage for administration is only 10% of the entitlement and program income – there is not a public service cap. PHB puts a mix of administrative staff and indirect costs under the administration cap. PHB budgets right up to the cap. HOME also has sub-funds, which puts additional restrictions on some of the allocation to benefit community-based developers. Another unique feature is that HOME funds are part of a local consortium with Gresham and Multnomah County, and PHB provides billing and administrative assistance via an IGA.

## Program Income

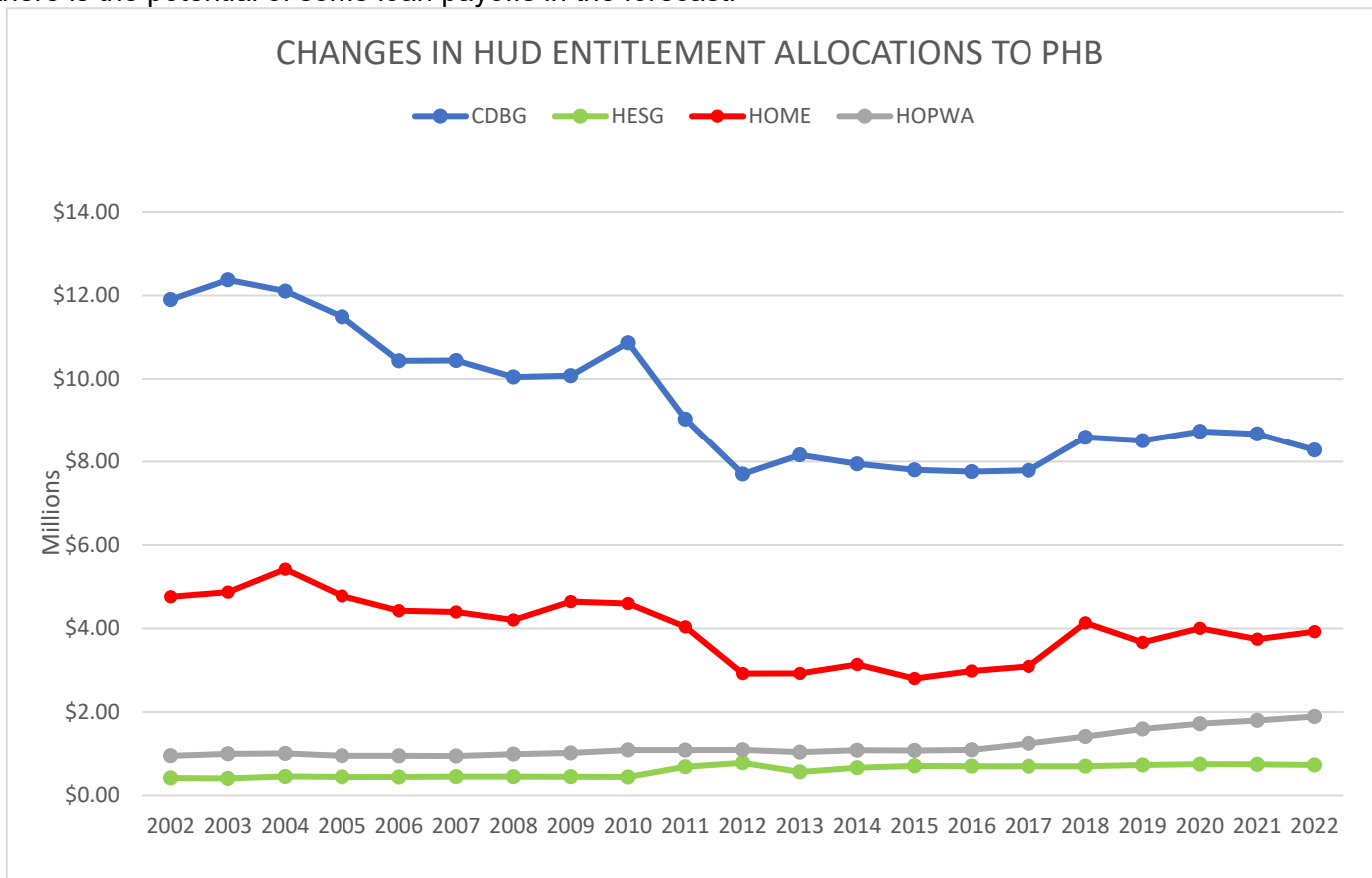
HOME program income has declined from highs of approximately \$2 million in the past fifteen years. Program income is currently approximately \$1,190,000. PHB and HUD use program income figures from the HUD IDIS tracking system for the purposes of program incomes and sub-fund usage calculations. The bureau currently budgets HOME program income conservatively as the administration cap usage has been traditionally low under HOME. This resource is also forecast to go down moderately over time, which could impact staff and program delivery spending.

## Program Delivery

PHB funds program delivery staff working on HOME-funded projects from CDBG funds per HUD recommendation. HOME funds are used primarily for affordable housing development. The availability of HOME for rental housing development is one of the few resources available to PHB outside of TDs. The bureau can build up HOME funds to use in years where other resources are less available, but this can cause less future flexibility in using HOME funds for other programs and presents the risk of missing HUD expenditure timelines.

## Future Look

As the graph on the following page shows, the bureau has seen a decline in CDBG entitlement funding from ten to fifteen years ago; and then a significant increase in the FY 2019 allocation. The bureau takes a conservative approach and assumes 3% declines over the near term of the forecast, with eventual corresponding decreases in spending. Loan income is forecast to continue to decline as noted above, though there is the potential of some loan payoffs in the forecast.



A steady downward trend in HOME and CDBG funding (in actual dollars) is interrupted only by boosts in funding early in the Great Recession of 2008-11 and then the significant increase of FY 2018. Funding has been mostly flat in the years from FY20 through FY23.

## Other Federal Grants

### Entitlement Grants

PHB receives two other, smaller entitlement grants in addition to HOME and CDBG – the Emergency Solutions Grant (ESG), used for shelter and supportive housing services; and Housing for Persons With AIDS (HOPWA). Both grant amounts are passed through to the Joint Office of Homeless Services. They are formula-based and subject to a similar allocation timeline process as HOME and CDBG and are subject to similar constraints noted in the discussions of those grants.

### HOPWA

Resources	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Grants	1,891,284	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254
HOPWA-CV1						
<b>Total</b>	<b>\$ 1,891,284</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>
<b>Requirements</b>						
External M&S						
Homeless Services	1,891,284	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254
<b>Total</b>	<b>\$ 1,891,284</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>

The HOPWA grant has shown significant growth over the past three funding cycles, leading future estimates to continue at the FY 2020 level, as shown in the graph above, with a higher confidence level.

### ESG

Resources	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Grants	729,011	729,011	729,011	729,011	729,011	729,011
<b>Total</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>
<b>Requirements</b>						
Homeless Services	729,011	729,011	729,011	729,011	729,011	729,011
<b>Total</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>

ESG is forecast at a stable level, but prior year experience shows random decreases in the award, so there is some risk to a stable forecast.



## Categorical Grants

The bureau also receives two competitive or categorical grants.

### Lead Hazard Abatement

Resources	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
	Revised	Request	Forecast	Forecast	Forecast	Forecast
17 Grant (HC00130)						
20 Grant (HC00160)	1,060,000	1,040,000	400,000			
			516,862	1,100,000	1,100,000	283,138
<b>Total</b>	<b>\$ 1,060,000</b>	<b>\$ 1,040,000</b>	<b>\$ 916,862</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>\$ 283,138</b>
<b>Requirements</b>						
Personnel Services	229,616	200,000	200,000	200,000	200,000	100,000
External M&S	90,000	63,000	63,000	63,000	63,000	15,000
Internal M&S		2,000	2,000	2,000	2,000	138
Homeownership Access & Retention	680,384	715,000	591,862	775,000	775,000	143,000
Bureau Indirect	60,000	60,000	60,000	60,000	60,000	25,000
<b>Total</b>	<b>\$ 1,060,000</b>	<b>\$ 1,040,000</b>	<b>\$ 916,862</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>\$ 283,138</b>

For over twenty years, PHB has been successfully applying for the HUD Lead Grant, the most recent version of which was awarded \$3.6 million in FY 2020-21 and extends into FY 2023-24.

### McKinney-HMIS Grant

Resources	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Grants	245,666	245,666	245,666	245,666	245,666	245,666
<b>Total</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>
<b>Requirements</b>						
Personnel Services	170,666	170,666	170,666	170,666	170,666	170,666
External M&S	75,000	75,000	75,000	75,000	75,000	75,000
<b>Total</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>

The McKinney Homeless Management Information System (HMIS) grant funds the Service Point system used by agencies and providers to track a wide range of social services data. As noted in the HIF section, the bureau receives income for servicing the system from partner agencies as a match in addition to the grant funds. The grant funds staffing, training, and software maintenance costs. The forecast reflects the long-term flat funding of this grant.

## Tax Increment Financing – Housing Set Aside

Tax Increment Financing (TIF) is not new to either the City or to housing development. TIF funds for housing (also known as the Housing Set Aside) are expended by PHB, which is reimbursed by Prosper Portland, net of program income received by the bureau. PHB receives the program income directly, because the City now holds all affordable housing loans. Affordable housing funding in TIF Districts (TDs) is driven by the Housing set-aside passed by the City Council in 2006, updated in 2011, and modified in 2015 to allocate 45% of TIF dollars to affordable housing.

### Structure

PHB has set up a series of funds to be able to track costs by TD. Indirect costs are collected in a TIF Reimbursement fund and are allocated to each TD based upon direct expenses. The General Fund section discussed how indirect costs are allocated. TIF is not very different from many of PHBs' grant sources in that it has restrictions on use. There are also restrictions in terms of location. The location restrictions also put pressure on the bureaus' less restrictive funding sources when needs outside of TDs arise.

### Tax Increment Revenue Forecast – Future Look

The affordable housing emergency and the demand for new units led to resources being pulled forward in the forecast. Funding from TIF sources will decrease rapidly in the final three years. Into the later-2020's, residual income from loans made to affordable housing projects will continue to provide income for restructures or rehabilitation of existing projects.

<b>TIF District</b>	<b>Maximum Indebtedness</b>	<b>Indebtedness Issued as of 6/30/22</b>	<b>Indebtedness Remaining as of 6/30/22</b>
Downtown Waterfront	\$165.0	\$165.0	\$0.0
South Park Blocks	\$143.6	\$113.5	\$30.1
Airport Way	\$72.6	\$72.6	\$0.0
Convention Center	\$167.5	\$167.5	\$0.0
Lents Town Center	\$245.0	\$227.8	\$17.2
River District	\$489.5	\$489.5	\$0.0
Gateway	\$164.2	\$113.8	\$50.4
Central Eastside	\$126.0	\$126.0	\$0.0
North Macadam	\$288.6	\$228.4	\$60.2
Interstate Corridor	\$402.0	\$346.2	\$55.8
Neighborhood Prosperity Initiative (6) <sup>1</sup>	\$7.5	\$7.5	\$0.0

<sup>1</sup> includes revenue sharing amounts from the City of Portland, and Multnomah County

#### Notes:

- (1) Reduced Rate Plan: Bonds and Local Option Levies approved after 10/06/2001 do not contribute to TIF.
- (2) Standard Rate Plan: Local Option Levies approved after 01/01/2013 do not contribute to urban renewal. River District and NPI Districts are subject to revenue sharing.
- (3) Not all districts are projected to reach maximum indebtedness due to debt coverage requirements and current market conditions.

As the table above shows, all TIF districts are reaching maximum indebtedness and/or the final year to issue debt during the forecast. It should be noted that this table does not reflect the very recent addition of the new Cully TIF district. It is estimated that remaining debt in TDs will begin to be paid off in FY 2023-24. Discussions continue regarding what the next generation of TIF might look like; whether additional TIF districts beyond Cully could be added by City Council, or an extension of maximum indebtedness in an existing district potentially could lead to more housing set-aside being available are decisions still being deliberated. This forecast does not include any assumptions about changes to or potential future TDs.

The following is a brief discussion of trends in each TD.

TIF Districts finishing

The Downtown Waterfront, South Park Blocks, and Convention Center TIF districts are all well past the date to issue new debt and at the maximum limit (debt issued is scheduled for payoff in 2024-25). PHB drew down the remaining TIF housing set-aside during FY 2019-20; however, in both Downtown Waterfront and South Park Blocks the bureau has cash resources available from both loan payoffs and property sales.

- **Downtown Waterfront** – In Downtown Waterfront, funds were used in FY 2020-21 to complete the Henry affordable housing rehabilitation. Funds from this TD also purchased and funded the relocation for the Westwind Apartments, which will be the site of a Portland GO Bond affordable housing project. Loan income and potential loan payoffs will continue to provide limited resources through the end of the decade.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Requested	Forecast	Forecast	Forecast	Forecast
<b>Downtown Waterfront</b>						
<b>Resources</b>						
Working Capital	2,526,360	1,831,697	2,094,829	350,637	839,337	333,414
Predev Loan Payoffs/Property Sales			-			
Loan Income	1,269,114	484,900	484,900	484,900	484,900	471,000
TIF Housing Set Aside	-	-	-	-	-	-
Other	-	10,000	19,021	3,800	9,177	20,000
<b>Downtown Waterfront Total</b>	<b>\$3,795,474</b>	<b>\$2,326,597</b>	<b>\$2,598,750</b>	<b>\$839,337</b>	<b>\$1,333,414</b>	<b>\$824,414</b>
<b>Requirements</b>						
Personnel Services - Direct Staffing	26,549	55,000	20,000			-
Bureau Indirect Costs (Staffing and Overhead)	80,565	176,768	128,113	-	-	-
Affordable Rental Housing			-			
<b>Projects</b>						
Opportunity Funds	1,079,117	-	2,100,000	-	1,000,000	-
Working Capital	1,831,697	2,094,829	350,637	839,337	333,414	824,414
<b>Downtown Waterfront Total</b>	<b>\$3,017,928</b>	<b>\$2,326,597</b>	<b>\$2,598,750</b>	<b>\$839,337</b>	<b>\$1,333,414</b>	<b>\$824,414</b>

- **South Park Blocks** – Funds will be used to pair with Portland GO Bond funds for the affordable housing project at the Joyce Hotel site, which was purchased with South Park Block resources. Loan income will continue to provide limited resources through the end of the decade, and the fund has residual cash for another potential project during the forecast.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Requested	Forecast	Forecast	Forecast	Forecast
<b>South Park Blocks</b>						
<b>Resources</b>						
Working Capital	8,158,002	6,257,874	5,768,505	143,550	-	-
Predev Loan Payoffs/Property Sales	7,096,931		500,000			
Loan Income	364,477	124,000	124,000	124,000	124,000	124,000
TIF Housing Set Aside	2,280,164		-			
Other	292,091	28,877	25,000	3,237	4,600	7,500
<b>South Park Blocks Total</b>	<b>\$18,191,665</b>	<b>\$6,410,751</b>	<b>\$6,417,505</b>	<b>\$270,787</b>	<b>\$128,600</b>	<b>\$131,500</b>
<b>Requirements</b>			-			
Personnel Services - Direct Staffing	70,032	73,534	77,210			
Bureau Indirect Costs (Staffing and Overhead)	204,847	215,089	225,844			
Affordable Rental Housing		353,623	5,970,901	270,787	128,600	131,500
<b>Projects</b>			-			
Joyce Hotel Development	1,141,704		-		-	
Working Capital	6,257,874	5,768,505	143,550	-	-	-
<b>South Park Blocks Total</b>	<b>\$7,674,457</b>	<b>\$6,410,751</b>	<b>\$6,417,505</b>	<b>\$270,787</b>	<b>\$128,600</b>	<b>\$131,500</b>

- Convention Center** - The Home Forward affordable housing Louisa Flowers project has completed construction and includes funds from Multnomah County. This is likely the final project in this TD, as current loan income is scheduled to complete at the end of the forecast period. At this time, it is not clear if the remaining loan in the TD will provide additional residual funds for continued activity.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Request	Forecast	Forecast	Forecast	Forecast
<b>Convention Center</b>						
<b>Resources</b>						
Working Capital	100,618	100,618	16,652	-	-	-
Loan Income	115,836	62,500	31,297			
TIF Housing Set Aside	-	-	-			
<b>Convention Center Total</b>	<b>\$216,454</b>	<b>\$163,118</b>	<b>\$47,949</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Requirements</b>			-			
Personnel Services - Direct Staffing	12,218	11,288	11,852			
Bureau Indirect Costs (Staffing and Overhead)	36,784	34,378	36,097			
Affordable Rental Housing	-		-		-	
<b>Projects</b>			-			
Opportunity Funds	66,834	100,800	-			
Working Capital	100,618	16,652	-	\$0	\$0	\$0
<b>Convention Center Total</b>	<b>\$216,454</b>	<b>\$163,118</b>	<b>\$47,949</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

### Neighborhood TIF Districts winding down

The Gateway, Interstate, and Lents TDs (commonly known as the neighborhood districts) still have housing set aside funds available, and the forecast shows these funds being programmed through three years of the forecast. With resources winding down, and unmet potential in each district, the potential for either extension of time and/or increasing debt limits where possible have been discussed. City Council has recently approved an increase in maximum indebtedness in Interstate.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Request	Forecast	Forecast	Forecast	Forecast
<b>Gateway Regional Center</b>						
<b>Resources</b>						
Working Capital	63,349	5,013,329	2,787,644	2,019,771	-	-
TIF Housing Set Aside	5,637,316	2,692,147	3,835,518	924,396		
Other			-			
<b>Gateway Regional Center Total</b>	<b>\$5,700,665</b>	<b>\$7,705,476</b>	<b>\$6,623,162</b>	<b>\$2,944,167</b>	<b>\$0</b>	<b>\$0</b>
<b>Requirements</b>						
Personnel Services - Direct Staffing	9,965	30,000	31,500	33,075		
Bureau Indirect Costs (Staffing and Overhead)	30,426	321,396	337,466	354,339		
<b>Projects</b>						
Opportunity Funds	-	4,563,436	4,234,425	2,556,753	-	-
106th & Halsey	646,945		-		-	
Property Management	-	3,000	-			
Working Capital	5,013,329	2,787,644	2,019,771	-	-	-
<b>Gateway Regional Center Total</b>	<b>\$5,700,665</b>	<b>\$7,705,476</b>	<b>\$6,623,162</b>	<b>\$2,944,167</b>	<b>\$0</b>	<b>\$0</b>

- Gateway Regional Center** – The Nick Fish affordable housing project was completed in 2021, using a mix of HOME and TIF funding. Additional funds for affordable housing during the forecast period, and additional resources due to bond issue savings push resources into FY 2023-24. An issue in Gateway has been the inability of the district to generate the same positive tax increment growth as other neighborhood TDs due to depreciation on personal property taxed equipment offsetting growth in real property values. The ability to issue debt in Gateway expired in 2022, and current tax forecasts for the district do not anticipate enough increment growth to issue any additional debt (beyond that planned for known expenditures) by that deadline.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Requested	Forecast	Forecast	Forecast	Forecast
<b>Interstate</b>						
<b>Resources</b>						
Working Capital	1,897,854	1,897,854	15,213,119	9,692,276	5,454,526	(11,814)
Loan Income	-	34,426	30,000	50,000	33,660	12,700
TIF Housing Set Aside 221005	12,526,503	28,056,835	12,990,379	13,523,733		
TIF Housing Set Aside 221505	944,914	(53,309)	-			
Other						
<b>Interstate Total</b>	<b>\$15,369,271</b>	<b>\$29,935,806</b>	<b>\$28,233,498</b>	<b>\$23,266,009</b>	<b>\$5,488,186</b>	<b>\$886</b>
<b>Requirements</b>						
Personnel Services - Direct Staffing	1,186,801	1,186,801	1,246,141	1,308,448		
Bureau Indirect Costs (Staffing and Overhead)	2,964,714	2,964,714	3,112,950	3,268,597		
Affordable Rental Housing	994,506	2,000,000	218,512	229,438		
<b>Projects</b>						
Reserve for Projects underway	94,468		-		-	
H30537 Strong Property	-	55,755	55,755			
Opportunity Funds	-		2,343,671			
Killingsworth Block			1,211,193			
Alcena	-	525,000	-			
Kaiser Overlook	-	1,000,000	1,250,000	1,250,000		
Strong	-	1,000,000	3,125,000	4,125,000		
Carey Blvd	-	-	-	1,000,000	1,000,000	
H30900 Williams and Russell	-	2,000,000	2,250,000	4,250,000	4,500,000	
Homeownership Access & Retention			-			
H89010 Homeowner Retention Loans	500,000		-			
H89010 Home Repair Grants	-	500,000	500,000			
H30290 Proud Ground 5020 Homeownership	-	5,000	5,000			
H30536 Carey Blvd	-	13,000	13,000			
Homeownership Access & Retention			-			
H89011 Homeowner Retention	580,000	580,000	580,000			
H89021 Homebuyer Assistance	-	250,000	250,000			
H89021 Downpayment Assistance	250,000		-			-
H30321 Argyle	3,595,928		-		-	
			-			
Homeownership Access & Retention			-			
H89013 Homeowner Retention	1,030,000	1,030,000	1,030,000	1,030,000		
H89023 Homeownership Asst.	1,350,000	1,350,000	1,350,000	1,350,000		
H89014 Home Repair	625,000	262,417	-			
H89024 Homeownership Opportunity	300,000		-			
Working Capital	1,897,854	15,213,119	9,692,276	5,454,526	(11,814)	886
<b>Interstate Total</b>	<b>\$15,369,271</b>	<b>\$29,935,806</b>	<b>\$28,233,498</b>	<b>\$23,266,009</b>	<b>\$5,488,186</b>	<b>\$886</b>

- **Interstate** – The table above shows the additional funds generated from the increase in maximum indebtedness approved by Council. Project spending will be robust through the remainder of the forecast period as several projects funded by a combination of ICURA and Portland Bond funds begin construction. This includes the redevelopment of both the Strong and Carey Blvd properties – both of which are expected to provide much sought after homeownership opportunities.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Requested	Forecast	Forecast	Forecast	Forecast
<b>Lents Town Center</b>						
<b>Resources</b>						
Working Capital	2,011,136	2,011,136	1,113,411	-	-	-
Predev Loan Payoffs/Property Sales	-	-	-	-	-	-
Loan Income	-	12,600	12,510	12,600	12,600	12,600
TIF Housing Set Aside	4,471,084	2,815,931	790,410	-	-	-
Interest	12,600	-	-	-	-	-
<b>Lents Town Center Total</b>	<b>\$6,494,820</b>	<b>\$4,839,667</b>	<b>\$1,916,331</b>	<b>\$12,600</b>	<b>\$12,600</b>	<b>\$12,600</b>
<b>Requirements</b>						
Personnel Services - Direct Staffing	223,196	200,000	25,000	-	-	-
Bureau Indirect Costs (Staffing and Overhead)	2,660,488	642,792	73,767	-	-	-
H89030 Affordable Rental Housing	-	2,230,408	790,410	12,600	12,600	12,600
<b>Projects</b>						
Opportunity Funds	-	-	1,027,154	-	-	-
H89010 Homeowner Retention	500,000	-	-	-	-	-
Home Repair Grants	-	353,056	-	-	-	-
H89020 Homebuyer Financial Assistance	500,000	300,000	-	-	-	-
H89013 Homeowner Retention	600,000	-	-	-	-	-
Working Capital	2,011,136	1,113,411	-	-	-	-
<b>Lents Town Center Total</b>	<b>\$6,494,820</b>	<b>\$4,839,667</b>	<b>\$1,916,331</b>	<b>\$12,600</b>	<b>\$12,600</b>	<b>\$12,600</b>

- **Lents Town Center** – Current activity is focused on programs for homeownership preservation and new homeownership opportunities.

#### Downtown TIF Districts winding down

The River, North Macadam (South Waterfront), and Central Eastside districts are winding down as well, also reaching the last dates for issuing new debt during the forecast period. Each district still has housing set aside funds available, and the forecast shows these funds being programmed through the end of the forecast period.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Requested	Forecast	Forecast	Forecast	Forecast
<b>North Macadam</b>						
<b>Resources</b>						
Working Capital	234,400	234,400	-	-	35,040	-
Predev Loan Payoffs/Property Sales	-	1,000,000	-	-	-	-
Loan Income	35,040	35,040	35,040	35,040	35,040	35,040
TIF Housing Set Aside	8,290,190	9,541,668	2,719,244	-	-	-
Other	-	-	-	-	-	-
<b>North Macadam Total</b>	<b>\$8,559,630</b>	<b>\$10,811,108</b>	<b>\$2,754,284</b>	<b>\$35,040</b>	<b>\$70,080</b>	<b>\$35,040</b>
<b>Requirements</b>						
Personnel Services - Direct Staffing	58,565	70,000	45,000	-	-	-
Bureau Indirect Costs (Staffing and Overhead)	166,665	224,977	288,255	-	-	-
Affordable Rental Housing	-	-	-	-	-	-
<b>Projects</b>						
Opportunity Funds	-	10,516,131	2,421,029	-	70,080	35,040
Riverplace	4,100,000	-	-	-	-	-
H30673 Riverplace Parcel II	4,000,000	-	-	-	-	-
Working Capital	234,400	-	-	35,040	-	-
<b>North Macadam Total</b>	<b>\$8,559,630</b>	<b>\$10,811,108</b>	<b>\$2,754,284</b>	<b>\$35,040</b>	<b>\$70,080</b>	<b>\$35,040</b>

- **North Macadam/South Waterfront** – The forecast reflects completion of Riverplace Phase I. Also reflected is funding of the Riverplace Phase II (Waterleaf) project using district funds and Metro Bond funds. The district still has significant opportunity funds for a future project(s), as well as a slight possibility of additional increment growth before the ability to issue debt expires in 2025.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Requested	Forecast	Forecast	Forecast	Forecast
<b>Central Eastside</b>						
<b>Resources</b>						
Working Capital	13,917	13,917	-	-	-	-
Predev Loan Payoffs/Property Sales	-	-	-	-	-	-
Loan Income	-	3,342	3,200	3,200	3,200	3,200
TIF Housing Set Aside	4,154,991	2,040,512	80,977	-	-	-
Other			-			
<b>Central Eastside Total</b>	<b>\$4,168,908</b>	<b>\$2,057,771</b>	<b>\$84,177</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>
<b>Requirements</b>						
Personnel Services - Direct Staffing	13,356	35,000	3,000			
Bureau Indirect Costs (Staffing and Overhead)	38,000	112,489	19,217			
Affordable Rental Housing	-		-		-	
<b>Projects</b>						
H89030 Affordable Homeownership	-	513,917	61,960	3,200	3,200	3,200
Opportunity Funds	4,103,635	1,396,365	-			
Working Capital	13,917	-	-	-	-	-
<b>Central Eastside Total</b>	<b>\$4,168,908</b>	<b>\$2,057,771</b>	<b>\$84,177</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>

- **Central Eastside** – Funds available in the Central Eastside district are for developments that are in the pre-planning stage, with no specific projects identified at this time. The ability to issue debt in Central Eastside expired in 2022, and current plans for the district do not anticipate issuing any additional debt (beyond that planned for known expenditures) by that deadline.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Requested	Forecast	Forecast	Forecast	Forecast
<b>River District</b>						
<b>Resources</b>						
Working Capital	6,257,874	6,257,874	3,527,334	-	-	-
Loan Income	474,368	444,035	466,800	466,800	466,800	466,800
TIF Housing Set Aside	8,580,922	2,874,501	-			
Other			3,469	10,000	10,000	10,644
<b>River District Total</b>	<b>\$15,313,164</b>	<b>\$9,576,410</b>	<b>\$3,997,603</b>	<b>\$476,800</b>	<b>\$476,800</b>	<b>\$477,444</b>
<b>Requirements</b>						
Personnel Services - Direct Staffing	69,450	75,000	25,000		10,000	35,000
Bureau Indirect Costs (Staffing and Overhead)	178,394	241,047	160,142		30,000	105,000
H32138 The Ramona	-	-	-	-	-	-
Affordable Rental Housing	2,632,446		-			
Opportunity Funds		1,638,029	2,902,461	476,800	436,800	337,444
14th & Raleigh	-		-		-	
Fairfield Apartments	6,175,000	4,095,000	910,000		-	
Working Capital	6,257,874	3,527,334	-	-	-	-
<b>River District Total</b>	<b>\$15,313,164</b>	<b>\$9,576,410</b>	<b>\$3,997,603</b>	<b>\$476,800</b>	<b>\$476,800</b>	<b>\$477,444</b>

- **River District** – The forecast reflects remaining projects in the district, as well funding earmarked by agreement with Prosper Portland for the Broadway Corridor for the development of property owned by PHB in the project area. Remaining opportunity funds could be used for this project, or to address funding needs with existing affordable housing facilities in the district. Loan income and potential loan payoffs will continue to provide limited resources through the end of the decade.



# Portland and Metro Bonds

<b>Portland Bond</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>
<b>Resources</b>	<b>Revised</b>	<b>Requested</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>
<i>Working Capital</i>	(253,296)	(253,296)	38,698	428,079	-	-
Transfers	1,429,848	-	-	2,620,020	-	-
Program Delivery Fee	1,121,435	2,724,914	1,184,532	550,000	-	-
Bond Proceeds	84,140,318	47,315,928	22,647,041	625,000	-	-
Interest	560,000	265,000	40,000	40,000	-	-
<b>Total</b>	<b>\$ 86,998,305</b>	<b>\$ 50,052,546</b>	<b>\$ 23,910,271</b>	<b>\$ 4,263,099</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Requirements</b>						
Personnel Services	1,279,212	1,300,000	1,365,000	1,433,250	-	-
External M&S	870,931	225,000	200,000	-	-	-
Internal M&S	411,140	1,000,000	1,000,000	-	-	-
General Fund Overhead	550,000	550,000	550,000	550,000	-	-
Transfers	625,000	625,000	625,000	-	-	-
Projects	56,182,318	20,455,984	6,096,000	-	-	-
<i>Working Capital</i>	(253,296)	38,698	428,079	-	-	-
<b>Total</b>	<b>\$ 59,665,305</b>	<b>\$ 24,194,682</b>	<b>\$ 10,264,079</b>	<b>\$ 1,983,250</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Metro Grant</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>
<b>Resources</b>	<b>Revised</b>	<b>Requested</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>
<i>Working Capital</i>	30,894	(82,250)	428,977	338,879	30,986	-
Project Share	62,271,419	46,840,902	19,783,826	6,403,567	5,000,000	-
Program Delivery Fee	696,104	1,255,227	593,515	192,107	58,935	-
Transfers	-	-	-	-	-	-
Interest	9,000	6,000	8,000	3,000	1,500	-
<b>Total</b>	<b>\$ 63,007,417</b>	<b>\$ 48,019,879</b>	<b>\$ 20,814,318</b>	<b>\$ 6,937,553</b>	<b>\$ 5,091,421</b>	<b>\$ -</b>
<b>Requirements</b>	63,089,667	47,590,902	20,475,439	6,906,567	5,091,421	-
Personnel Services	668,248	700,000	681,613	500,000	405,129	-
External M&S	150,000	50,000	10,000	3,000	3,000	-
Transfers	-	-	-	-	-	-
H30949 5020 N Interstate	9,216,838	1,198,838	-	-	-	-
H30565 Powellhurst	4,091,048	891,343	-	-	-	-
H30561 Garden Park	1,381,197	3,288,914	730,870	-	-	-
H30966 Tistilal Village	4,700,000	1,580,014	351,114	-	-	-
H30946 74th & Glisan Family	13,885,679	3,693,411	635,678	-	-	-
H30952 74th & Glisan PSH	5,822,000	-	-	-	-	-
Meridian Gardens	5,000,000	5,595,937	1,559,063	-	-	-
H30950 Albina one	3,350,000	6,188,448	3,753,552	-	-	-
H30947 Hollywood HUB	3,012,919	13,087,948	-	-	-	-
H30951 PCC Killingsworth	2,400,000	1,142,207	1,142,207	253,824	-	-
Alcena	-	5,173,842	5,173,842	1,149,743	-	-
H30568 Findley	-	-	-	-	-	-
H30673 Riverplace Parcel II	-	-	-	-	-	-
H30849 Baldwin	4,411,738	-	-	-	-	-
2022 Metro Bond - 4 Sites	-	-	1,437,500	-	683,292	-
H89030 Reserve for Projects underway	5,000,000	5,000,000	5,000,000	5,000,000	4,000,000	-
Future Project Awards	-	-	-	-	-	-
<i>Working Capital</i>	(82,250)	428,977	338,879	30,986	-	-
<b>Total</b>	<b>\$ 63,007,417</b>	<b>\$ 48,019,879</b>	<b>\$ 20,814,318</b>	<b>\$ 6,937,553</b>	<b>\$ 5,091,421</b>	<b>\$ -</b>

The tables above reflect activity for the Housing General Obligation (GO) Bonds. This includes both Portland and Metro bond issues. Both are expected to be expended by the end of the forecast period, coinciding with TIF funding going away.

On November 6, 2018, voters state-wide changed the Oregon Constitution to allow for the lending of GO Bond proceeds for the creation of affordable housing. This is a notable change to the program that will mean that PHB can return to its typical public-private partnership model for the creation of affordable housing. This is a first of its kind funding model for an Oregon GO Bond and has required the creation of a program delivery fee for the recovery of bureau and City ancillary costs (staffing, indirect, support services). PHB may also reconsider the disposition and ultimate ownership of the properties already acquired under the Bond program.

Also, in 2018 Portland-area voters approved Measure 26-199, the Regional Affordable Housing Bond, which authorizes Metro to issue up to \$652,800,000 in general obligation bonds for the development (new) or acquisition of (existing) affordable housing. PHB will receive approximately \$211 million of these funds.

**Portland Housing Bureau**

**FY 2023-2035 Twelve-Year Financial Forecast**

The following is an addendum to the bureau's five-year financial forecast that extends out to 12 years. This 12-year forecast illustrates the expiration of the GO Bond, as well as significant changes in Tax Increment Funding (TIF) and is a major component of long-term financial modelling the bureau does. The Portland Housing Bureau (PHB) and Prosper Portland began forecasting on a twelve-year basis several years ago for their TIF resources. PHB receives a 45% Housing Set-Aside from those TIF resources and that has been the bureau's primary funding source. Forecasting all PHB resources over a twelve-year period was a natural progression that allows the bureau to analyze the interplay of TIF and other funding sources, as well as identifying the opportunities and challenges that may lurk beyond the range of a 5-year forecast. The downside of such a far-reaching forecast is that they lose accuracy the farther out one looks; but they are useful for thinking about higher-level trends.

<b>All Funds</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>	<b>FY 2028-29</b>	<b>FY 2029-30</b>	<b>FY 2030-31</b>	<b>FY 2031-32</b>	<b>FY 2032-33</b>	<b>FY 2033-34</b>	<b>FY 2034-35</b>
<b>Resources</b>	<b>Revised</b>	<b>Requested</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>
General Fund	35,439,805	38,983,005	48,282,351	48,397,395	48,842,489	51,069,304	53,326,634	55,563,014	56,885,028	58,524,096	60,192,154	61,899,625	63,656,521
Housing Investment Fund	23,755,187	14,732,862	14,835,337	15,494,416	16,425,733	17,417,327	18,745,483	21,045,775	24,719,384	28,385,050	32,058,815	35,716,391	39,354,747
Rental Services Office	13,560,392	14,475,345	14,650,069	14,624,779	14,587,949	14,376,523	14,158,412	13,768,375	13,450,140	13,210,713	12,972,787	12,734,922	12,506,157
Housing Bonds	122,672,722	72,214,561	31,078,397	8,920,803	5,091,421	-	-	-	-	-	-	-	-
Construction Excise Tax	31,485,390	31,641,316	33,972,789	28,089,197	27,572,498	25,457,235	29,493,685	19,859,622	24,832,782	22,360,579	29,352,826	16,556,394	20,925,533
Inclusionary Housing	6,071,228	6,056,993	6,038,381	6,021,737	5,941,754	5,861,670	5,873,475	5,889,403	5,838,891	5,790,413	5,670,491	5,478,331	5,211,250
CDBG	14,721,549	16,144,827	15,496,558	14,377,524	13,229,656	12,113,657	10,867,940	10,056,802	9,471,671	8,980,125	8,783,407	8,697,941	8,359,511
HOME	12,698,249	8,512,643	6,035,352	4,563,750	4,591,220	4,677,373	4,893,094	5,071,868	5,101,279	5,310,533	5,298,805	5,465,234	5,488,906
Federal Grants	4,586,345	3,891,654	3,791,931	3,791,931	2,975,069	2,691,931	2,691,931	2,691,931	2,691,931	2,691,931	2,691,931	2,691,932	2,691,934
Tax Increment Financing	77,810,051	73,826,704	51,905,363	27,323,755	7,512,880	1,485,084	2,320,140	1,148,363	1,464,454	1,789,240	1,117,440	1,445,640	1,773,840
Property	11,514,695	11,821,965	11,949,798	12,345,691	12,959,653	14,146,783	14,662,168	14,940,888	15,553,421	16,218,929	16,818,230	17,391,055	18,021,272
<b>Total</b>	<b>\$ 354,315,614</b>	<b>\$ 292,301,874</b>	<b>\$ 238,036,325</b>	<b>\$ 183,950,977</b>	<b>\$ 159,730,321</b>	<b>\$ 149,296,887</b>	<b>\$ 157,032,962</b>	<b>\$ 150,036,040</b>	<b>\$ 160,008,981</b>	<b>\$ 163,261,609</b>	<b>\$ 174,956,885</b>	<b>\$ 168,077,464</b>	<b>\$ 177,989,671</b>
<b>Requirements</b>													
General Fund	35,198,366	36,108,435	44,682,383	45,374,177	46,914,822	49,089,060	51,225,162	53,379,629	54,621,954	56,192,421	57,740,282	59,398,343	61,108,486
Housing Investment Fund	22,603,834	14,732,862	14,835,336	15,494,415	16,425,733	17,417,326	18,745,483	21,045,775	24,719,383	28,385,052	32,058,815	35,716,392	39,354,748
Rental Services Office	13,560,392	14,475,345	14,650,069	14,624,779	14,587,949	14,376,524	14,158,412	13,768,375	13,450,140	13,210,714	12,972,787	12,734,923	12,506,158
Housing Bonds	150,005,722	98,072,425	44,724,588	11,200,652	5,091,421	-	-	-	-	-	-	-	-
Construction Excise Tax	22,501,140	31,641,315	33,972,789	28,089,197	27,572,498	25,457,236	29,493,686	19,859,623	24,832,783	22,360,579	29,352,826	16,556,395	20,925,532
Inclusionary Housing	6,071,228	6,056,993	6,038,381	6,021,737	5,941,754	5,861,670	5,873,476	5,889,403	5,838,890	5,790,413	5,670,491	5,478,330	5,211,250
CDBG	14,721,549	16,144,827	15,496,559	14,377,524	13,229,657	12,113,657	10,867,940	10,056,802	9,471,671	8,980,126	8,783,406	8,697,941	8,359,511
HOME	12,698,250	8,512,643	6,035,351	4,563,749	4,591,220	4,677,373	4,893,094	5,071,868	5,101,278	5,310,533	5,298,804	5,465,234	5,488,906
Federal Grants	4,586,345	3,891,654	3,791,931	3,791,931	2,975,069	2,691,931	2,691,931	2,691,931	2,691,931	2,691,931	2,691,931	2,691,931	2,691,933
Tax Increment Financing	66,515,297	73,826,704	51,905,364	27,323,755	7,512,880	1,485,084	2,320,140	1,148,363	1,464,454	1,789,240	1,117,440	1,445,640	1,773,840
Property	11,472,234	11,829,355	11,957,826	12,354,394	12,969,073	14,156,956	14,673,143	14,952,707	15,566,134	16,218,929	16,818,230	17,391,055	18,021,271
<b>Total</b>	<b>\$ 359,934,357</b>	<b>\$ 315,292,558</b>	<b>\$ 248,090,578</b>	<b>\$ 183,216,310</b>	<b>\$ 157,812,075</b>	<b>\$ 147,326,817</b>	<b>\$ 154,942,467</b>	<b>\$ 147,864,476</b>	<b>\$ 157,758,620</b>	<b>\$ 160,929,937</b>	<b>\$ 172,505,013</b>	<b>\$ 165,576,184</b>	<b>\$ 175,441,636</b>

**General Fund**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Indirect Charges to Other Bureau Funds	2,414,315	3,586,046	3,423,484	2,344,762	1,186,029	1,253,151	1,315,996	1,322,057	1,136,842	1,225,865	1,299,824	1,367,870	1,438,705
<i>General Fund Discretionary</i>													
PHB One-Time			400,000										
Housing Emergency Ongoing	-	-	-	-	-	-	-	-	-	-	-	-	-
Joint Office Ongoing	29,178,506	31,511,000	32,456,330	33,430,020	34,432,920	35,465,908	36,529,885	37,625,782	38,754,555	39,917,192	41,114,708	42,348,149	43,618,594
PHB Ongoing	3,826,770	3,865,136	3,981,090	4,100,523	4,223,539	4,350,245	4,480,752	4,615,175	4,753,630	4,896,239	5,043,126	5,194,420	5,350,253
TIF Returning			8,000,000	8,500,000	9,000,000	10,000,000	11,000,000	12,000,000	12,240,000	12,484,800	12,734,496	12,989,186	13,248,970
Services	20,216	20,822	21,447	22,090									
<b>Total</b>	<b>35,439,806</b>	<b>38,983,005</b>	<b>48,282,351</b>	<b>48,397,396</b>	<b>48,842,489</b>	<b>51,069,304</b>	<b>53,326,634</b>	<b>55,563,014</b>	<b>56,885,028</b>	<b>58,524,096</b>	<b>60,192,154</b>	<b>61,899,625</b>	<b>63,656,521</b>
<b>Requirements</b>													
Personnel Services	1,233,498	1,138,331	893,523	784,417	816,578	925,286	963,222	1,035,392	1,240,443	1,379,833	1,436,406	1,495,299	1,556,606
External/Internal M&S - Operations	3,611,770	3,738,182	3,869,018	4,004,434	4,124,567	4,239,273	4,349,913	4,491,192	4,523,829	4,650,458	4,813,276	4,982,606	5,158,709
Expiring TIF Personnel			4,392,289	4,524,058	4,659,780	4,799,573	4,943,560	5,091,867	5,244,623	5,401,962	5,564,021	5,730,941	5,902,870
Expiring TIF Overhead			2,282,674	2,351,154	2,421,689	2,494,339	2,569,169	2,646,245	2,725,632	2,807,401	2,891,623	2,978,372	3,067,723
Opportunity Funds			1,111,523	648,280	874,042	1,627,401	2,381,536	3,052,165	2,748,297	2,704,986	2,645,265	2,645,266	2,645,267
Joint Office	29,168,999	30,047,822	30,949,256	31,877,734	32,834,066	33,819,088	34,833,660	35,878,670	36,955,030	38,063,681	39,205,592	40,381,760	41,593,212
Permanent Supportive Housing	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400
Homeownership Access & Retention	491,800	491,800	491,800	491,800	491,800	491,800	491,800	491,800	491,800	491,800	491,800	491,800	491,800
East Portland Initiative	369,900	369,900	369,900	369,900	369,900	369,900	369,900	369,900	369,900	369,900	369,900	369,900	369,900
<b>Total</b>	<b>\$35,198,366</b>	<b>\$36,108,435</b>	<b>\$44,682,383</b>	<b>\$45,374,177</b>	<b>\$46,914,822</b>	<b>\$49,089,060</b>	<b>\$51,225,162</b>	<b>\$53,379,630</b>	<b>\$54,621,954</b>	<b>\$56,192,421</b>	<b>\$57,740,282</b>	<b>\$59,398,343</b>	<b>\$61,108,486</b>

## Housing Investment Fund

### Primary Housing Investment Subfund

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Beginning Balance						-	-	-	-	-	-	-	-
Working Capital	6,080,914	2,436,304	2,226,843	2,056,699	1,880,024	1,667,435	1,878,733	2,090,346	2,353,917	2,602,971	2,871,806	3,140,468	3,409,055
Interest	140,000	5,000	5,000	5,000	1,500	1,500	1,500	1,000	750	600	500	500	500
Transfer from General Fund	762,900												
Bond Proceeds													
Other	-												
Loan Payoffs/Property Sales	-												
Loan Income	385,352	425,000	425,000	425,000	425,000	425,000	400,000	314,200	300,000	300,000	300,000	300,000	300,000
<b>Total</b>	<b>\$ 7,369,166</b>	<b>\$ 2,866,304</b>	<b>\$ 2,656,843</b>	<b>\$ 2,486,699</b>	<b>\$ 2,306,524</b>	<b>\$ 2,093,935</b>	<b>\$ 2,280,233</b>	<b>\$ 2,405,546</b>	<b>\$ 2,654,667</b>	<b>\$ 2,903,571</b>	<b>\$ 3,172,306</b>	<b>\$ 3,440,968</b>	<b>\$ 3,709,555</b>
<b>Requirements</b>													
Personnel Services	508,608	529,461	525,144	546,675	569,089	155,202	161,565	1,629	1,696	1,765	1,838	1,913	1,991
External/Internal M&S	4,262,900	25,000	25,000	25,000	25,000	25,000	3,322	25,000	25,000	5,000	5,000	5,000	5,000
General Fund Overhead	-	85,000	50,000	35,000	45,000	35,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Other	7,851												
Interfund Cash Transfer	153,503												
Contingency													
Working Capital	2,436,304	2,226,843	2,056,699	1,880,024	1,667,435	1,878,733	2,090,346	2,353,917	2,602,971	2,871,806	3,140,468	3,409,055	3,677,564
<b>Total</b>	<b>\$ 7,369,166</b>	<b>\$ 2,866,304</b>	<b>\$ 2,656,843</b>	<b>\$ 2,486,699</b>	<b>\$ 2,306,524</b>	<b>\$ 2,093,935</b>	<b>\$ 2,280,233</b>	<b>\$ 2,405,546</b>	<b>\$ 2,654,667</b>	<b>\$ 2,903,571</b>	<b>\$ 3,172,306</b>	<b>\$ 3,440,968</b>	<b>\$ 3,709,555</b>

### Short Term Rental Tax Subfund

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Beginning Balance													
Working Capital	3,781,266	735,760	281,226	406,316	607,104	1,088,330	1,650,934	2,144,643	3,564,630	4,977,001	6,375,206	7,753,993	9,108,665
Transfer from General Fund	2,978,058	3,037,619	3,098,372	3,160,339	3,223,546	3,288,017	3,353,777	4,404,390	4,536,522	4,672,618	4,812,796	4,957,180	5,105,896
Fall BuMP additional transfer	-	1,000,000	1,250,000	1,437,500	1,840,625	2,045,844	2,107,219	2,170,436	2,235,549	2,302,615	2,371,694	2,442,844	2,516,130
Interest	39,300	20,000	15,000	15,000	10,000	10,000	10,000	26,517	34,092	37,909	39,447	39,448	39,449
Bond Bridge Funding Repayment	-												
<b>Total</b>	<b>\$ 6,798,624</b>	<b>\$ 4,793,379</b>	<b>\$ 4,644,598</b>	<b>\$ 5,019,155</b>	<b>\$ 5,681,275</b>	<b>\$ 6,432,190</b>	<b>\$ 7,121,930</b>	<b>\$ 8,745,986</b>	<b>\$ 10,370,793</b>	<b>\$ 11,990,143</b>	<b>\$ 13,599,143</b>	<b>\$ 15,193,466</b>	<b>\$ 16,770,139</b>
<b>Requirements</b>													
Personnel Services	507,252	948,049	528,049	549,699	572,237	595,699	620,122	645,547	672,015	699,567	728,250	758,108	789,190
External M&S	1,429,964	1,488,593	1,549,625	1,613,159	1,679,299	1,748,150	1,819,824	1,894,437	1,972,109	2,052,966	2,137,137	2,224,760	2,315,975
GFOH	34,043	35,439	36,892	38,404	39,979	41,618	43,324	45,101	46,950	48,875	50,879	52,965	55,136
ITS Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Level Expenses	4,091,605	2,040,073	2,123,716	2,210,788	2,301,430	2,395,789	2,494,016	2,596,271	2,702,718	2,813,530	2,928,884	3,048,968	3,173,976
IH subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-
Property subsidies	-												
Working Capital	735,760	281,226	406,316	607,104	1,088,330	1,650,934	2,144,643	3,564,630	4,977,001	6,375,206	7,753,993	9,108,665	10,435,862
<b>Total</b>	<b>\$ 6,798,624</b>	<b>\$ 4,793,379</b>	<b>\$ 4,644,598</b>	<b>\$ 5,019,155</b>	<b>\$ 5,681,275</b>	<b>\$ 6,432,190</b>	<b>\$ 7,121,930</b>	<b>\$ 8,745,986</b>	<b>\$ 10,370,793</b>	<b>\$ 11,990,143</b>	<b>\$ 13,599,143</b>	<b>\$ 15,193,466</b>	<b>\$ 16,770,140</b>

**Short Term Rental Fee Subfund**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Beginning Balance													
<i>Working Capital</i>	4,453,461	3,447,786	3,731,503	4,184,169	4,645,741	5,101,176	5,555,429	6,003,452	7,800,196	9,595,610	11,389,640	13,182,231	14,973,326
Taxes	1,024,428	1,500,000	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Interest	-	60,000	30,000	40,000	35,000	35,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Other	-												
Bond Proceeds													
<b>Total</b>	<b>\$ 5,477,889</b>	<b>\$ 5,007,786</b>	<b>\$ 5,461,503</b>	<b>\$ 5,924,169</b>	<b>\$ 6,380,741</b>	<b>\$ 6,836,176</b>	<b>\$ 7,285,429</b>	<b>\$ 7,833,452</b>	<b>\$ 9,630,196</b>	<b>\$ 11,425,610</b>	<b>\$ 13,219,640</b>	<b>\$ 15,012,231</b>	<b>\$ 16,803,326</b>
<b>Requirements</b>													
Personnel Services	30,103												
NHP Citywide Homeowner Assistan	2,000,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000						
Joint Office One-Time													
ITS Fee	-	26,283	27,334	28,428	29,565	30,747	31,977	33,256	34,586	35,970	37,409	38,905	40,461
<i>Working Capital</i>	3,447,786	3,731,503	4,184,169	4,645,741	5,101,176	5,555,429	6,003,452	7,800,196	9,595,610	11,389,640	13,182,231	14,973,326	16,762,865
<b>Total</b>	<b>\$ 5,477,889</b>	<b>\$ 5,007,786</b>	<b>\$ 5,461,503</b>	<b>\$ 5,924,169</b>	<b>\$ 6,380,741</b>	<b>\$ 6,836,176</b>	<b>\$ 7,285,429</b>	<b>\$ 7,833,452</b>	<b>\$ 9,630,196</b>	<b>\$ 11,425,610</b>	<b>\$ 13,219,640</b>	<b>\$ 15,012,231</b>	<b>\$ 16,803,326</b>

**HMIS Local Match SubFund**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<i>Working Capital</i>	652,014	652,014	654,014	656,014	658,014	660,814	663,646	666,512	669,412	672,348	674,348	676,348	678,348
Intergovernmental Revenues	246,600	-	-	-	-	-	-	-	-	-	-	-	-
Interest	3,963	2,000	2,000	2,000	2,800	2,832	2,866	2,900	2,936	2,000	2,000	2,000	2,000
<b>Total</b>	<b>\$ 902,577</b>	<b>\$ 654,014</b>	<b>\$ 656,014</b>	<b>\$ 658,014</b>	<b>\$ 660,814</b>	<b>\$ 663,646</b>	<b>\$ 666,512</b>	<b>\$ 669,412</b>	<b>\$ 672,348</b>	<b>\$ 674,348</b>	<b>\$ 676,348</b>	<b>\$ 678,348</b>	<b>\$ 680,348</b>
<b>Requirements</b>													
Personnel Services	75,563	-	-	-	-	-	-	-	-	-	-	-	-
External M&S	175,000	-	-	-	-	-	-	-	-	-	-	-	-
<i>Working Capital</i>	652,014	654,014	656,014	658,014	660,814	663,646	666,512	669,412	672,348	674,348	676,348	678,348	680,348
<b>Total</b>	<b>\$ 902,577</b>	<b>\$ 654,014</b>	<b>\$ 656,014</b>	<b>\$ 658,014</b>	<b>\$ 660,814</b>	<b>\$ 663,646</b>	<b>\$ 666,512</b>	<b>\$ 669,412</b>	<b>\$ 672,348</b>	<b>\$ 674,348</b>	<b>\$ 676,348</b>	<b>\$ 678,348</b>	<b>\$ 680,348</b>

**Risk Mitigation Guarantee Pool Subfund**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<i>Working Capital</i>	1,083,979	1,083,979	1,088,979	1,078,979	1,068,979	1,063,979	1,063,979	1,063,979	1,063,979	1,063,979	1,063,979	1,063,979	1,063,979
Cash Transfer	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400	322,400
Interest	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
<b>Total</b>	<b>\$ 1,406,379</b>	<b>\$ 1,411,379</b>	<b>\$ 1,416,379</b>	<b>\$ 1,406,379</b>	<b>\$ 1,396,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>
<b>Requirements</b>													
External M&S													
Affordable Rental Housing	322,400	322,400	337,400	337,400	332,400	327,400	327,400	327,400	327,400	327,400	327,400	327,400	327,400
<i>Working Capital</i>	1,083,979	1,088,979	1,078,979	1,068,979	1,063,979	1,063,979	1,063,979	1,063,979	1,063,979	1,063,979	1,063,979	1,063,979	1,063,979
<b>Total</b>	<b>\$ 1,406,379</b>	<b>\$ 1,411,379</b>	<b>\$ 1,416,379</b>	<b>\$ 1,406,379</b>	<b>\$ 1,396,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>	<b>\$ 1,391,379</b>

**Rental Services SubFund**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Beginning Balance													
Working Capital	9,242,345	9,242,345	9,423,069	9,392,779	9,204,949	8,998,524	8,621,732	8,236,695	7,757,658	7,518,336	7,111,356	6,700,313	6,290,700
Fees	4,318,047	5,200,000	5,200,000	5,200,000	5,356,000	5,356,000	5,516,680	5,516,680	5,682,180	5,682,180	5,852,646	6,028,225	6,209,072
Interest	-	33,000	27,000	32,000	27,000	22,000	20,000	15,000	10,302	10,197	8,786	6,385	6,386
<b>Total</b>	<b>\$ 13,560,392</b>	<b>\$ 14,475,345</b>	<b>\$ 14,650,069</b>	<b>\$ 14,624,779</b>	<b>\$ 14,587,949</b>	<b>\$ 14,376,524</b>	<b>\$ 14,158,412</b>	<b>\$ 13,768,375</b>	<b>\$ 13,450,140</b>	<b>\$ 13,210,713</b>	<b>\$ 12,972,788</b>	<b>\$ 12,734,923</b>	<b>\$ 12,506,157</b>
<b>Requirements</b>													
Personnel Services	747,770	778,429	810,344	843,568	878,155	914,159	951,639	990,657	1,031,274	1,073,556	1,117,572	1,163,392	1,211,091
Bureau Indirect	-	511,927	527,285	527,285	543,104	559,397	576,179	511,927	278,111	286,454	295,048	295,048	295,048
External M&S	2,861,762	2,947,615	3,036,043	3,127,125	3,220,938	3,317,566	3,417,093	3,519,606	3,625,194	3,733,950	3,845,969	3,961,348	4,080,188
Software Maintenance Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Internal M&S	456,643	470,342	484,453	498,986	513,956	529,374	545,256	561,613	578,462	595,816	613,690	632,101	651,064
General Fund Overhead	251,872	343,963	399,165	422,866	433,273	434,295	431,550	426,913	418,764	409,582	400,196	392,334	385,261
Software Implementation													
Working Capital	9,242,345	9,423,069	9,392,779	9,204,949	8,998,524	8,621,732	8,236,695	7,757,658	7,518,336	7,111,356	6,700,313	6,290,700	5,883,506
<b>Total</b>	<b>\$ 13,560,392</b>	<b>\$ 14,475,345</b>	<b>\$ 14,650,069</b>	<b>\$ 14,624,779</b>	<b>\$ 14,587,949</b>	<b>\$ 14,376,524</b>	<b>\$ 14,158,412</b>	<b>\$ 13,768,375</b>	<b>\$ 13,450,140</b>	<b>\$ 13,210,714</b>	<b>\$ 12,972,787</b>	<b>\$ 12,734,923</b>	<b>\$ 12,506,158</b>

**Inclusionary Housing Fund**

**Construction Excise Tax SubFund**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Beginning Balance	-	-	-	-	-	-	-	-	-	-	-	-	-
Working Capital	24,191,702	18,260,407	19,963,216	20,245,046	19,404,027	17,037,875	15,030,525	10,702,404	15,204,527	12,248,486	15,757,453	4,433,102	8,247,926
Misc Taxes	5,977,688	6,276,573	7,431,573	7,803,151	8,112,471	8,352,860	8,686,399	9,120,719	9,576,755	10,055,593	10,558,373	11,086,292	11,640,607
Predev Loan Repayment	-	-	3,500,000	-	-	-	5,705,261	-	-	-	3,000,000	1,000,000	1,000,000
GO Bonds Predev Loan Repayment	1,205,000	7,013,336	3,000,000	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	(0)	-	-	-	-	-	-	-	-	-
Interest	111,000	91,000	78,000	41,000	56,000	66,500	71,500	36,500	51,500	56,500	37,000	37,000	37,000
<b>Total</b>	<b>\$ 31,485,390</b>	<b>\$ 31,641,316</b>	<b>\$ 33,972,789</b>	<b>\$ 28,089,197</b>	<b>\$ 27,572,498</b>	<b>\$ 25,457,235</b>	<b>\$ 29,493,685</b>	<b>\$ 19,859,623</b>	<b>\$ 24,832,782</b>	<b>\$ 22,360,579</b>	<b>\$ 29,352,826</b>	<b>\$ 16,556,394</b>	<b>\$ 20,925,533</b>
<b>Requirements</b>													
Opportunity Funds	-	3,500,000	12,662,743	7,567,670	9,361,998	3,490,944	17,500,000	3,300,000	11,162,197	2,110,671	23,353,396	6,664,574	6,664,574
OHCS Transfer	1,066,640	1,000,000	1,050,000	1,102,500	1,157,625	1,215,506	1,276,282	1,340,096	1,407,100	1,477,455	1,551,328	1,628,895	1,710,339
Affordable Rental Development P	251,774	-	-	-	-	-	-	-	-	-	-	-	-
Portland GO Bond Predevelopment	-	3,500,000	-	-	-	5,705,261	-	-	-	3,000,000	-	-	-
Metro GO Bond Predevelopment	-	3,000,000	-	-	-	-	-	-	-	-	-	-	-
Refunds	2,058,785	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Working Capital	18,260,407	19,963,216	20,245,046	19,404,027	17,037,875	15,030,525	10,702,404	15,204,527	12,248,486	15,757,453	4,433,102	8,247,926	12,535,619
<b>Total</b>	<b>\$ 22,501,140</b>	<b>\$ 31,641,315</b>	<b>\$ 33,972,789</b>	<b>\$ 28,089,197</b>	<b>\$ 27,572,498</b>	<b>\$ 25,457,236</b>	<b>\$ 29,493,686</b>	<b>\$ 19,859,623</b>	<b>\$ 24,832,783</b>	<b>\$ 22,360,579</b>	<b>\$ 29,352,826</b>	<b>\$ 16,556,395</b>	<b>\$ 20,925,532</b>

**Inclusionary Zoning/Indirect Housing Subsidy Programs SubFund**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Beginning Balance													
Working Capital	4,353,179	4,285,280	4,211,612	4,131,913	4,051,930	3,906,269	3,918,075	3,865,802	3,815,290	3,695,884	3,575,962	3,383,800	3,116,717
Transfers													
In Lieu Fees	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,001	250,002
Charges for Services	1,467,649	1,521,313	1,576,369	1,639,424	1,639,424	1,705,001	1,705,001	1,773,201	1,773,201	1,844,129	1,844,129	1,844,129	1,844,129
Interest	400	400	400	400	400	400	400	400	400	400	400	401	402
<b>Total</b>	<b>\$ 6,071,228</b>	<b>\$ 6,056,993</b>	<b>\$ 6,038,381</b>	<b>\$ 6,021,737</b>	<b>\$ 5,941,754</b>	<b>\$ 5,861,670</b>	<b>\$ 5,873,476</b>	<b>\$ 5,889,403</b>	<b>\$ 5,838,891</b>	<b>\$ 5,790,413</b>	<b>\$ 5,670,491</b>	<b>\$ 5,478,331</b>	<b>\$ 5,211,250</b>
<b>Requirements</b>													
Personnel Services	917,193	954,798	993,944	1,034,696	1,077,119	961,281	1,000,693	1,041,721	1,084,432	1,128,894	1,173,320	1,219,569	1,267,713
External M&S	725,626	740,658	755,469	770,579	785,990	801,710	817,744	834,099	850,781	867,797	885,153	902,856	920,913
Internal M&S	12,016	12,256	12,501	12,751	13,006	13,266	13,532	13,802	14,078	14,360	14,647	14,940	15,239
Contingency													
General Fund Overhead	131,114	137,670	144,553	151,781	159,370	167,338	175,705	184,491	193,715	203,401	213,571	224,249	235,462
Working Capital	4,285,280	4,211,612	4,131,913	4,051,930	3,906,269	3,918,075	3,865,802	3,815,290	3,695,884	3,575,962	3,383,800	3,116,717	2,771,924
<b>Total</b>	<b>\$ 6,071,228</b>	<b>\$ 6,056,993</b>	<b>\$ 6,038,381</b>	<b>\$ 6,021,737</b>	<b>\$ 5,941,754</b>	<b>\$ 5,861,670</b>	<b>\$ 5,873,476</b>	<b>\$ 5,889,403</b>	<b>\$ 5,838,890</b>	<b>\$ 5,790,413</b>	<b>\$ 5,670,491</b>	<b>\$ 5,478,330</b>	<b>\$ 5,211,250</b>

**Housing Property Fund**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Working Capital	5,836,571	6,329,064	6,365,393	6,663,813	7,178,293	8,258,892	8,660,656	8,838,623	9,338,228	9,899,085	10,381,189	10,834,523	11,309,042
Fund Transfers	57,079	-	-	-	-	-	-	-	-	-	-	-	33,861
Property Income	5,557,719	5,451,426	5,551,943	5,654,427	5,758,918	5,865,456	5,974,081	6,084,836	6,197,762	6,302,410	6,419,599	6,539,088	6,660,923
Interest	63,326	41,475	32,462	27,451	22,443	22,435	27,431	17,429	17,431	17,434	17,442	17,444	17,446
<b>Total</b>	<b>\$ 11,514,695</b>	<b>\$ 11,821,965</b>	<b>\$ 11,949,798</b>	<b>\$ 12,345,691</b>	<b>\$ 12,959,654</b>	<b>\$ 14,146,783</b>	<b>\$ 14,662,168</b>	<b>\$ 14,940,888</b>	<b>\$ 15,553,421</b>	<b>\$ 16,218,929</b>	<b>\$ 16,818,230</b>	<b>\$ 17,391,055</b>	<b>\$ 18,021,272</b>

Requirements													
Personnel Services - Dire	124,297	110,684	115,369	120,254	125,347	130,656	136,192	141,963	147,981	130,105	135,440	140,993	146,773
General Fund Overhead	91,272	94,245	97,317	100,495	103,781	107,178	110,692	114,326	118,085	121,973	125,995	130,156	134,461
Operating Costs	3,507,410	3,407,783	3,480,176	3,554,203	3,629,904	3,707,316	3,786,486	3,867,039	3,949,833	4,034,511	4,121,122	4,209,712	4,300,331
Debt Service	696,235	701,250	701,150	701,150	701,150	701,150	701,150	701,150	701,150	701,150	701,150	701,151	701,152
<b>Reserves</b>													
Major Maintenance	696,426	1,150,000	900,000	700,000	150,000	850,000	1,100,000	790,000	750,000	850,000	900,000	900,001	900,002
Replacements	-	-	-	500,000	300,000	300,000	500,000	500,000	300,000	500,000	500,000	500,000	11,248,274
Working Capital	6,356,594	6,365,393	6,663,813	6,678,293	7,958,892	8,360,656	8,338,623	8,838,228	9,599,085	9,881,189	10,334,523	10,809,042	590,278
<b>Total</b>	<b>\$ 11,472,234</b>	<b>\$ 11,829,355</b>	<b>\$ 11,957,826</b>	<b>\$ 12,354,394</b>	<b>\$ 12,969,073</b>	<b>\$ 14,156,957</b>	<b>\$ 14,673,143</b>	<b>\$ 14,952,707</b>	<b>\$ 15,566,134</b>	<b>\$ 16,218,929</b>	<b>\$ 16,818,230</b>	<b>\$ 17,391,055</b>	<b>\$ 18,021,271</b>

*Note: This forecast assumes only properties already owned or planned for development at the current time. Changes to the State Constitution occurred in November 2018 and the City may or may not choose to own apartment buildings; thus these numbers would decline substantially.*



**Community Development Block Grant (CDBG) Fund**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<i>Carryover/Working Capital</i>	5,410,800	6,918,849	6,551,660	5,742,626	4,613,758	3,548,759	2,430,991	1,687,022	1,318,289	912,757	795,197	783,859	518,815
Grants	8,284,513	8,035,978	7,794,898	7,794,898	7,794,898	7,794,898	7,716,949	7,639,780	7,563,382	7,487,748	7,412,871	7,338,742	7,265,355
CDBG-CV1													
CDBG-CV3													
Program Income	1,026,236	1,190,000	1,150,000	840,000	821,000	770,000	720,000	730,000	590,000	579,620	575,339	575,340	575,341
<b>Total</b>	<b>\$ 14,721,549</b>	<b>\$ 16,144,827</b>	<b>\$ 15,496,558</b>	<b>\$ 14,377,524</b>	<b>\$ 13,229,656</b>	<b>\$ 12,113,657</b>	<b>\$ 10,867,940</b>	<b>\$ 10,056,802</b>	<b>\$ 9,471,671</b>	<b>\$ 8,980,125</b>	<b>\$ 8,783,407</b>	<b>\$ 8,697,941</b>	<b>\$ 8,359,511</b>
<b>Requirements</b>													
Personnel Services	1,238,993	1,300,199	1,353,507	1,409,001	1,466,770	1,526,908	1,589,511	1,654,681	1,722,523	1,793,146	1,866,665	1,943,198	2,022,869
Indirect	425,735	460,883	508,280	557,619	608,982	662,450	718,111	776,053	836,371	899,163	964,528	1,032,574	1,103,410
External/Internal M&S	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
<b>Contracts</b>													
Rental Services													
Affordable Rental Housing	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Section 108 Repayment	780,000	792,000	802,000	807,000	815,000	822,000	827,500	825,000	608,000	300,600	279,000	314,000	-
Homeownership Access & Retention	204,000	204,000	208,080	208,080	208,080	208,080	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Foreclosure Prevention	287,707	287,707	293,461	293,461	293,461	293,461	285,000	250,000	285,000	285,000	250,000	250,000	250,000
Homebuyer Education	571,062	571,062	582,484	582,484	582,484	582,484	550,000	550,000	550,000	550,000	550,000	550,000	550,000
H89020 Downpayment Assistance	583,495	583,495	595,165	595,165	595,165	595,165	520,000	500,000	520,000	520,000	500,000	500,000	500,000
H89010 Home Repair Grants	856,800	856,800	873,936	873,936	873,936	755,099	753,777	745,759	800,000	800,000	752,334	752,334	752,334
Economic Opportunity	2,262,907	2,195,020	2,195,020	2,195,020	2,195,020	2,195,020	2,195,020	2,195,020	2,195,020	2,195,020	2,195,020	2,195,020	2,195,020
CDBG-CV 1 PHB													
CDBG-CV 2 Prosper Portland													
CDBG-CV3													
<b>Projects</b>													
Opportunity Funds	-	2,300,000	2,300,000	2,200,000	2,000,000	2,000,000	1,500,000	1,000,000	800,000	600,000	400,000	400,000	555,112
Arbor Glen	550,000												
Anna Mann	-												
Fairfield	-												
3032 Powell	-												
<i>Working Capital</i>	6,918,849	6,551,660	5,742,626	4,613,758	3,548,759	2,430,991	1,687,022	1,318,289	912,757	795,197	783,859	518,815	188,766
<b>Total</b>	<b>\$ 14,721,549</b>	<b>\$ 16,144,827</b>	<b>\$ 15,496,559</b>	<b>\$ 14,377,524</b>	<b>\$ 13,229,657</b>	<b>\$ 12,113,657</b>	<b>\$ 10,867,940</b>	<b>\$ 10,056,802</b>	<b>\$ 9,471,671</b>	<b>\$ 8,980,126</b>	<b>\$ 8,783,406</b>	<b>\$ 8,697,941</b>	<b>\$ 8,359,511</b>

**HOME Fund**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Carryover/Working Capital	8,510,177	4,446,494	2,123,484	661,382	714,352	811,105	1,057,826	1,236,600	1,296,011	1,505,265	1,493,537	1,659,965	1,683,636
Grants	3,923,762	3,806,049	3,691,868	3,691,868	3,691,868	3,691,868	3,691,868	3,691,868	3,691,868	3,691,868	3,691,868	3,691,868	3,691,868
Pre Dev Loan													
Service Charges & Fees													
Program Income	264,310	260,100	220,000	210,500	185,000	174,400	143,400	143,400	113,400	113,400	113,400	113,401	113,402
<b>Total</b>	<b>\$12,698,249</b>	<b>\$8,512,643</b>	<b>\$6,035,352</b>	<b>\$4,563,750</b>	<b>\$4,591,220</b>	<b>\$4,677,373</b>	<b>\$4,893,094</b>	<b>\$5,071,868</b>	<b>\$5,101,279</b>	<b>\$5,310,533</b>	<b>\$5,298,805</b>	<b>\$5,465,234</b>	<b>\$5,488,906</b>
<b>Requirements</b>													
Personnel Services	507,407	528,211	549,868	572,412	595,881	535,312	472,260	491,623	511,779	532,762	554,606	577,344	601,015
External/Internal M&S													
CHDO Operating Support	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
<b>Projects</b>													
Opportunity Funds	2,000,000	1,585,696	1,272,486	2,200,000	2,300,000	2,200,000	2,300,000	2,400,000	2,200,000	2,400,000	2,200,000	2,200,000	2,200,000
H30561 Garden Park	700,000	3,367,382	2,667,382	192,751									
H30565 Powellhurst	4,112,111												
COVID-19 Response													
Gresham Funds	599,078	581,105	563,672	563,672	563,672	563,672	563,672	563,672	563,672	563,672	563,672	563,672	563,672
Admin	59,907	58,110	56,367	56,367	56,367	56,367	56,367	56,367	56,367	56,367	56,367	56,367	56,367
Multnomah County Funds	139,320	135,141	131,086	131,086	131,086	131,086	131,086	131,086	131,086	131,086	131,086	131,086	131,086
Admin	13,932	13,514	13,109	13,109	13,109	13,109	13,109	13,109	13,109	13,109	13,109	13,109	13,109
Working Capital	4,446,494	2,123,484	661,382	714,352	811,105	1,057,826	1,236,600	1,296,011	1,505,265	1,493,537	1,659,965	1,803,655	1,803,656
<b>Total</b>	<b>\$12,698,250</b>	<b>\$8,512,643</b>	<b>6,035,351</b>	<b>4,563,749</b>	<b>\$4,591,220</b>	<b>\$4,677,373</b>	<b>\$4,893,094</b>	<b>\$5,071,868</b>	<b>\$5,101,279</b>	<b>\$5,310,533</b>	<b>\$5,298,805</b>	<b>\$5,465,234</b>	<b>\$5,488,906</b>

**Other Federal Grants - Entitlement Grants**

**Housing for Persons With AIDS (HOPWA)**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
Resources	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Grants	1,891,284	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,255
HOPWA-CV1													
<b>Total</b>	<b>\$ 1,891,284</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,255</b>
<b>Requirements</b>													
External M&S													
HOPWA-CV1													
Homeless Services	1,891,284	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,254	1,717,255
<b>Total</b>	<b>\$ 1,891,284</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,254</b>	<b>\$ 1,717,255</b>

**Emergency Solutions Grant (ESG)**

Resources	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Grants	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011
<b>Total</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>
<b>Requirements</b>													
Homeless Services	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011	729,011
<b>Total</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>	<b>\$ 729,011</b>

**Other Federal Grants - Categorical Grants**

**Lead Hazard Abatement Grant**

Resources	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
17 Grant (HC00130)													
20 Grant (HC00160)	1,720,384	682,861											
		516,862	1,100,000	1,100,000	283,138								
<b>Total</b>	<b>\$ 1,720,384</b>	<b>\$ 1,199,723</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>\$ 283,138</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Requirements</b>													
Personnel Services	230,529	200,000	200,000	200,000	100,000								
External M&S	63,000	63,000	63,000	63,000	15,000								
Internal M&S	2,000	2,000	2,000	2,000	138								
Homeownership Access & Retention	1,360,855	874,723	775,000	775,000	143,000								
Bureau Indirect	64,000	60,000	60,000	60,000	25,000								
<b>Total</b>	<b>\$ 1,720,384</b>	<b>\$ 1,199,723</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>\$ 283,138</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

*Note: This forecast assumes one additional renewal of the Lead Hazard Abatement Grant. The bureau has had success getting grant renewal for two decades. While the potential for future renewals is promising it is not forecast.*

**HUD McKinney HMIS Grant**

Resources	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Grants	245,666	245,666	245,666	245,666	245,666	245,666	245,666	245,666	245,666	245,666	245,666	245,667	245,668
<b>Total</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,667</b>	<b>\$ 245,668</b>
<b>Requirements</b>													
Personnel Services	170,666	170,666	170,666	170,666	170,666	170,666	170,666	170,666	170,666	170,666	170,666	170,667	170,667
External M&S	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
<b>Total</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,666</b>	<b>\$ 245,667</b>	<b>\$ 245,667</b>

**Tax Increment District Subfunds**

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<b>Downtown Waterfront</b>													
<b>Resources</b>													
Working Capital	2,526,360	1,831,697	2,094,829	350,637	839,337	333,414	824,414	164,614	489,814	816,014	144,214	472,414	800,614
Predev Loan Payoffs/Property Sales			-				500,000						
Loan Income	1,269,114	484,900	484,900	484,900	484,900	471,000	320,200	320,200	320,200	320,200	320,200	320,200	320,200
TIF Housing Set Aside	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	10,000	19,021	3,800	9,177	20,000	20,000	5,000	6,000	8,000	8,000	8,000	8,000
<b>Downtown Waterfront Total</b>	<b>\$3,795,474</b>	<b>\$2,326,597</b>	<b>\$2,598,750</b>	<b>\$839,337</b>	<b>\$1,333,414</b>	<b>\$824,414</b>	<b>\$1,664,614</b>	<b>\$489,814</b>	<b>\$816,014</b>	<b>\$1,144,214</b>	<b>\$472,414</b>	<b>\$800,614</b>	<b>\$1,128,814</b>
<b>Requirements</b>													
Personnel Services - Direct Staffing	26,549	55,000	20,000			-	-	-		-	-	-	-
Bureau Indirect Costs (Staffing and Overhead)	80,565	176,768	128,113	-	-	-	-	-					
Affordable Rental Housing			-										
<b>Projects</b>													
Opportunity Funds	1,079,117	-	2,100,000	-	1,000,000	-	1,500,000	-	-	1,000,000	-	-	1,000,000
Working Capital	1,831,697	2,094,829	350,637	839,337	333,414	824,414	164,614	489,814	816,014	144,214	472,414	800,614	128,814
<b>Downtown Waterfront Total</b>	<b>\$3,017,928</b>	<b>\$2,326,597</b>	<b>\$2,598,750</b>	<b>\$839,337</b>	<b>\$1,333,414</b>	<b>\$824,414</b>	<b>\$1,664,614</b>	<b>\$489,814</b>	<b>\$816,014</b>	<b>\$1,144,214</b>	<b>\$472,414</b>	<b>\$800,614</b>	<b>\$1,128,814</b>

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<b>South Park Blocks</b>													
<b>Resources</b>													
Working Capital	8,158,002	6,257,874	5,768,505	143,550	-	-	-	-	-	-	-	-	-
Predev Loan Payoffs/Property Sales	7,096,931		500,000										
Loan Income	364,477	124,000	124,000	124,000	124,000	124,000	124,000	124,000	123,400	123,986	123,986	123,986	123,986
TIF Housing Set Aside	2,280,164		-										
Other	292,091	28,877	25,000	3,237	4,600	7,500	5,000	5,000	2,000	3,000	3,000	3,000	3,000
<b>South Park Blocks Total</b>	<b>\$18,191,665</b>	<b>\$6,410,751</b>	<b>\$6,417,505</b>	<b>\$270,787</b>	<b>\$128,600</b>	<b>\$131,500</b>	<b>\$129,000</b>	<b>\$129,000</b>	<b>\$125,400</b>	<b>\$126,986</b>	<b>\$126,986</b>	<b>\$126,986</b>	<b>\$126,986</b>
<b>Requirements</b>													
Personnel Services - Direct Staffing	70,032	73,534	77,210				5,000	13,100					
Bureau Indirect Costs (Staffing and Overhead)	204,847	215,089	225,844										
Affordable Rental Housing		353,623	5,970,901	270,787	128,600	131,500	124,000	115,900	125,400	126,986	126,986	126,986	126,986
<b>Projects</b>													
Joyce Hotel Development	1,141,704		-		-								
Working Capital	6,257,874	5,768,505	143,550	-	-	-	-	-	-	-	-	-	-
<b>South Park Blocks Total</b>	<b>\$7,674,457</b>	<b>\$6,410,751</b>	<b>\$6,417,505</b>	<b>\$270,787</b>	<b>\$128,600</b>	<b>\$131,500</b>	<b>\$129,000</b>	<b>\$129,000</b>	<b>\$125,400</b>	<b>\$126,986</b>	<b>\$126,986</b>	<b>\$126,986</b>	<b>\$126,986</b>

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<b>Convention Center</b>													
<b>Resources</b>													
Working Capital	100,618	100,618	16,652	-	-	-	-	-	-	-	-	-	-
Loan Income	115,836	62,500	31,297										
TIF Housing Set Aside	-	-	-										
<b>Convention Center Total</b>	<b>\$216,454</b>	<b>\$163,118</b>	<b>\$47,949</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Requirements</b>			-										
Personnel Services - Direct Staffing	12,218	11,288	11,852										
Bureau Indirect Costs (Staffing and Overhead)	36,784	34,378	36,097										
Affordable Rental Housing	-		-		-								
<b>Projects</b>			-										
Opportunity Funds	66,834	100,800	-										
Working Capital	100,618	16,652	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Convention Center Total</b>	<b>\$216,454</b>	<b>\$163,118</b>	<b>\$47,949</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<b>Lents Town Center</b>													
<b>Resources</b>													
Working Capital	2,011,136	2,011,136	1,113,411	-	-	-	-	-	-	-	-	-	-
Predev Loan Payoffs/Property Sales	-		-										
Loan Income	-	12,600	12,510	12,600	12,600	12,600	9,100	8,700	8,700	8,700	8,700	8,700	8,700
TIF Housing Set Aside	4,471,084	2,815,931	790,410	-	-	-	-	-	-	-	-	-	-
Interest	12,600		-										
<b>Lents Town Center Total</b>	<b>\$6,494,820</b>	<b>\$4,839,667</b>	<b>\$1,916,331</b>	<b>\$12,600</b>	<b>\$12,600</b>	<b>\$12,600</b>	<b>\$9,100</b>	<b>\$8,700</b>	<b>\$8,700</b>	<b>\$8,700</b>	<b>\$8,700</b>	<b>\$8,700</b>	<b>\$8,700</b>
<b>Requirements</b>													
Personnel Services - Direct Staffing	223,196	200,000	25,000										
Bureau Indirect Costs (Staffing and Overhead)	2,660,488	642,792	73,767										
H89030 Affordable Rental Housing	-	2,230,408	790,410	12,600	12,600	12,600	9,100	8,700	8,700	8,700	8,700	8,700	8,700
<b>Projects</b>			-										
Opportunity Funds			1,027,154										
H89010 Homeowner Retention	500,000		-	-	-	-	-	-	-	-	-	-	-
Home Repair Grants	-	353,056	-										
H89020 Homebuyer Financial Assistance	500,000	300,000	-	-	-	-	-	-	-	-	-	-	-
H89013 Homeowner Retention	600,000		-										
Working Capital	2,011,136	1,113,411	-	-	-	-	-	-	-	-	-	-	-
<b>Lents Town Center Total</b>	<b>\$6,494,820</b>	<b>\$4,839,667</b>	<b>\$1,916,331</b>	<b>\$12,600</b>	<b>\$12,600</b>	<b>\$12,600</b>	<b>\$9,100</b>	<b>\$8,700</b>	<b>\$8,700</b>	<b>\$8,700</b>	<b>\$8,700</b>	<b>\$8,700</b>	<b>\$8,700</b>

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<b>Interstate</b>													
<b>Resources</b>													
Working Capital	1,897,854	1,897,854	15,213,119	9,692,276	5,454,526	(11,814)	886	-	-	-	-	-	-
Loan Income	-	34,426	30,000	50,000	33,660	12,700	11,500	4,300	4,300	4,300	4,300	4,300	4,300
TIF Housing Set Aside 221005	12,526,503	28,056,835	12,990,379	13,523,733									
TIF Housing Set Aside 221505	944,914	(53,309)	-										
Other													
<b>Interstate Total</b>	<b>\$15,369,271</b>	<b>\$29,935,806</b>	<b>\$28,233,498</b>	<b>\$23,266,009</b>	<b>\$5,488,186</b>	<b>\$886</b>	<b>\$12,386</b>	<b>\$4,300</b>	<b>\$4,300</b>	<b>\$4,300</b>	<b>\$4,300</b>	<b>\$4,300</b>	<b>\$4,300</b>
<b>Requirements</b>													
Personnel Services - Direct Staffing	1,186,801	1,186,801	1,246,141	1,308,448									
Bureau Indirect Costs (Staffing and Overhead)	2,964,714	2,964,714	3,112,950	3,268,597									
Affordable Rental Housing	994,506	2,000,000	218,512	229,438									
<b>Projects</b>													
Reserve for Projects underway	94,468		-										
H30537 Strong Property	-	55,755	55,755										
Opportunity Funds	-		2,343,671				12,386	4,300	4,300	4,300	4,300	4,300	4,300
Killingsworth Block			1,211,193										
Alcena	-	525,000	-										
Kaiser Overlook	-	1,000,000	1,250,000	1,250,000									
Strong	-	1,000,000	3,125,000	4,125,000									
Carey Blvd	-	-	-	1,000,000	1,000,000								
H30900 Williams and Russell	-	2,000,000	2,250,000	4,250,000	4,500,000								
Homeownership Access & Retention			-										
H89010 Homeowner Retention Loans	500,000		-										
H89010 Home Repair Grants	-	500,000	500,000										
H30290 Proud Ground 5020 Homeownership	-	5,000	5,000										
H30536 Carey Blvd	-	13,000	13,000										
Homeownership Access & Retention			-										
H89011 Homeowner Retention	580,000	580,000	580,000										
H89021 Homebuyer Assistance	-	250,000	250,000										
H89021 Downpayment Assistance	250,000		-										
H30321 Argyle	3,595,928		-										
			-										
Homeownership Access & Retention			-										
H89013 Homeowner Retention	1,030,000	1,030,000	1,030,000	1,030,000									
H89023 Homeownership Asst.	1,350,000	1,350,000	1,350,000	1,350,000									
H89014 Home Repair	625,000	262,417	-										
H89024 Homeownership Opportunity	300,000		-										
Working Capital	1,897,854	15,213,119	9,692,276	5,454,526	(11,814)	886	-	-	-	-	-	-	-
<b>Interstate Total</b>	<b>\$15,369,271</b>	<b>\$29,935,806</b>	<b>\$28,233,498</b>	<b>\$23,266,009</b>	<b>\$5,488,186</b>	<b>\$886</b>	<b>\$12,386</b>	<b>\$4,300</b>	<b>\$4,300</b>	<b>\$4,300</b>	<b>\$4,300</b>	<b>\$4,300</b>	<b>\$4,300</b>

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<b>Gateway Regional Center</b>													
<b>Resources</b>													
Working Capital	63,349	5,013,329	2,019,749	1,495,586	-	-	-	-	-	-	-	-	-
TIF Housing Set Aside	5,637,316	2,692,147	3,835,518	924,396									
<b>Gateway Regional Center Total</b>	<b>\$5,700,665</b>	<b>\$7,705,476</b>	<b>\$5,855,267</b>	<b>\$2,419,982</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Requirements</b>													
Personnel Services - Direct Staffing	9,965	30,000	31,500	33,075									
Bureau Indirect Costs (Staffing and Overhead)	30,426	89,291	93,756	98,444									
<b>Projects</b>													
Opportunity Funds	-	5,563,436	4,234,425	2,288,463	-								
106th & Halsey	646,945		-		-								
Property Management	-	3,000	-										
Working Capital	5,013,329	2,019,749	1,495,586	-	-	-	-	-	-	-	-	-	-
<b>Gateway Regional Center Total</b>	<b>\$5,700,665</b>	<b>\$7,705,476</b>	<b>\$5,855,267</b>	<b>\$2,419,982</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<b>North Macadam</b>													
<b>Resources</b>													
Working Capital	234,400	234,400	-	-	35,040	-	-	-	-	-	-	-	-
Predev Loan Payoffs/Property Sales		1,000,000	-										
Loan Income	35,040	35,040	35,040	35,040	35,040	35,040	35,040	35,040	35,040	35,040	35,040	35,040	35,040
TIF Housing Set Aside	8,290,190	9,541,668	2,719,244					-	-	-	-	-	-
Other			-										
<b>North Macadam Total</b>	<b>\$8,559,630</b>	<b>\$10,811,108</b>	<b>\$2,754,284</b>	<b>\$35,040</b>	<b>\$70,080</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>
<b>Requirements</b>													
Personnel Services - Direct Staffing	58,565	70,000	45,000										
Bureau Indirect Costs (Staffing and Overhead)	166,665	224,977	288,255										
Affordable Rental Housing	-		-		-								
<b>Projects</b>													
Opportunity Funds	-	10,516,131	2,421,029	-	70,080	35,040	35,040	35,040	35,040	35,040	35,040	35,040	35,040
Riverplace	4,100,000		-		-								
H30673 Riverplace Parcel II	4,000,000		-		-								
Working Capital	234,400		-	35,040	-	-	-	-	-	-	-	-	-
<b>North Macadam Total</b>	<b>\$8,559,630</b>	<b>\$10,811,108</b>	<b>\$2,754,284</b>	<b>\$35,040</b>	<b>\$70,080</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>	<b>\$35,040</b>

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<b>Central Eastside</b>													
<b>Resources</b>			-										
Working Capital	13,917	13,917	-	-	-	-	-	-	-	-	-	-	-
Predev Loan Payoffs/Property Sales	-		-										
Loan Income	-	3,342	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
TIF Housing Set Aside	4,154,991	2,040,512	80,977	-	-	-	-	-	-	-	-	-	-
Other			-										
<b>Central Eastside Total</b>	<b>\$4,168,908</b>	<b>\$2,057,771</b>	<b>\$84,177</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>
<b>Requirements</b>			-										
Personnel Services - Direct Staffing	13,356	35,000	3,000										
Bureau Indirect Costs (Staffing and Overhead)	38,000	112,489	19,217										
Affordable Rental Housing	-		-										
<b>Projects</b>			-										
H89030 Affordable Homeownership	-	513,917	61,960	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
Opportunity Funds	4,103,635	1,396,365	-										
Working Capital	13,917	-	-	-	-	-	-	-	-	-	-	-	-
<b>Central Eastside Total</b>	<b>\$4,168,908</b>	<b>\$2,057,771</b>	<b>\$84,177</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$3,200</b>

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35
	Revised	Requested	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<b>River District</b>													
<b>Resources</b>													
Working Capital	6,257,874	6,257,874	3,527,334	-	-	-	-	-	-	-	-	-	-
Loan Income	474,368	444,035	466,800	466,800	466,800	466,800	466,800	466,800	466,800	466,800	466,800	466,800	466,800
TIF Housing Set Aside	8,580,922	2,874,501	-										
Other			3,469	10,000	10,000	10,644		11,509	5,000				
<b>River District Total</b>	<b>\$15,313,164</b>	<b>\$9,576,410</b>	<b>\$3,997,603</b>	<b>\$476,800</b>	<b>\$476,800</b>	<b>\$477,444</b>	<b>\$466,800</b>	<b>\$478,309</b>	<b>\$471,800</b>	<b>\$466,800</b>	<b>\$466,800</b>	<b>\$466,800</b>	<b>\$466,800</b>
<b>Requirements</b>													
Personnel Services - Direct Staffing	69,450	75,000	25,000		10,000	35,000	19,270	25,000	25,000	45,000	45,000	45,000	45,000
Bureau Indirect Costs (Staffing and Overhead)	178,394	241,047	160,142		30,000	105,000	57,810	75,000	75,000	135,000	135,000	135,000	135,000
H32138 The Ramona	-	-	-	-	-	-	-	-	-	-	-	-	-
Affordable Rental Housing	2,632,446		-										
Opportunity Funds		1,638,029	2,902,461	476,800	436,800	337,444	389,720	378,309	371,800	286,800	286,800	286,800	286,800
14th & Raleigh	-		-										
Fairfield Apartments	6,175,000	4,095,000	910,000										
Working Capital	6,257,874	3,527,334	-	-	-	-	-	-	-	-	-	-	-
<b>River District Total</b>	<b>\$15,313,164</b>	<b>\$9,576,410</b>	<b>\$3,997,603</b>	<b>\$476,800</b>	<b>\$476,800</b>	<b>\$477,444</b>	<b>\$466,800</b>	<b>\$478,309</b>	<b>\$471,800</b>	<b>\$466,800</b>	<b>\$466,800</b>	<b>\$466,800</b>	<b>\$466,800</b>





## SECTION 1: BUREAU OPERATIONS

1. How does the Requested Budget advance the achievement of equity goals as outlined in the bureau's Racial Equity Plan?
  - a. In what ways does the Requested Budget benefit Indigenous people, Black people, immigrants and refugees, people of color, and people with disabilities?
  - b. In what ways does the Requested Budget negatively impact Indigenous people, Black people, immigrants and refugees, people of color, and people with disabilities?

The mission of the Portland Housing Bureau is to meet the housing needs of the people of Portland. We focus our work on the lowest-income residents, who, due to systemic racism, social stratification and marginalization resulting from complex historical and contemporary systems of oppression are disproportionately Black, Indigenous, immigrant and refugee, people of color, or people with disabilities. It is these communities who were centered not only as we put together the requested budget, but as we develop, implement, and deliver programs throughout the year.

The primary goal this year, related to racial equity is to develop and implement the Bureau's Racial Equity Plan (REP). The REP will guide not only the Equity Manager's work, but it will also guide the prioritizing of Black, Indigenous and People of Color and people with disabilities in our programs and outcomes. The Racial Equity Plan will set outcomes and strategies for both our internal and external equity work. The Equity & Inclusion Manager leads the development of the REP, with significant partnership from PHB's Equity Council and Bureau Leadership.

It is always our goal to promote equity and anti-racism. We do not anticipate negative impact from this Requested Budget to Indigenous people, Black people, immigrants and refugees, people of color, and people with disabilities.

2. How has the bureau engaged with communities in the budget request to identify the priorities, particularly with Indigenous people, Black people, people of color, immigrants and refugees, multilingual, multicultural, and people with disabilities. How are these priorities reflected in this Proposed Budget?

PHB hosted a community budget forum in December 2022, which was held at New Song Community Church in Northeast Portland and also hosted on zoom to provide opportunity for maximum participation. Interpretation and closed captioning services were offered to participants. The budget forum was hosted in the evening, to accommodate community members who might be working during the daytime. Members of all the bureau's advisory groups were invited as well as the public. There were at least two members of each of the following advisory committees in attendance: Portland

Housing Advisory Commission, N/NE Oversight Committee, Fair Housing Advocacy Committee and Rental Services Commission. The priorities that came out of the meeting will be utilized in the second part of the budget process which aligns budget requests across the Community and Economic Development service area. PHB will be continuing the Home Repair program which was included in the priority list developed at the budget forum; we will be seeking additional city-wide funds to be able to expand the program beyond the Interstate and Lents URAs.

3. What are the insufficiencies in the base budget that inhibit the bureau's achievement of equity or the goals outlined in the Racial Equity Plan?

The primary insufficiencies in the base budget that inhibit the bureau's achievement of equity are that the bureau has insufficient resources to establish equity in the housing market for Communities of Color. In Portland, 1 in every 2 renter households have a household income of roughly 60% AMI or below, and 1 in every 4 households are paying more than 50% of their income on housing cost. This leads to increased levels of cost burden, displacement and destabilization risk, risk for experiencing homelessness. This impact and risk disproportionately impact Communities of Color, who disproportionately rent and earn lower incomes. White Portlanders earn nearly 220% more than Black Portlanders and White homeownership rates are 26 percentage points higher than for Black Portlanders. To pay the same portion of income on housing, Black Portlanders would need housing with rents and home prices 53% lower than current rates. In order to close this gap city programs and services are required, and additional resources are needed to do accomplish this.

4. Have you made significant realignments or changes to the bureau's budget? If so, how/do these changes impact the community? Is this different for Indigenous people, Black people, immigrants and refugees, people of color, and/or people with disabilities?

The bureau is proposing several realignments to provide additional capacity for services on the Risk Analysis and Compliance Team, Administration Team, Developmental Incentives Team. Additionally,

- The RSO received significant investment through the American Rescue Plan Act to support two programs: Expungement Clinics (\$152,000) and the Eviction Legal Defense Program (\$4.7 million). Both programs serve BIPOC Portlanders at high rates. The Expungement Clinics are provided by Metropolitan Public Defenders (MPD), who partner with 12 BIPOC led or BIPOC focused organizations to reach Portlanders with previous involvement in the criminal justice system. The intent is to expunge records in order for clients to be able to access housing by being able to pass a background check. Program data shows that, in Q1 of FY 22-23, 79% of clients identified as BIPOC. The Eviction Legal Defense Program connects Portlanders with an eviction filing or an eviction notice with legal representation and financial assistance. Program data shows that 42% of clients served in this program identify as BIPOC, with 20% of program participants declining to answer demographic questions.

As ARPA money is one-time funding and these contracts expire at the end of FY 22-23, the RSO submitted a program offer that would use rental registry funding to continue the Expungement Clinics work at the current rate, and continue the Eviction Legal Defense program at a reduced rate of \$1,500,000 in funding for FY 23-24.

- PHB is working with the Portland Clean Energy Fund (PCEF) to arrange a \$60 million program to fund clean energy features in our new affordable housing projects starting immediately through the next 5 years. Under ballot Measure 26-201, PCEF clean energy projects should have an “emphasis on those that benefit low income individuals and broaden access to energy efficiency and clean renewal energy infrastructure to low income communities and communities of color”. In addition, climate change has a disproportionate impact on the health and financial well-being of low-income communities and communities of color. This PHB-PCEF collaboration aims to leverage off PHB’s knowledge, experience and pipelined projects to address both bureaus’ goals by ensuring affordable housing has energy efficient components especially for heating, cooling, lighting and water are included to serve our most vulnerable populations.

PHB projects already identified as qualifiable under this program are expected to total over 1750 units of new regulated, affordable housing of which over 600 will be serving those with incomes under 30% AMI from which approximately 300 are anticipated to be for Permanent Supportive Housing for homeless (most likely with no income) referred through coordinated access who have a disabling condition of mental illness and/or drug addiction.

In addition, it is anticipated that PCEF program could support clean energy components in over 400 units of new affordable housing in the Interstate Corridor URA (ICURA) that are subject to the City’s Preference Policy targeted to address historic displacement of the Black community in N/NE Portland. It is anticipated that over 50 of these units in ICURA would be for new affordable, home ownership development which provide Preference Policy buyers with home that use less energy, cost less, and could advance intergenerational wealth creation.

5. If applicable, how is funding being prioritized to meet obligations related to Title II of the Americans with Disabilities Act and the bureau’s Transition Plan barrier removal schedule?

The Portland Housing Bureau funds two positions that are responsible for compliance related to Title II of the American with Disabilities Act and the bureau’s Transition Plan. The Employee Relations and Business Services Manager is responsible for ensuring and removing barriers to employment (including but not limited to recruitment, hiring, retention, and training) for people with disabilities. The Equity and Inclusion manager is responsible for removing community barriers and ensuring access to Housing programs

and services. The Equity and Inclusion Manager also coordinates the Title II complaint process for the Bureau.

The budget also requests funds under the Equity program offer for live streaming, video captioning, and other accommodations as needed to ensure full participation for all at public meetings and events.

Finally, approximately 26% of households residing in the Housing Bureau's regulated affordable housing report living with a disability. The bureau has identified a need to develop an inventory of accessible housing that will help us match up accessible units to households that need them. This need will be addressed in a program offer in the Spring budget process.

6. What funding have you allocated in the bureau's budget to meet the requirements of ADA (Americans with Disabilities Act) Title II and Civil Rights Title VI?

This includes but is not limited to:

- Funding for translation, interpretation, video captioning, and other accommodations
- Translation of essential documents into safe harbor languages
- Engagement efforts with multilingual and multicultural communities

PHB's proposed bureau budget requests funds, under the Equity program offer, for translation, interpretation, and video captioning and other accommodations. The Bureau has prioritized this funding to meet the requirements of ADA Title II and Civil Rights Title VI. The Equity & Inclusion Manager, working with staff from PHB's Communications Team, is auditing PHB's processes and products to ensure that all vital documents are translated into, at a minimum, the top four safe harbor languages. Additionally, this funding is available to support interpretation and video captioning at all public meetings and events.

7. Please take a look at the City of Portland's workforce demographic dashboard as provided by the Bureau of Human Resources: [Public Human Resources Analytics Dashboard - September 2022 | City of Portland Public Analytics Dashboards | The City of Portland, Oregon \(portlandoregon.gov\)](#). How does the bureau's Requested Budget support employee equity in hiring, retention, and inclusion, particularly for Indigenous people, Black people, immigrants and refugees, people of color, and people with disabilities?

PHB seeks to hire, retain and promote a diverse workforce, one that reflects the communities we serve. We believe that diversity is a component of equity and justice.

- In fiscal year 21-22 the bureau completed 11 hires, of those 45% were women and 45% were BIPOC. To date, in FY 22-23, we have completed 5 hires, 100% women and 60% BIPOC.

- We have included additional funds in training and travel as well as a separate budget in the equity program offer which includes \$15,000 for equity training.
  - PHB regularly advertises recruitments in community culturally specific news outlets as well as organizations such as National Forum for Black Public Administrators and the Urban League. On average the bureau spends approximately \$1500 per recruitment advertising with culturally specific organizations.
  - The requested budget also supports staff time to focus on engaging and deepening relationships with culturally specific organizations and Black, Indigenous, and communities of color for the purpose of creating a pipeline for employment at the City.
8. If the bureau has capital assets, how does the Requested Budget take into consideration intergenerational equity (ensuring that those who are currently benefiting from the service are paying for its upkeep versus placing the financial burden on future generations)?

The Portland Housing Bureau owns several capital assets purchased with various funding sources, including City Lights GO bonds, Housing GO Bond, Short-term Rental fees and taxes, interim borrowing, TIF, and Housing Investment Fund sources. These assets include:

#### Apartment Buildings

- Headwaters Apartments
- the Ellington
- East Burnside

#### Properties for Development

- Strong Property
- Carey Blvd

As an aging existing apartment property, the Ellington has significant future major maintenance expenses. The bureau plans to upgrade or redevelop this property utilizing a mix of bonds and other available resources (TIF, building equity, building income). The other properties were offered as part of a project solicitation in September 2022 and will pair bond and TIF financing with resources provided through development partners.

The East Burnside and Headwaters properties are relatively newer. The Headwaters has significant unexpected capital needs that came to light in late 2019. The bureau worked with its contracted asset manager, Home Forward, and the Office of Management and Finance's Debt Management Division on debt restructuring options to address the financing and scope of the capital needs. The roof replacement project was completed in 2021 and financed with debt, which allows the cost of the improvement to be paid by the city over the useful life of the project and supports intergenerational equity goals. East Burnside is also building a major maintenance reserve for the future needs of this building (less than one-year-old). PHB utilizes the expertise of Home Forward and the building

property management firms in identifying major maintenance needs and reserve levels, ensuring multi-generational affordability over the life of the property.

9. If applicable, how does the bureau's budget create contracting opportunities for disadvantaged, minority, women, and emerging small businesses (D/M/W/ESB)?

A sizeable portion (over 70%) of PHB's budget is used in the creation and construction of City-regulated affordable housing units. Almost all (estimated >95%) PHB's funds used to support the production of these units are awarded through solicitations for which key criteria for award are the proposers' ability to meet PHB and City goals for Equity. Components of proposer's Equity Plan are 1) discussion of the development team roles and responsibilities to provide culturally specific and responsive services, programming and engagement as those relate to the specific housing needs in the community, including who has access to the housing opportunities to be created by this project; and 2) discussion on how the development team will create community economic opportunities related to DMWESB-SVN owned Business Enterprises Contracting, Workforce Training and Hiring, and Professional Services. Under PHB's Equity in Contracting program, PHB's target for the portion of development hard costs allocated to DMWESB-SVN firms is 30% (compared to the City's current 20%) and for soft costs is 20% (compared to no requirement under the City's procurement policies). Current DMWESB-SVN certified firms' total value of contracts and subcontracts of PHB supported projects is about 30% for the period from 2017-2021.

The Bureau's Neighborhood Housing Partnership (NHP) team seeks to promote and expand contracting opportunities for disadvantaged businesses, including minority owned, women owned, veteran owned, and emerging businesses. The NHP current work with 78 approved contractors and 32 are designated as DMWESB. This exceeds our goal of have at least 30% of our vendors recognized or certified as DMWESB. For the course of the past 12 months, 76% of our home repair project has gone towards DMWESB contractors. By extending opportunities engagement to disadvantaged businesses we contribute to the economic vitality of the communities we serve. NHP and our communities also benefits directly by having a broader selection of competitively priced goods and services.

The NHP team has taken the following steps towards increasing our approved vendor list for DMWESB.

1. Community engagement: we have connected and attended DMWESB conference and professional associations and meeting
2. Funding for Lead certification: funding opportunity to cover half of the cost for training and taking the lead certification test for DMWESB contractors
3. Interpretation and translation services: NHP assist in providing interpretation and translation of materials to assist DMWESB with licensure
4. Networking and Outreach: direct outreach to DMWSEB contractors

10. If the bureau has dedicated equity staff, such as an Equity Manager, how were they involved in developing the bureau's Requested Budget?

The Equity Manager was involved in the Requested Budget in multiple ways:

- She attended meetings with leadership and program managers as they proposed, developed, and refined the budget.
- She attended the Bureau's Budget Advisory Committee Community Engagement meeting and co-facilitated a discussion with community members.
- Equity Manager coordinated and contributed to the completion of this Budget Equity Tool.

## **SECTION TWO: EQUITABLE ENGAGEMENT AND ACCESS**

11. How does this budget build capacity within the bureau to engage with and include communities most impacted by inequities?  
(e.g., improved leadership for outreach and engagement coordinators, public information or relations officers, advisory committees, commissions, targeted community meetings, stakeholder groups, increased engagement, etc.)

This budget builds capacity within the Portland Housing Bureau through a number of mechanisms, including:

- The Equity program offer provides resources for staff training. This fiscal year this includes PHB's Equity Speaker Series, a "lunch and learn" opportunity organized with jurisdictional partners to increase understanding of community housing needs and experiences. Developing a training series whose audience includes housing staff across multiple jurisdictions will support community members receiving equitable access and services across the housing continuum.
- The Equity program offer also requests budget for translation, interpretation, and video accommodation services that will be used to ensure access to our website, vital documents, and at public meetings and events.
- PHB's Tribal Relations Team are working on outreach and deepening relationships with the urban Native community, culturally specific Native American organizations, and Tribal governments.
- Funding advisory bodies, including Portland Housing Advisory Committee, Rental Services Commission, Fair Housing Advocacy Committee, and N/NE Oversight Committee. Our commissioners represent a diverse cross-section of subject matter experts and community members.
- Funding community outreach specific to the N/NE Preference Policy and displaced residents.

12. How does this budget build capacity and power in communities most impacted by inequities?

(e.g., leadership development for communities and guidance from communities, etc.)

- PHB's budget includes resources for staff to participate and/or sponsor home repair fairs executed by culturally specific community partners, additionally home repair programming is geared towards low to mid-income families and seniors.
- PHB strives to have meetings in the community when possible, increasing opportunities for communities to participate.
- PHB consistently offers opportunities for interpretation, translation and video captioning for community members who need these services in order to participate in meetings and services.

13. How does the bureau use quantitative and qualitative data to track program access and service outcomes for different populations? Please provide the data source(s)

- The Housing Bureau uses a client management information system, ServicePoint, to track program access and service outcomes for populations receiving services funded through our subrecipient contracts. The Housing Bureau's Web Compliance Management System (WCMS) tracks program access and service outcomes for housing units in its rental housing portfolio. Qualitative data is collected through community needs hearings, evaluation focus groups, and surveys.

What additional disaggregated demographic data will the bureau collect, track, and evaluate to assess equity impacts in community moving forward, and inform future budget decisions?

- In addition to client-level demographic data the Housing Bureau plans to collect information on the contractors and grants subrecipients it partners with. If the organization is a business, the bureau plans to collect the race and ethnicity of business owners. If the organization is a nonprofit, the bureau will collect the race and ethnicity of the nonprofit's board and staff. This information will assist in our efforts to assess equity impacts in the community moving forward, as well as inform future budget decisions.



## IDENTIFYING IMPACTS WORKSHEET

The following chart is intended to assist in identification of impacts affecting equitable delivery of City services in the bureau's submitted Requested Budget.

Populations Impacted	Potential Positive Impacts	Potential Negative Impacts
African American	<ul style="list-style-type: none"> <li>• Continued implementation of Preference Policy will provide increased ability for displaced former residents and their descendents) to return to N/NE Portland</li> <li>• Continued investments in Rental Services Office (RSO) landlord-tenant services, Communities of Color as priority target population</li> <li>• Continued investments in homeowner anti-displacement, support lower income households who are disproportionately Communities of Color</li> <li>• Continued investments in the homeownership programs in N/NE Portland</li> </ul>	None identified.
Asian	<ul style="list-style-type: none"> <li>• Continued investments in RSO landlord-tenant services, Communities of Color as priority target population</li> <li>• Continued investments in the homeownership programs in N/NE Portland</li> <li>• Continued investments in homeowner anti-displacement, support lower income households who are disproportionately Communities of Color</li> </ul>	None identified.
Hawaiian-Pacific Islander	<ul style="list-style-type: none"> <li>• Continued investments in RSO landlord-tenant services, Communities of</li> </ul>	None identified.

Hispanic-Latinx	<p>Color as priority target population</p> <ul style="list-style-type: none"> <li>• Continued investments in the homeownership programs in N/NE Portland</li> <li>• Continued investments in homeowner anti-displacement, support lower income households who are disproportionately Communities of Color</li> <li>• Continued investments in RSO landlord-tenant services, Communities of Color as priority target population</li> <li>• Continued investments in the homeownership programs in N/NE Portland</li> <li>• Continued investments in homeowner anti-displacement, support lower income households who are disproportionately Communities of Color</li> </ul>	None identified.
Native American	<ul style="list-style-type: none"> <li>• Continued investments in RSO landlord-tenant services, Communities of Color as priority target population</li> <li>• Continued investments in the homeownership programs in N/NE Portland</li> <li>• Continued investments in homeowner anti-displacement, support lower income households who are disproportionately Communities of Color</li> </ul>	None identified.
Persons with Disabilities	<ul style="list-style-type: none"> <li>• Continued investments in ending homelessness place persons with mental illness as priority target population.</li> </ul>	None identified.

Thuan Duong

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Name of Staff Contact

Molly Rogers

01/24/2023

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Name of Bureau Interim Director

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Date

Rev: January 2023

## **FREQUENTLY ASKED QUESTIONS**

### **How should a bureau use this tool to develop its budget?**

Notably, the tool not only provides decision-makers with information on how budget decisions impact the bureau/city's equity goals, but the tool is also intended to guide budget development. In this sense, the process of using the tool is equally as valuable as the information it yields.

### **What are some ways in which the bureau advisory committee can use the tool?**

Working through the tool should provide answers to impacts and opportunities, as well as uncover unintended consequences. It will also allow BAC's to see deficiencies in base budgets concerning equity and advocate on their bureau's behalf.

### **How will this information be used? Who is the audience?**

The Office of Equity and Human Rights established the Budget Equity Tool in order to give greater consideration of how budget decisions impact different communities across the City and move forward the City's equity goals, beginning in the FY 2015-16 budget process. This tool includes a series of prompts that are intended to increase the consideration of equity in the development of bureau base budgets and decision packages in addition to providing decision-makers and the public with information on how underserved communities will be impacted by budget decisions.

The information will be reviewed by the Office of Equity and Human Rights and the City Budget Office. During the budget sessions, both will offer thoughts, questions, and possibly recommendations based on the information within the document. The Office of Equity and Human Rights may engage with the bureau director prior to the presentation of the budget at the scheduled council session.

### **How will bureaus receive feedback on the tool?**

Bureaus may receive general feedback from the Office of Equity and Human Rights on their completion of the tool. Staff capacity precludes a formal report from being prepared. The Office of Equity and Human Rights will provide technical assistance upon request by bureaus.

### **Who can I contact for assistance?**

Please contact Asena Canbaz-Lawrence, Equity Manager or Christy Owen in the CBO with questions.

## **ADDITIONAL RESOURCES**

### **Link to Racial Equity Plans**

<https://www.portlandoregon.gov/oehr/70048>

### **City Budget Office Contacts**

<https://www.portlandoregon.gov/cbo/article/474294>

### **Office of Equity and Human Rights**

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