



Portland Housing Bureau



City of Portland Action Plan FY 2022-23 2022 Income and Rent Limits for Affordable Housing Programs

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The purpose of this community hearing is twofold; We intend to share highlights from:

I. City of Portland One-Year Action Plan FY 2022-2023

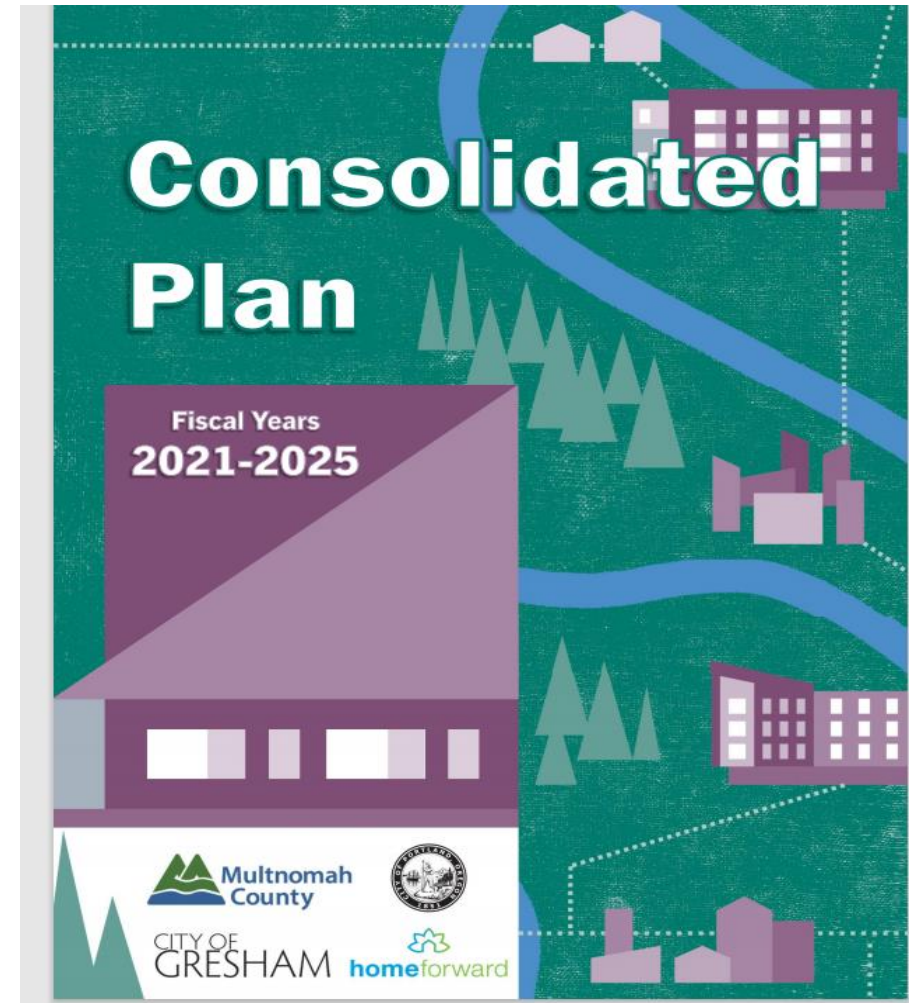
II. 2022 Income and Rent Limits Details for Affordable Housing Programs

The presentation has been organized into the following sections:

- **Section 1: Consolidated Plan (“Con Plan”) Basics & Connection to Action Plan**
- **Section 2: HUD Entitlement Programs**
- **Section 3: Income and Rent Limits and applicability to federal (HUD), state, and local programs**
- **Section 4: Action Plan (“AP”) HUD Entitlement Allocations FY 2022-2023**

Section 1: Consolidated Plan Basics

- **What is the “Con Plan”? How is it connected to annual Action Plans?**
- **What is the process for drafting the Action Plan?**
- **Who are the Portland Consortium Partners?**
- **Which are the HUD Program Funds that the Portland Consortium receives?**



What is the Consolidated Plan?

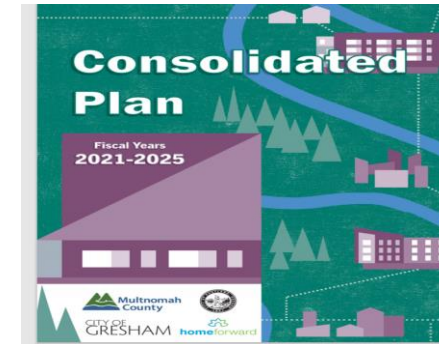


- Through the Consolidated Plan (often called the “Con Plan”) agencies receiving funds from the federal Dept. of Housing and Urban Development (HUD) assess community needs and make strategic investment decisions
- The Plan period can be 3 to 5 years
- The Plan “consolidates” four formula block grant programs
- HUD provides specific guidance on contents of the plan through sections and questions.

What is an Annual Action Plan?



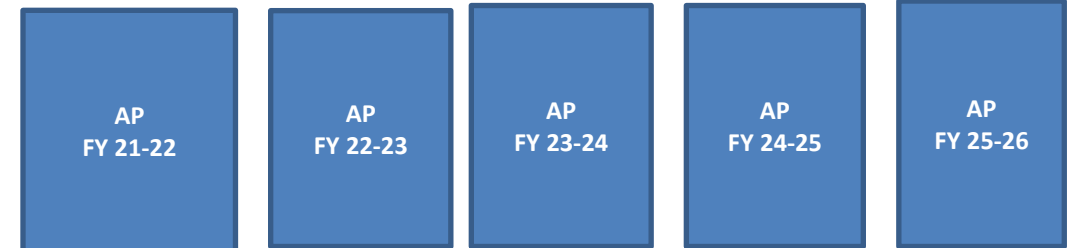
Action Plan (“AP”) is a yearly document that needs to be submitted to HUD. Since the Con Plan cover a 5-year period, there will be 5 associated APs.



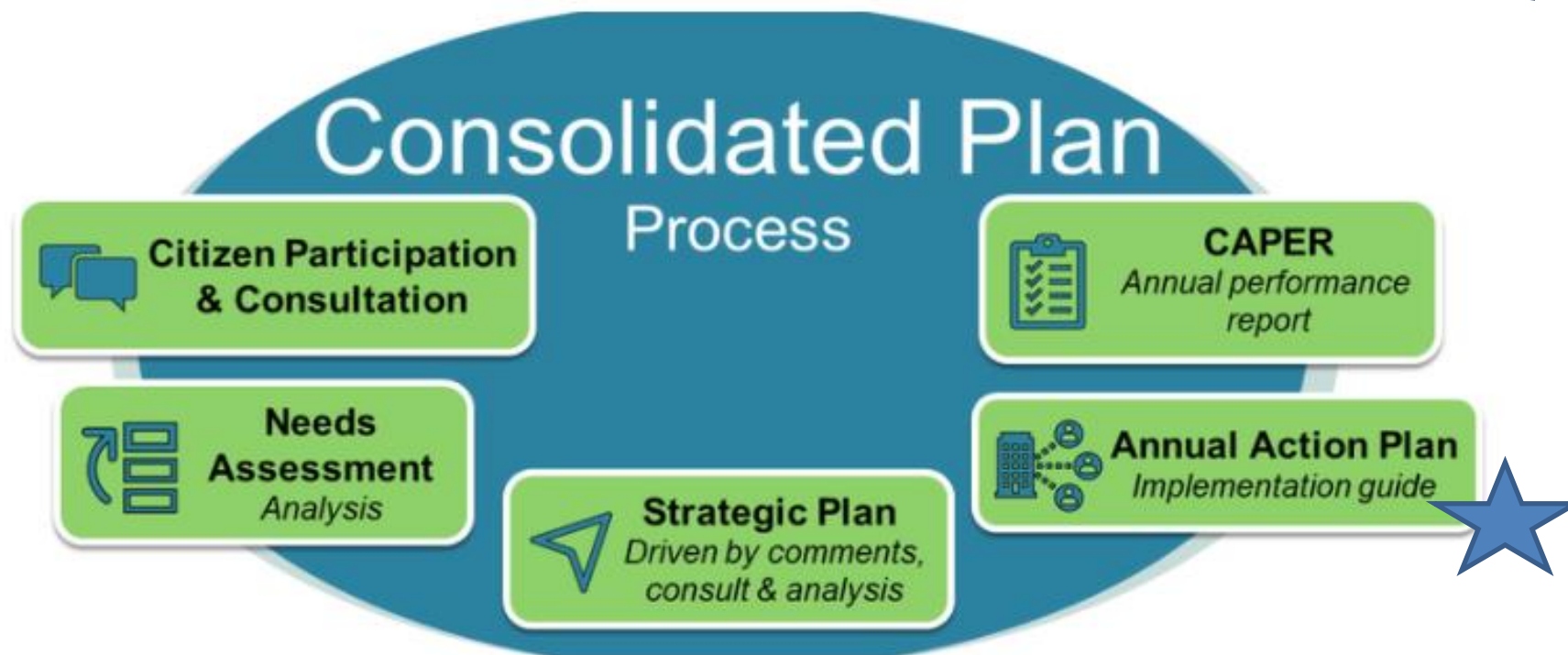
It details:

- How the allocated resources will be spent on various projects. Each of the projects are associated with specified Con Plan Goals
- Projects comprise of various “Activities”
- HUD upon review and approval of the AP release the grant agreement

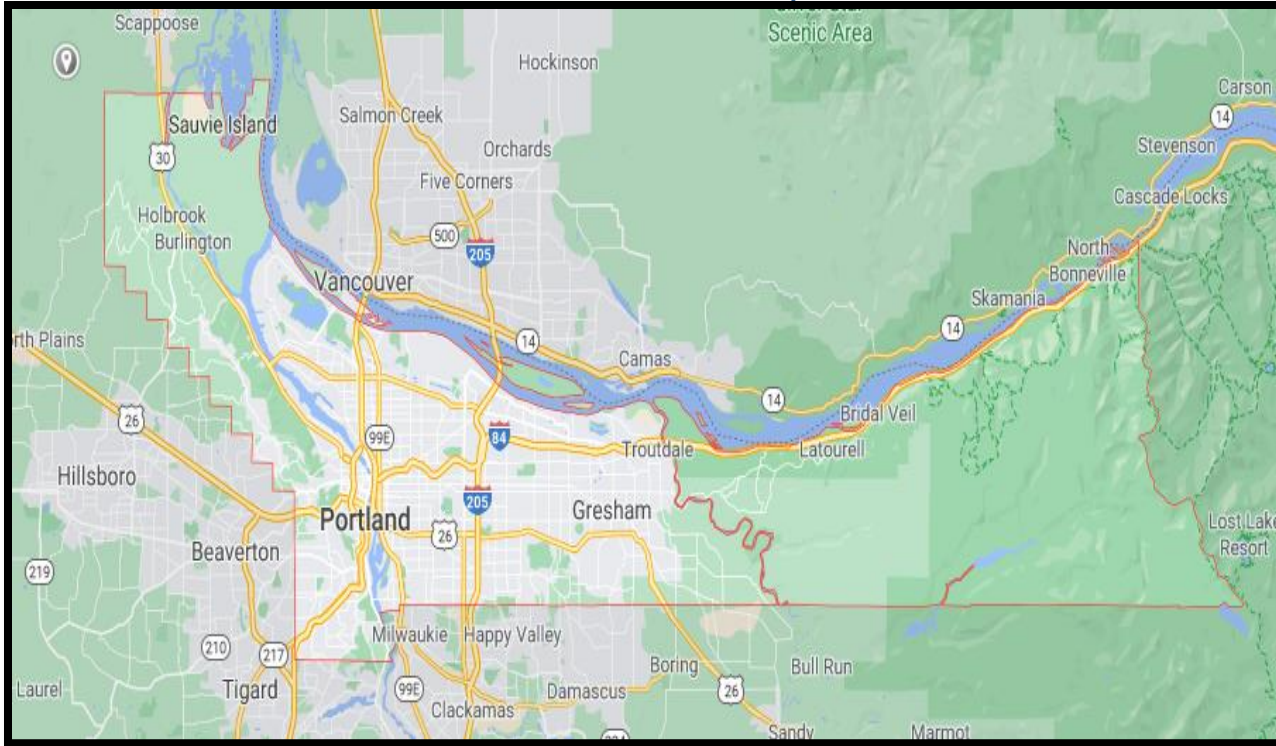
Con Plan Strategic Goals Implemented through Action Plan Projects



What is the process to develop and implement the Con Plan?





Who are the Consortium Partners?



- **City of Portland (Consortium Lead)**
- **City of Gresham**
- **Multnomah County (representing the unincorporated portions and smaller cities (Maywood Park, Troutdale, Fairview, Wood Village, Corbett) within its boundaries)**

Consolidated Plan: Priority Needs and Goals

	
1. Affordable Housing Choice	Increase and preserve affordable housing choice in ways that promote racial equity
2. Basic Services & Homeless Prevention/Interventions	Reduce and prevent homelessness in ways that can mitigate overrepresentation of BIPOC communities
3. Community and Economic Development	Improve livability through Infrastructure, employment, and anti-poverty strategies

What Federal Funds does the Consortium receive?



→ **CDBG: Community Development Block Grant Program**

→ **HOME: HOME Investment Partnerships Program**

→ **ESG: Emergency Solutions Grants Program**

→ **HOPWA: Housing Opportunities for Persons with AIDS Program**



Income & Rent Limits

HUD & Other Affordable Housing Programs

- HOME, CDBG, and other state and local resources are used for providing housing subsidies (rent assistance/ home ownership down payment /home repair loans, etc.) to eligible households- eligibility largely determined by a household's income to be able to offer targeted help to low-income households
- In addition to income, HUD also calculates Fair Market Rent (FMR), rent that is considered “fair” (as is set to ensure an eligible household is not cost-burdened). FMR is used to set limits on what units can be rented and/or set limits on the subsidy provided to a household.



2022 HUD Income Limits for the Portland Metro Area

Household Size	30% AMI	60% AMI	80% AMI	100% AMI
1	\$22,380	\$44,760	\$59,680	\$74,550
2	\$25,560	\$51,120	\$68,160	\$85,200
3	\$28,770	\$57,540	\$76,720	\$95,850
4	\$31,950	\$63,900	\$85,200	\$106,500

*Detailed income and rent limit information is available at <https://www.portland.gov/phb/income-rent-and-utility-limits>

2022 Fair Market Rents for the Portland Metro Area

Bedroom Size	Fair Market Rent
0	\$1,416
1	\$1,512
2	\$1,735
3	\$2,451
4	\$2,903

*Detailed income and rent limit information is available at <https://www.portland.gov/phb/income-rent-and-utility-limits>

HUD Funding Received for FY 2022-23

Consortium Member	CDBG Allocation	HOME Allocation	ESG Allocation	HOPWA Allocation
Gresham	\$1,022,099	-	-	-
Multnomah County	\$298,610	-	-	-
Portland	\$8,284,513	\$3,923,762	\$729,011	\$1,891,284

- City of Gresham and Multnomah County submit separate and individual annual Action Plans for their CDBG Entitlement Programs
- 25% of CDBG Allocation is passed on to Prosper Portland for Community Economic Development Activities & the remaining is allocated to projects that further other Con Plan Goals
- HOME allocation is shared on a formula basis with Consortium partners Gresham and Multnomah County
- ESG & HOPWA Allocations are passed on to the Joint Office of Homeless Services

City of Portland Project List: FY 2022-23

#	Project Title	Goal	Grant	Adopted FY22-23
1	FY21-22 Program Administration - CDBG	1	CDBG	\$ 1,173,190.00
2	FY21-22 Program Delivery - CDBG	1	CDBG	\$ 470,415.00
3	FY21-22 Program Administration - HOME	1	HOME	\$ 450,007.00
4	FY21-22 ESG Subcontracts	2	ESG	\$ 729,011.00
5	FY21-22 Program Administration - HOPWA	2	HOPWA	\$ 56,738.52
6	FY21-22 Fair Housing Admin - CDBG	1	CDBG	\$ 45,385.00
7	FY21-22 Section 108 Repayment	1	CDBG	\$ 779,513.00
8	FY21-22 Economic Opportunity Initiative - Microenterprise	3	CDBG	\$ 599,602.00
9	FY21-22 Economic Opportunity Initiative - Adult Workforce	3	CDBG	\$ 866,646.00
10	FY21-22 Economic Opportunity Initiative - Youth Workforce	3	CDBG	\$ 866,646.00
11	FY21-22 Housing Development Center	1	CDBG	\$ 12,000.00
12	FY21-22 New Affordable Housing	1	CDBG	\$ 2,517,353.00
	FY21-22 New Affordable Housing	1	HOME	\$ 3,970,059.00
13	FY21-22 HOME Consortium - Gresham	1	HOME	\$ 785,366.00
14	FY21-22 HOME Consortium - Multnomah Co	1	HOME	\$ 153,252.00
15	FY21-22 Single Family Fin Assist	1	CDBG	\$ 1,044,000.00
16	FY21-22 Single Family Home Repair	1	CDBG	\$ 1,159,421.00
17	FY21-22 HOME CHDO Operating Contracts	1	HOME	\$ 196,188.00
18	FY21-22 HOPWA Subcontracts	2	HOPWA	\$ 1,834,545.48

Other Opportunities for Community Participation

City of Portland Council

Date/Time: Wednesday, August 10, 2022

The draft plan is available at:

[City of Portland Action Plan FY 2022-23](#)

The public comment period is open till August 13, 2022

Ongoing comments/feedback can be submitted to

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For additional information on Consolidated Plan/Action Plan you can contact:

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