



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan



REQUESTED BUDGET

FY 2018-2019





CITY OF
PORTLAND, OREGON

PORTLAND HOUSING BUREAU

Mayor Ted Wheeler
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Date: January 29, 2018

To: Commissioner Chloe Eudaly
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Dan Saltzman
Auditor Mary Hull Caballero

From: Mayor Ted Wheeler and Shannon Callahan (Interim Director)

Re: FY 2018-19 Portland Housing Bureau Requested Budget

We are pleased to submit the Requested Budget for the Portland Housing Bureau (PHB).

Portland continues to experience significant challenges with homelessness, a lack of affordable rental housing, affordable homeownership opportunities, and the displacement of vulnerable communities. We have made significant progress in recent years to address these crises, increasing resources available to the Joint Office of Homeless Services, increasing the affordable rental unit production and homeownership assistance at the Housing Bureau, and creating the Office of Rental Services to implement data driven services and regulations supporting the rental housing market.

Moving forward, we must build on the improvements to our affordable housing system, and ensure that recent improvements continue to move forward with effectiveness in achieving their goal. To accomplish this, the Housing Bureau has developed a request budget aligned around the following strategic priorities for the next fiscal year.

Successful implementation of the Housing Bond

In October of 2017, working in partnership with numerous community stakeholders, the Housing Bureau finalized a policy framework for the use of Housing Bond funds. In the months following, the Housing Bureau has already begun receiving and considering acquisitions and developments to increase affordable rental housing units in the city. 2018 will see the bureau significantly increase solicitations for properties and development, and move more bond funded projects into the production pipeline.

Continued establishment and expansion of the Office of Rental Services

The 2017-18 budget nearly doubled the level of funding for education and legal services for fair housing and landlord-tenant law. These funds not only supported expanded services, but new staff for policy and planning at the Housing Bureau Office of Rental Services. Moving into 2018, the Housing Bureau is requesting additional service funding for culturally specific education and legal services, as well as new staff to manage the new work load associated with administering new regulations on the rental housing market.

Integrate Permanent Supportive Housing into Affordable Rental Developments

Supportive housing is a critical element to an affordable housing system, as many individuals and families struggling with homelessness and housing instability need additional supportive services to help them stabilize in affordable housing. With a significant number of affordable housing units in the Housing Bureau's existing portfolio, production pipeline, and to be developed through Housing Bond and other resources, the bureau will work in partnership with the Joint Office of Homeless Services to ensure there is a substantial increase in the number of Supportive Housing units in our community.

Effective stewardship of the thousands of affordable units in the Production Pipeline

The declarations of a housing emergency and the surge in resources in the last 3 years has enabled the Housing Bureau development staff to put an unprecedented amount of funding into affordable housing development. This influx of funds has led to thousands of affordable units in the production pipeline, with more becoming available for rent every month. The bureau staff will continue to actively manage this large investment in the city's affordable housing infrastructure to make sure affordable units continue move from production to open for those in need.

Release of additional funds to support affordable housing development

With the affordability crisis unabated, and federal tax reform having a negative financial impact on affordable housing development, it is more important than ever for local governments to marshal as much resource as possible to support the production of new affordable housing units. In 2018 the bureau will be releasing as much funding as is feasible to support affordable unit production.

Preservation of existing affordable housing units

While new affordable housing units is critical with the need that exists in the Portland community, it is just as crucial to maintain the existing affordable stock. Many units have been in existence and operation for decades and need resources for rehabilitation and repair. The Housing Bureau will be requesting funding, and working to identify resources to accomplish this goal.

Ensure the success of Inclusionary Housing

As Inclusionary Housing enters its second year of existence, the Housing Bureau is committed to ensuring the program is effective in producing affordable housing units. There are many challenges in the current market unrelated to inclusionary housing, the bureau will be closely examining what issues may exist with the current program structure in different submarkets in the city, and recalibrating the program where necessary.

Expansion of Multifamily Homeownership Programs

As the city becomes increasingly single family, the Housing Bureau has needed to adapt its affordable homeownership programming to be successful in a multifamily market. In 2016 and 2017, the bureau supported several new multifamily homeownership development projects, and this year, bureau staff will continue to review and refine our program options to transition as the Portland market transitions.

We continue to be grateful for Council's steadfast support of PHB, its mission, and strategic direction.



PORTLAND HOUSING ADVISORY COMMISSION

Amy Anderson
Dike Dame
Betty Dominguez
Maxine Fitzpatrick
Elisa Harrigan
Cameron Herrington
Hannah Holloway
Diane Linn
Nate McCoy
Ed McNamara
Shannon Singleton
Ramsay Weit
Sarah Zahn

BAC Members:

Jacob Sherman
Sia Argue

Date: January 29, 2018

To: Mayor Ted Wheeler
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Chloe Eudaly
Commissioner Dan Saltzman

Re: Housing Bureau FY 2018-19 Request Budget

The Portland Housing Advisory Commission's (PHAC) Budget Advisory Committee (BAC) appreciates the opportunity to comment on the Portland Housing Bureau's FY 2018-2019 requested budget. We are committed to the Housing Bureau's mission, vision, and values and strongly support the bureau's hard work to expand housing opportunities for low-income households and Communities of Color throughout Portland. That said, there are several recently appointed Commissioners that are still familiarizing themselves with the Bureau's budget and reserve the right to offer additional feedback as the budget development process progresses.

We would like to thank City Council and Portland communities for approving significant increases in resources in the last few years to the Joint Office of Homeless Services, the Housing Bureau, and the Office of Rental Services. With Portland continuing to face challenges in addressing homelessness, housing affordability, and displacement, these new resources are critical to addressing the problem.

We would also like to thank Housing Bureau staff who have been working tremendously hard in recent years to develop and implement new policies and programs that have been put in place in response to the housing crisis. We support the requests for new positions and the conversion of current positions to permanent to continue to manage this increased workload.

With so many new policies and programs, increased resources, and new offices and advisory bodies, we feel strongly that a focus on the alignment of efforts and systems will be critical in the next fiscal year and beyond. With issues that overlap significantly, we must diligently work to determine how general fund services provided by the Joint Office of Homeless Services, the Housing Bureau, the Office of Rental Services, and Prosper Portland align with the production of affordable rental and homeownership units utilizing federal funds, TIF funds, and the housing bond funds. Aligning systems and critically analyzing investments will improve the efficacy of interventions and help lay the groundwork for the future. We are particularly interested in better alignment between the

Housing Bureau and Prosper Portland to advance economic opportunity and improve economic mobility for low-income households.

We feel strongly that the city must continue to allocate more general fund resources for affordable homeownership and rental housing – these programs are severely limited by the geographic scope of urban renewal areas. PHAC also encourages the Bureau, the Mayor and Council to explore additional sources of dedicated revenue for affordable housing, including the creation of housing-only urban renewal districts and the extension of existing districts to provide affordable housing resources in neighborhoods experiencing, or anticipated to soon experience, gentrification and displacement.

The PHAC BAC does not support cuts to the Housing Bureau budget during a housing crisis, particularly those that would cut services for the Joint Office of Homeless Services.

Looking forward, we acknowledge that 2035 Comprehensive Plan will go into effect in 2018 and there are many policies associated with affordable housing and displacement mitigation. These include policies to preserve and rehabilitate manufactured housing; acquire and bank land for future affordable housing development; increase the stock of affordable homes citywide; mitigate displacement effects of new development and public infrastructure investments; and create housing and economic opportunities for households and communities harmed by gentrification and displacement. PHAC intends to examine these policies to determine where alignment exists with currently programming and identify where new programming or new resources may be needed.

Finally, we strongly encourage the City and the Housing Bureau to revisit the strategic plan and vision for an affordable inclusive city. An updated strategic plan will help to articulate and align the city and community's priorities with resources and an actionable plan. This process should continue to prioritize addressing homelessness, providing affordable rental housing, closing the minority homeownership and wealth gap, and stabilizing and protecting renters vulnerable to displacement.

Thank you for the commitment to addressing the unmet housing needs of the people of Portland and for your support of the PHAC and the Housing Bureau. We strongly support fully funding the requested budget and ask that you support it as well.

Sincerely,

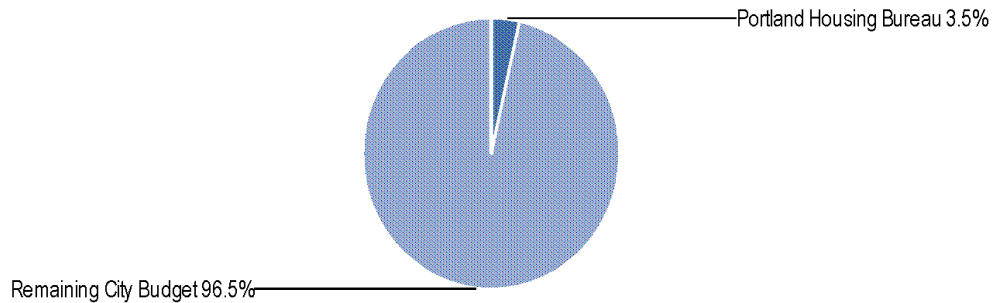
A handwritten signature in blue ink that reads "Sarah Zahn". The signature is fluid and cursive, with the first name "Sarah" and last name "Zahn" clearly distinguishable.

Sarah Zahn
PHAC Chair

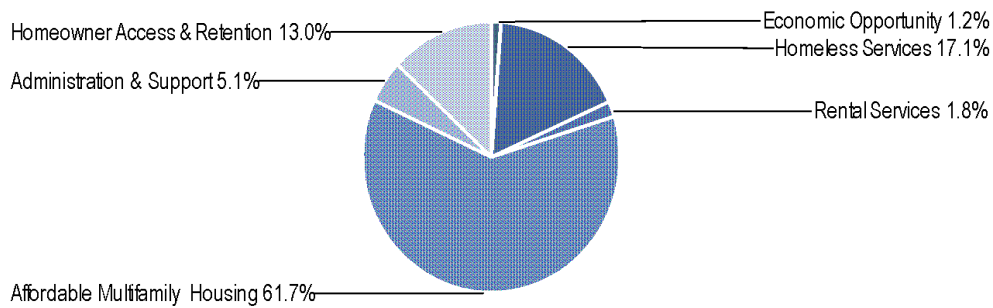
Portland Housing Bureau

Ted Wheeler, Commissioner-in-Charge
Shannon Callahan, Interim Director

Percent of City Budget

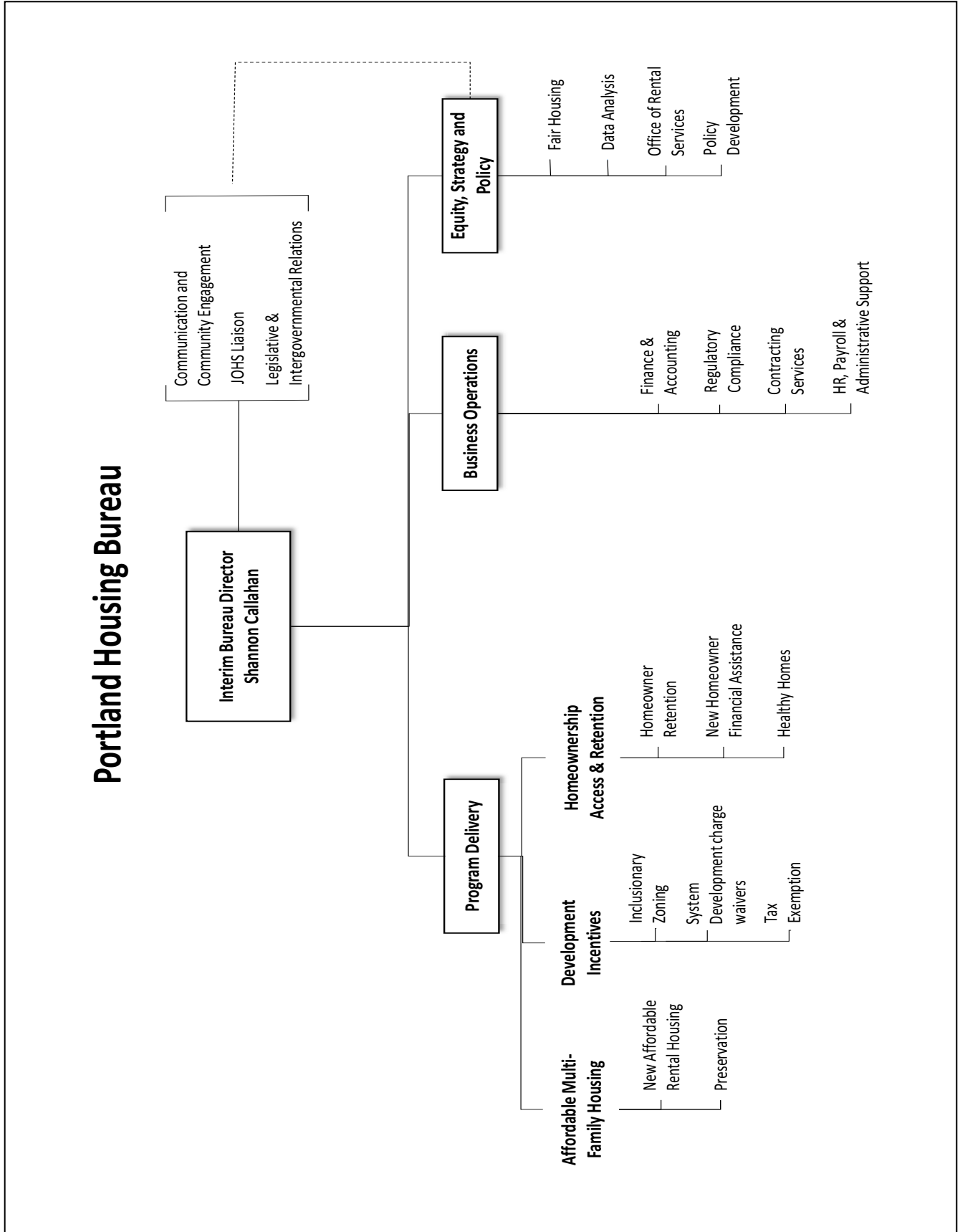


Bureau Programs



Bureau Overview

Expenditures	Revised FY 2017-18	Requested FY 2018-19	Change from Prior Year	Percent Change
Operating	205,737,837	169,952,289	(35,785,548)	(17.39)
Capital	18,780,000	8,600,000	(10,180,000)	(54.21)
Total Requirements	224,517,837	178,552,289	(45,965,548)	(20.47)
Authorized Positions	69.92	73.82	3.90	5.58



Bureau Summary

Bureau Mission

The mission of the Portland Housing Bureau (PHB) is to solve the unmet 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 find, rent, buy, retain and repair their homes; 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; and reaching out to Communities of Color to ensure their participation in the economic opportunities that quality housing investments create.

Bureau Overview

The Portland Housing Bureau is responsible for the management of several sources of public funds utilized in the investment of quality affordable housing. Investments span the continuum of housing services and include programs to prevent, address and aim to end homelessness, develop rental housing for low-income individuals and families, provide targeted homeownership and home retention programs, and administer regulation and services to renters and landlords engaged in the rental housing market. Funds come from three major sources (1) tax increment financing (TIF) that directs at least 45% of all tax increment financing expenditures to affordable housing under city policy (2) city general fund (3) federal funds and local sources including the Construction Excise Tax, Inclusionary Zoning fees, short term rental revenue, and the Housing Investment Fund.

PHB's federal funding comes from the U.S. Department of Housing and Urban Development (HUD) in the form of both entitlement grants (predominantly the Community Development Block Grant and HOME) and competitive grant funds. The Bureau deploys these resources in alignment with its 2016–2020 Consolidated Plan primarily as loans and grants for capital construction of new or rehabilitated housing, through its homeownership services, and in its economic opportunity programs.

The Housing Bureau has four permanent advisory commissions that guide its work, each with a specific scope of work and area of responsibility:

The Portland Housing Advisory Commission advises both the Bureau and City Council on strategic priorities, alignment opportunities, and trade-offs inherent in the expenditure of public funds. Although the Commission does not have an explicit decision-making role, the Commission helped shape the Bureau's Consolidated Plan and serves as the Bureau's budget advisory committee.

The Rental Services Commission advises the Bureau and City Council on the Housing Bureau Office of Rental Services and serves as the primary public forum for discussion of rental housing law and regulation, and renter-owner programs and services administered by the Housing Bureau.

The N/NE Housing Strategy Oversight Committee was formed in 2014 to oversee the implementation of the N/NE Neighborhood Housing Strategy. The Oversight Committee meets every other month and reports annually to City Council on the Housing Bureau's progress toward the goals and commitments made in the N/NE Housing Strategy.

The Bond Oversight Committee consists of five independent community members appointed to oversee the expenditure of the City's first general obligation affordable housing bond. The \$258.4 million bond, approved by voters in November 2016, will allow the City to build and preserve an additional 1,300 units of affordable housing.

In addition to making programmatic investments, the Bureau tracks market rental unit production through its yearly State of Housing report. While Portland leads the state in housing production, work remains in providing services for Portland's most vulnerable residents. Through the Joint Office of Homeless Services, the Bureau leads local policy and planning efforts to improve alignment with state and local government partners working to prevent homelessness and support economic stability.

The Bureau uses data to drive its actions, guided by principles of racial justice, equity, and community decision making. From internal projects, like the Bureau's 5-year Racial Equity Roadmap; to external projects like the N/NE Preference Policy, Inclusionary Zoning programs, and the Office of Rental Services, the Bureau has sought to allocate time and resources to the needs demonstrated in the data. Its work aims to achieve equity through community engagement and responsible use of public investments. The 2017 State of Housing report has shown how historic and institutional barriers to accessible housing, homeownership, and economic stability continue to systematically disadvantage Communities of Color. The Bureau has a responsibility to address this inequity through its work, and to allocate time and resources efficiently to reflect the importance of this priority.

The Portland Housing Bureau proactively engages with partners to critically review data, streamline its systems, and find efficiencies. As part of federal planning and reporting requirements, the Bureau works closely with its jurisdictional partners to perform joint federal funding oversight, Fair Housing analysis and policy recommendations, and community needs and priorities hearings. The Bureau continually seeks to align its priorities, maximize funding leverage, and partner on regional solutions.

Strategic Direction

Since it was created in 2009, the Bureau has expanded from its original role as an Urban Renewal Agency with a production focus, adding education, policy making, market regulation, and direct housing provision. From 2015-2017, the Bureau focused on securing and expanding additional programming resources and it bolstered its work to provide greater housing affordability. Heading into 2018-2019, the Housing Bureau will increase its focus on the Office of Rental Services and

increasing services for renters and landlords engaging in the rental housing market. In addition, the bureau will continue to increase the production of rental housing and homeownership opportunities derived from the funding increases of fiscal years past, as well focus on the successful implementation of the Portland Housing Bond.

PHB began 2017 with an ambitious agenda. Goals were set to implement the recently adopted mandatory inclusionary housing program, develop and implement a plan to use the Portland Housing Bond funds, establish an Office of Rental Services and a new advisory body to oversee the Office, and effectively manage the thousands of new rental housing and homeownership units added to the bureau's production pipeline in recent years. The bureau has been successful in accomplishing these goals that continue to be crucial to respond to the ongoing housing crisis in Portland.

Moving forward in 2018 the Housing Bureau will be focused on the key goals outlined below:

Successful implementation of the Portland Housing Bond

In October of 2017, the Housing Bureau and Mayor's Office, working in partnership with numerous community stakeholders, finalized a policy framework for the use of Housing Bond funds. In the months following, the Housing Bureau has already begun receiving and considering acquisitions and developments opportunities to increase affordable rental housing in the city. 2018 will see the bureau significantly increase solicitations for properties and development, and move more bond funded projects into the production pipeline. PHB also acquired one 263 units housing complex to convert to permanently affordable rental housing, and identified its first site for new construction of housing.

Continued establishment and expansion of the Office of Rental Services

In 2017 the Mayor's Budget nearly doubled the level of funding for education and legal services for fair housing and landlord-tenant law. These funds not only supported expanded services, but new staff for policy and planning at the Housing Bureau Office of Rental Services. Moving into 2018, the Housing Bureau is requesting additional service funding for culturally specific education and legal services, as well as new staff to manage the new work load associated with administering and responding to community questions new regulations on the rental housing market.

Expansion of Multifamily Homeownership Programs

As the city becomes increasingly single family, the Housing Bureau has needed to adapt its affordable homeownership programming to be successful in a multifamily market. In 2016 and 2017, the bureau supported several new multifamily homeownership development projects, and this year, bureau staff will continue to review and refine our program options to transition as the Portland market transitions.

Effective stewardship of the thousands of affordable units in the Production Pipeline

The declarations of a housing emergency and the surge in resources in the last 3 years has enabled the Housing Bureau development staff to put an unprecedented amount of funding into affordable housing development. This influx of funds has led to thousands of affordable homes in the production pipeline, with more becoming available for rent every month. The bureau staff will continue to actively manage this large investment in the city's affordable housing infrastructure to make sure affordable units continue move from production to open for those in need.

Release of additional funds to support affordable housing development & acquisition

With the affordability crisis unabated, and federal tax reform having a negative financial impact on affordable housing development, it is more important than ever for local governments to marshal as much resource as possible to support the production of new affordable housing units. In 2018 the bureau will be releasing as much funding as is feasible to support affordable housing production, and the acquisition of private market housing to ensure affordability.

Preservation of existing affordable housing units

While new affordable housing units is critical with the need that exists in the Portland community, it is just as crucial to maintain the existing affordable stock. Many regulated units have been in existence and operation for decades and need resources for rehabilitation and repair. The Housing Bureau will be assessing the need in our regulated portfolio, and work to identify resources to accomplish this goal.

Ensure the success of Inclusionary Housing

As Inclusionary Housing enters its second year of existence, the Housing Bureau is committed to ensuring the program is effective in producing affordable housing units. There are many challenges in the current market unrelated to inclusionary housing, the bureau will be closely examining what issues may exist with the current program structure in different submarkets in the city, and recalibrating the program where necessary.

Summary of Budget Decisions

Required Reductions PHB is submitting 2 packages that constitute the required 5% general fund reduction for Housing.

1). Reduce the East Portland Rental Rehab program by \$110,000- The reduction means 4 fewer units would be rehabilitated.

2). Reduce expenditures in the Director's Office and Business Operations by \$30,572- This is primarily in travel and conferences.

Adds

Office of Renter Services:

A \$800,00 general fund ongoing ask: \$600,000 to convert existing one-time General Fund to ongoing for current education and outreach services, legal services, and mandatory rental unit registration system development and management. \$0,200 additional General Fund Ongoing for two Assistant Housing Program Specialists for technical assistance calls/email and mandatory rental unit registration system development and management.

A \$1.2M general fund One-Time ask: Throughout the mandatory relocation assistance technical group process, one of the most pressing need for services that was mentioned by stakeholders was culturally specific and language specific education and outreach and legal assistance. Many stakeholders identified that many communities of renters and landlords of color were unaware of new regulations. To address this the bureau is requesting \$500,000 for culturally specific/language specific outreach and education services and \$500,000 for culturally specific/language specific landlord-tenant legal services and fair housing legal services. For education and outreach services the bureau will release an RFP to select 5 awardees of \$100,000 each with culturally specific community based organizations to develop education and outreach materials to inform their respective communities on fair housing and landlord-tenant law rights and obligations. Similarly, through an RFP process, the bureau will select 5 culturally specific organizations to receive \$100,000 each to provide legal assistance on fair housing and landlord-tenant law. Also included is \$200,000 to develop requirements for a rental registration system.

Homeowner Access and Retention

A \$500,000 ongoing general fund ask for Anti-Displacement – Single Family Home Repair: Vulnerable low-income homeowners across Portland are being involuntarily displaced or experiencing the threat of displacement. This proposal utilizes the proven homeowner stabilization strategy of home repair grants to address hazardous housing conditions that threaten to displace low-income homeowners. PHB is requesting \$500,000 General Fund Ongoing resources to increase equitable access to critical home repair services citywide.

Home repair funds will be contracted to an existing infrastructure of external community partners. Outreach and awareness activities will also be targeted to areas most vulnerable to displacement based on BPS's Vulnerability and Displacement Impact Analysis, which identifies high vulnerability, low opportunity neighborhoods and areas where Communities of Color are experiencing rising housing costs. These additional resources for home repair will result in the following:

A minimum of 83 low-income households will receive home repairs with an average value of \$6,000 each.

80% of all homeowners served will remain in their home 12 months after receiving services.

Affordable Housing Bond: Two Management Analyst positions to provide project and program planning support for GO Bond construction and acquisition projects

Joint Office of Homeless Services

The City/County intergovernmental agreement creating the Joint Office established a baseline funding level of \$15.0 million plus inflation from each entity. The FY 2018-19 JOHS requested budget is \$28,791,543, of which \$28,056,543 (or 97%) is to maintain current service level from FY17-18. The remaining \$735,000 is requested to fund a set of targeted new investments which advance emerging or expanded policies and initiatives from the City and Multnomah County. This ongoing investment reflects the City's continued commitment to prevent and end homelessness through leadership on AHFE and in response to the declared State of Emergency for housing and homelessness.

Realignment

Conversion of Limited Term Staff to Permanent: \$0

* This request is to convert an existing, funded Assistant Housing Program Specialist on the Regulatory Compliance team from limited term to permanent. As noted in the City Auditor's report, the team workload will continue to grow.

* This request is to convert two existing limited term positions (OSS III) into one permanent Assistant Housing Program Specialist on the Policy team and a .90 OSS II on the Admin team. The original plan had been for two positions to handle management of the rental and homeownership preference policy lists, but because practice has found that there is little overlap between the two, one position can handle both. The OSS II will work on the bureaus' archiving and records management needs, which have been handled by interns and temporary staff on a haphazard basis for a period of eight years. With significant progress made on the current backlog, the intent is to dedicate a position to complete the backlog project and maintain records going forward.

East Portland Programming: Despite numerous efforts and strategies, the bureau has not been able to secure participation from private landlords in the East Portland Rental Rehab program. This is primarily due to the current rental market and the reluctance of rental property owners to restrict rents for a 10-year period, but is exacerbated by the lack of mandatory rental inspections and enforcement to identify properties with code violations.

Therefore, in FY 2018-19, staff propose to reprogram the funds for home repair services. This is in line with the original auspices of the program which was to stabilize families and improve the housing stock in East Portland. PHB currently manages the home repair program in partnership with nonprofits to assist with critical repair needs for low-income, seniors, and disabled homeowners. Reprogramming these resources for home repair will result in the following:

- * Based on a \$690K program amount = 115 homes at \$6,000 each; or
- * Based on a \$580K program amount = 96 homes at \$6,000 each

Capital Budget

Capital Summary

CIP Highlights	<p>In FY 2018-19, the bureau is engaged in a new role as asset manager of affordable housing units acquired and constructed using proceeds from the 2016 General Obligation housing bond. The bureau currently manages four properties:</p> <ul style="list-style-type: none"> ◆ The Joyce Hotel, acquired in FY 2016-17, will require major renovations to address seismic and other life safety issues while maintaining current occupancy capacity at the Joyce Hotel. ◆ The Ellington Apartments, also acquired in FY 2016-17, will require continued major maintenance needs as expected with a mature property. ◆ The Fairfield Apartments, reclassified as a City asset in FY 2016-17, will eventually need a major renovation. Timing and funding for these efforts are still in the early planning stages. ◆ The Headwaters Apartments, also reclassified as a City asset, is a newer building that needs minor building code renovations as part of its refinancing. Major maintenance work will be required as the building matures. ◆ The first Housing GO Bond development project is getting underway in spring of 2018 at 30th and Powell, with construction costs reflected through FY 2020-21.
Major Issues	<p>In addition to new construction, the bureau will acquire assets in various states of maturity and with varying major maintenance and renovation needs.</p>
Changes from Prior Year	<p>The bureau has acquired property at 30th and Powell and is in the initial stages of developing and building an apartment complex on the site. This will be the first Housing GO Bond construction project.</p>
Council Goals and Priorities	<p>In addition to the recent voter approved Housing General Obligation Bond, the bureau’s capital investments are made with consideration to the 2035 Comprehensive Plan as discussed further below.</p>
Criteria	<p>The Housing Bureau is entering into a community process with the Strategic Advisory Group and the public to develop a comprehensive strategy to meet community needs within the opportunity-based nature of real estate development.</p>

Capital Planning and Budgeting

Capital Planning Process	<p>The bureau’s planning process remains under development. The bureau has a team of construction coordinators, all certified architects with construction backgrounds, who provide construction review and inspection for Housing Bureau gap financed projects. Their expertise has been used for due diligence on the acquisition of the Joyce Hotel, Ellington Apartments, and property acquisitions. Those staff have will be joined by a Capital Project Manager II and staff from Home Forward to further review the needs of those properties and to provide capital planning and construction management expertise..</p>
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Portland Housing Bureau

City Comprehensive Plan

The bureau's capital investments are made with consideration to the 2035 Comprehensive Plan, which tasks the bureau with goals such as preserving mobile home parks, and expanding land banking work and anti-displacement activities.

Financial Forecast Overview

The vast majority of the bureau's financial activity is in the form of gap financing, and the shift to owning capital assets represents a new role. The Housing Bureau's history has been defined by urban renewal tax increment funding (TIF) via the Council-approved affordable housing set-aside. It is a history of peaks and valleys: peaks from rising property values and the increase in the amount of funding set-aside, and valleys from shrinking property values and the end of individual URAs. The first steep drop in TIF resources was due to declines in property values, and led to significant staffing reductions at both Prosper Portland (formerly the Portland Development Commission) and the Housing Bureau.

This revenue source is currently at a high, but is expected to experience another downturn in four to eight years as almost all districts reach maximum indebtedness or the final year to issue debt. This coincides with the expiration of the Housing General Obligation Bond authority. Council action would be required to create additional URAs, increase maximum indebtedness depending on forecasted tax growth capacity, or refer additional bonds to the ballot.

In absence of that action, there will be a significant reduction during the period four to eight years into the forecast in both gap financing and capital acquisition and construction, as well as near elimination of the bureau's homeownership programs. Limited resources will require difficult decisions as to whether a shift is required toward regulation and asset management, and away from development.

Asset Management and Replacement Plan

Both Housing Bureau gap financed and owned apartment buildings are required to have asset management plans and replacement reserves. For the gap financed projects, the bureau has an asset management group that currently reviews regulatory agreements for compliance with asset management requirements, grant funding requirements, and in some cases financial condition. In addition, physical condition inspections are done by construction coordinators as requested by the asset management team. For Housing Bureau-owned buildings, property management contractors are required to provide multi-year capital needs assessments for review by bureau staff.

Administration & Support

Description	<p>The Administration & Support program is comprised of the Director’s Office, Equity and Business Operations division, and Policy, Data and Communications teams.</p> <p>Director’s Office</p> <p>The Director’s Office includes executive level support as well as the bureau director. The director has five direct reports: An Assistant Housing Director responsible for Housing Programs; a second Assistant Housing Director responsible for Housing Policy and Data; the Equity and Business Operations Manager; the Engagement and Policy Coordinator and Public Information Officer.</p> <p>Business Operations Division</p> <p>The Business Operations division includes Finance and Accounting, Human Resources, Compliance, Audits, Contracts and Administrative Support. These functions ensure that the service delivery teams have adequate information and support to carry out their functions in the most efficient and effective means possible. Within the Business Operations division, there are four direct reports to the Business Operations Manager, including: the Principal Financial Analyst responsible for Finance and Accounting, the Administrative Services and Facilities Manager responsible for Administrative Team oversight, Facility Services and Human Resources, the Program Coordinator responsible for Compliance, and the Management Analyst responsible for contracts coordination.</p> <p>Policy and Data Division</p> <p>The Policy and Data team includes: Data Analysis & Research; policy development, public involvement and liaison work with the Joint Office of Homeless Services and Portland Development Commission, which are all administered with a focus on Racial equity. This team also supports and coordinates the Director’s office in support of the Council-enacted legislative and intergovernmental agenda, public information, and policy/program development. This team provided lead support on development of the GO Bond framework and Bond Oversight Committee.</p> <p>Compliance</p> <p>The newly formed Compliance team includes responsibilities that were formerly part of the Housing Investment and Portfolio Preservation (HIPP) team. The team monitors the City’s prior investments in an affordable housing portfolio of close to 400 properties consisting of roughly 14,000 units through compliance testing. Rental projects benefiting from City programs must execute a regulatory agreement restricting the units to compliance reporting of tenant income and rents as well as financial documentation for the duration of the designated affordability period. The team determines further action needed to maintain compliance as well as calculates necessary loan payments and performs risk analysis. Monitoring of the loan portfolio enables the HIPP team to restructure existing investments with partners to help maintain and stabilize affordable housing properties.</p>
Goals	<p>The goals of the Director’s Office include:</p>

- * Ensuring the bureau advances goals, strategies and investment priorities from the strategic plan, with a focus on advancing the bureau's equity agenda.
- * Working collaboratively with a wide range of partners to solve the unmet housing needs of the people of Portland.
- * Ensuring that future policy and implementation decisions of the bureau improve housing access and economic opportunities for traditionally underserved populations.
- * Providing effective internal and external communications.
- * Securing sustainable resources for the ongoing creation and preservation of affordable housing.
- * Ensuring internal capacity exists to deliver quality service during the bureau's current period of growth and change.

The goals of the Business Operations Division include:

- * Ensure that administrative functions are delivered consistently, reliably, effectively and efficiently.
- * Provide strong financial, accounting and loan servicing functions.
- * Deliver excellence in compliance.
- * Support the bureau's equity goals through internal business practices, quality data, contract goals and publications on the website.
- * Ensure timely, confidential and supportive human resource services.
- * Support the N/NE Neighborhood Housing Strategy Oversight Committee, and implement their recommendations as appropriate.
- * Provide long-range vision and overall direction for Portland's affordable housing investments.
- * Develop and advance racial equity initiatives for the bureau's decision making processes, budget development, policy development, program and service delivery, and operational management.

The goals of the Policy and Data Division include:

- * Develop and advance affordable housing, homelessness and renter protections, and anti-displacement policy initiatives.
- * Strengthen data collection, data analysis and data reporting through maximizing the use of all information technology systems.
- * Inform the bureau on current housing needs, market and equity data to direct policies and practices.

- * Complete Consolidated Plan
- * Develop and advance revenue initiatives to support programs and services administered by the bureau.
- * Develop and advance strategic partnerships and relationships with public, private and nongovernmental institutions, to advance housing policy initiatives.
- * Development and administration of Bureau Internship program.
- * Support the Portland Housing Advisory Commission and Budget Advisory Committee.
- * Support the Bond SAG Framework development and Bond Oversight Committee.

The goals of the Compliance Team include:

- * Compliance monitoring, including inspections of properties, to meet regulatory requirements;
- * Proactive management of Bureau investments using analytical tools to guide informed lending decisions, including early assessment of risk; and
- * Building a foundation for future growth of PHB's loan portfolio.

Performance

Some key indicators of performance of the Director's office and Policy and Data Division and Communications teams (as pertains to the goals described above) are described in the Strategic Direction of this budget document. Performance goals for the Administration and Support Programs are focused on improving customer service relationships, using a data-driven approach to bureau policy and decision making, and managing administrative costs.

Changes to Services and Activities

There were several position changes during FY17. (1) A second Assistant Housing Director was added in the Fall Bump. This position manages the Policy and Data Teams with eight direct reports: Senior management Analyst, who manages the Data Analytics Team, four housing program coordinators, one management analyst and an administrative assistant. (2) Reclassification of a Housing Financial Analyst to a Senior Financial Analyst. (3) Creation of a Contracts Coordinator (Management Analyst) to create a single point of contact for Bureau contracts. (4) The Data analytics team was moved from Business Operations to the Policy Unit. (5) The compliance/asset management team was moved from under the Housing programs team, to the Business Operations team and (6) The program coordinator managing fair housing and the consolidated plan moved from the Business Operations team to the Policy and Data team.

Portland Housing Bureau

FTE & Financials	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19
FTE	30.09	32.99	36.23	41.86	41.76
Expenditures					
Administration & Support	567,400	670,213	620,084	464,065	694,065
Business Services	4,508,283	4,719,014	5,871,148	5,340,731	5,323,695
Director's Office	804,218	530,267	555,419	811,576	803,576
Planning & Policy	0	568,675	1,032,633	1,897,147	1,896,875
Total Expenditures	5,879,901	6,488,169	8,079,284	8,513,519	8,718,211
Performance	Actual FY 2015-16	Actual FY 2016-17	Yr End Est. FY 2017-18	Base FY 2018-19	Target FY 2018-19
Efficiency					
Administrative costs as a percentage of bureau level budget	5%	5%	5%	5%	5%
Administrative costs as a rolling three-year average	7%	7%	7%	7%	7%
Key Performance Measure					
Percentage utilization of minority contracts in housing construction (contract \$ awarded)	19%	14%	15%	15%	15%
Outcome					
Vacancy rate of units built 0% to 60% median family income	3%	3%	3%	3%	3%
Percentage utilization of minority, women, and emerging small business contracts in housing construction (contract \$ awarded)	31%	21%	20%	20%	20%

Economic Opportunity

Description	The Economic Opportunity Initiative (EOI) is a citywide program focused on increasing the incomes and economic self-sufficiency of very low-income residents. City Council formed the EOI in 2004 and transferred the program from the former Bureau of Housing and Community Development (BHCD) to the Prosper Portland (formerly known as the Portland Development Commission) in July 2009. As part of the initiative, PHB passes Community Development Block Grant (CDBG) funds to Prosper Portland to support programs and services in three categories: adult workforce, youth workforce and microenterprise. General Fund resources for EOI are also budgeted directly to Prosper Portland through a Special Appropriations allocation outside of the PHB, and are not reported here.
Goals	Prosper Portland administers the microenterprise component and contracts with three community agencies to provide services. Prosper Portland contracts with Worksystems Inc., our local workforce investment board, to administer adult and youth workforce services through sub-recipient contracts with twelve community and culturally-specific agencies. The goals of the program are to increase the incomes and economic opportunities for very low-income Portland residents through workforce services, career-track training opportunities and microenterprise development. EOI is focused on reaching participants who face multiple barriers to employment, including but not limited to: homelessness, limited English proficiency, criminal histories, drug and alcohol addictions, and lack of education and job preparation skills.
Performance	EOI program performance is summarized in the performance measures table, which includes both trend and projection information. Overall, the effectiveness measures reflect good to strong performance.
Changes to Activities and Services	Programs are funded at approximately the same level of CDBG funding as FY17-18, though about 3% less, due to anticipated changes in the population demographics by which the federal allocation is based. The funds for EOI are budgeted based on a standard % appropriation of awarded annual entitlement funds to PHB from HUD.

FTE & Financials	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19
FTE	0.08	0.09	0.09	0.00	0.00
Expenditures					
Economic Opportunity	11,842	29,584	12,516	0	0
Economic Opportunity Initiatives	0	(21,196)	0	0	0
Microenterprise Growth	503,165	502,667	0	500,582	500,582
Workforce Development	1,628,729	1,597,078	2,087,620	1,574,000	1,574,000
Total Expenditures	2,143,736	2,108,133	2,100,136	2,074,582	2,074,582

Portland Housing Bureau

Performance	Actual FY 2015-16	Actual FY 2016-17	Yr End Est. FY 2017-18	Base FY 2018-19	Target FY 2018-19
Outcome					
Percentage of workforce participants employed at graduation	79%	65%	65%	65%	65%
Percentage of microenterprises increasing economic stability at program exit	79%	85%	85%	85%	85%
Workload					
Total number of workforce participants	1,029	1,178	825	825	825
Total number of Microenterprise participants	300	262	350	350	350

Homeless Services

Description	<p>The City makes significant investments in programs and community initiatives to prevent and end homelessness for thousands of individuals and families each year. The budget for Homeless Services is passed to, and administered by, the City/County Joint Office of Homeless Services (JOHS), authorized by an IGA established in July 2016 between the City and Multnomah County. Funding consists of City General Funds and federal grants from the U.S. Department of Housing and Urban Development (HUD) including Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). Through the JOHS, funds are contracted to more than 21 nonprofit and public agencies to provide a comprehensive range of services to assist people experiencing homelessness or housing instability.</p> <ul style="list-style-type: none"> ? Supportive Housing ? Diversion an Employment ? Housing Placement & Retention ? Safety off the Streets ? System Support Services
Goals	<p>In 2013, leadership from the City of Portland, City of Gresham, Multnomah County and Home Forward created a renewed plan for ending homelessness in our community, called A Home for Everyone (AHFE). The plan chartered a new coordinating board to provide shared oversight of our community’s work to end homelessness. The board is led by an executive committee, comprised of elected officials from Portland, Gresham and Multnomah County; leadership from Home Forward and Meyer Memorial Trust; as well as representatives from the faith community, businesses, persons with lived experience of homelessness and other stakeholders.</p> <p>The Coordinating Board and its Executive Committee, with leadership from local jurisdictions, developed a comprehensive action plan in spring 2015 which contained targeted strategies in the areas of Housing, Health and Homelessness, Workforce & Economic Opportunity, Safety Off the Streets and Veterans. The action plan was funded in FY16-17 through increased investments from both the City and Multnomah County and has continued into FY17-18.</p> <p>Based on the projection of maintaining current FY17-18 service levels, the FY18-19 goals for Homeless Services include placing 4,317 people in permanent housing and assisting 5,020 people in prevention services. If funding at current FY17-18 service level is not available, projected goals will be reduced commensurate with the adopted budget.</p>

Portland Housing Bureau

Performance

Homeless Services performance measures are directly aligned to the strategic goals and system performance measures adopted by the AHFE Coordinating Board in March 2016 and approved by the AHFE Executive Committee. Performance for Homeless Services funding continues to be measured through contract-level and system-level outcomes and reporting compiled by the JOHS, including quarterly and annual reports submitted by providers with data disaggregated by demographic categories. A racial equity lens is incorporated into contract management and monitoring to improve the delivery of services and outcomes for populations overrepresented in homeless statistics. Homeless Services performance measures and other metrics, as recorded through the Homeless Management Information System (HMIS) and the 2015 and 2017 Point-in-Time Counts, indicate a continued high demand for homeless services.

All programs continue to demonstrate effectiveness while serving an increasing number of households with shelter, homelessness prevention and placement services. In FY16-17, a total of 4,889 individuals received housing placements and 6,139 individuals received homeless prevention or diversion services. These outcomes exceeded the stated goals for FY16-17. Reporting for the current year indicate that Homeless Services funded programs are on track to meeting and/or exceeding annual goals. Housing market conditions continue to challenge movement of clients from shelter to housing over the past year, with the average length of stay in emergency shelter at 60 days. Of households receiving permanent housing placement assistance, 74% continue to retain their housing at 12 months.

In FY 2017-18, Homeless Services performance will be measured through the same six key indicators as used for the current year. These are: 1. Total number of homeless households placed in permanent housing; 2. Retention rate of households placed in permanent housing at 6 and 12 months; 3. Number of households prevented from becoming homeless (through provision of rent assistance & housing services); 4. Average length of time spent in homeless shelter (All populations); 5. Number of individuals who are newly accessing homeless services; and 6. Percentage of households moved from homelessness into housing that subsequently return to homelessness.

Changes to Services and Activities

The FY 2018-19 JOHS requested budget is \$28,791,543, of which \$28,056,543 (or 97%) is to maintain current service level from FY17-18. The remaining \$735,000 is requested to fund a set of targeted new investments which advance emerging or expanded policies and initiatives from the City and Multnomah County. This ongoing investment reflects the City's continued commitment to prevent and end homelessness through leadership on AHFE and in response to the declared State of Emergency for housing and homelessness.

FTE & Financials	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19
FTE	4.11	0.74	0.59	0.00	0.00
Expenditures					
Homeless Rapid Re-housing	4,687,007	0	0	698,000	4,485,740
Homeless Services	61,753	150,966	0	0	0

Portland Housing Bureau

FTE & Financials	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19
Homelessness Diversion	0	841,380	2,055,636	1,020,497	2,325,356
Housing Access	1,365,671	142,637	0	0	0
Permanent Supportive Housing	0	0	0	0	352,500
Rapid Re-housing	0	7,732,186	8,867,456	3,957,995	3,688,571
Safety Off The Streets	0	10,678,812	11,054,565	5,760,550	9,066,840
Shelter & Emergency Services	6,153,115	1	0	0	0
Supportive Housing	7,103,978	5,357,846	7,356,163	6,982,760	8,239,019
System Support Services	0	1,624,828	905,787	685,080	1,045,910
Total Expenditures	19,371,524	26,528,656	30,239,607	19,104,882	29,203,936
Performance	Actual FY 2015-16	Actual FY 2016-17	Yr End Est. FY 2017-18	Base FY 2018-19	Target FY 2018-19
Key Performance Measure					
Total number of homeless individuals placed in permanent housing	4,603	4,889	4,317	3,007	4,317
Retention rate of households placed in permanent housing at 12 months	74%	74%	75%	50%	75%
Number of individuals prevented from becoming homeless	4,174	6,139	5,020	4,625	5,020
Percentage of households moved from homelessness into housing that subsequently return to homelessness	25%	27%	27%	38%	27%
Outcome					
Average length of time (days) spent in homeless shelter (all populations)	46	60	85	110	85
Number of individuals who have been homeless for a year or less	5,168	6,077	5,700	6,465	5,700

Affordable Multifamily Housing

Description

The Housing Investment and Portfolio Preservation (HIPP) team in partnership with the Risk Analysis and Compliance (RAC) team is responsible for investments in the development and preservation of affordable housing. Funding sources for investment activities include Tax Increment Financing (TIF), Housing Investment Fund (HIF), Community Development Block Grant (CDBG), and HOME and Portland's Housing Bond. As needed, the team also restructures existing investments with partners to help maintain and stabilize properties in PHB's affordable housing portfolio.

Goals

This team has four major goals:

- 1). Strategic investment of public resources to create and maintain a citywide portfolio of affordable housing.
- 2). Prudent structuring of investments through negotiation, underwriting and closing in partnership with the City Attorney's Office and the Office of Management & Finance (as necessary).
- 3). Control, oversight and disbursement of Bureau funds before, during, and after project construction.
- 4). Proactive management of Bureau investments using analytical tools to guide informed lending decisions.

Performance

Team performance metrics for fiscal year 2016-2017 show the opening of 511 new affordable housing units as well as the rehabilitation and preservation of an additional 145 affordable housing units, all of which are regulated to at or 60% of area median income (AMI) or less. Over 70% of these units are in high-opportunity areas. Portland Housing Bureau's (PBH) housing development partners are required to report on their efforts to provide contracting opportunities to minority, women and emerging small business (MWESB), and must comply with federal and local low-income workforce utilization goals. In FY 2016-17, PBH partners achieved a 21.28% MWESB participation rate and a 14.16% minority participation rate on a total of 10 PHB funded projects. MWESB subcontracting performance was down compared to the prior three year rolling average. This was due in large to the extremely tight construction market and the difficulty in finding certified firms with available capacity.

Calendar year 2017 was an exceptionally busy year for the HIPP team with over 20 projects in the pipeline representing over 2,000 units. The federal tax reform bill and the debate around it resulted in major uncertainty especially towards the end of the year. Early versions of the bill eliminated private activity bonds (PABs) which are used in conjunction with 4% low income housing tax credits (LIHTCs). Permanent elimination of PABs coupled with the proposed lowering of the corporate tax rate, threatened the financial viability of several PHB projects. As a result, projects scrambled to close by calendar year end. While the PAB program

was spared in the final version of the tax bill, PHB projects had already queued up to close before December 31, 2017 forcing PHB to condense its work into the months of November and December. During that time frame PHB closed financing on three new construction projects: The Jade, Block 45/NE Grand and Parcel 3, totaling 491 units.

2017 was the first full year of Portland's Housing Bond. In November 2016 voters passed Measure 26-179 authorizing \$258,400,000 in general obligation bonds for affordable housing. In February 2017, PHB closed on its first bond related purchase; the Ellington Apartments, and its 263 mostly two and three bedroom units. The \$47M purchase was closed using an inter-fund loan which was subsequently partially paid down by a \$37M bond sale – the remaining \$10M will be addressed at a later date. The HIPP team was a major contributor to 2017 planning activities for the bond including staffing and providing information to the Stakeholder Advisory Group (SAG) and Bond Oversight Committee (BOC). The HIPP team is using the Bond Framework, produced by the SAG, to guide its work in 2018 (and beyond) for acquisition of land and buildings. The HIPP team expects to close on several bond related purchases in 2018.

2017 also saw the release of a \$13M Notice of Funding Availability (NOFA) for Interstate Corridor Urban Renewal Area (ICURA) funds. Of those, \$9M were for homeownership activities while \$4M was awarded to Innovative Housing Inc. for the development of the Magnolia 2 a planned 50-unit rental building on NE Martin Luther King, Jr. Blvd. The HIPP team paired the NOFA release with a Request for Interest (RFI) for housing preservation projects. Through the RFI, PHB received 16 proposals for major repairs and renovations to projects already in PHB's portfolio. Twelve projects were sent to two committees (internal and external) which evaluated and ranked them. PHB expects to announce RFI related awards in early 2018.

The HIPP team also wrapped up the Fast Starts process which was begun in 2016. After reviewing eight complete proposals from that solicitation, Home Forward's Framework project was selected for funding. Framework, the first cross-laminated timber high-rise in the U.S., will create 60 affordable residential units in the heart of the Pearl District at a cost to the city of \$6M or \$100,000/unit, roughly average for other PHB multi-family new construction rental projects.

Analysis of the bureau's housing portfolio indicates that vacancy rates for the portfolio have remained consistently low at three percent. These performance metrics are directly tied to the 2035 Comprehensive Plan Policies 5.24 and 5.25 to preserve and produce affordable housing to meet the needs not met by the private market. To meet the 2035 Comprehensive Plan goals, the Bureau is striving to produce at least 500 newly affordable units each year with an overall goal of producing at least 10,000 new regulated affordable housing units by 2035. This constitutes eight percent of the projected new stock of housing in Portland, in alignment with historic trends.

Changes to Activities and Services The only significant change in activities for 2016-2017 involved creating a fully independent Risk Analysis and Compliance (RAC) team. Previously the functions of this team, formerly known as Asset Management, had been merged with the HIPP team's housing development and finance functions. Among other things this included so-called indirect funding programs like the Multi-Unit Limited Tax Exemption (MULTE) and Inclusionary Housing (IH). Both those functions along with asset management now reside completely with the RAC team.

Development Incentive

Description The newly formed Development Incentive team includes responsibilities that were formerly part of the Housing Investment and Portfolio Preservation (HIPP) and Neighborhood Housing Program (NHP) teams. The team administers the Inclusionary Housing (IH) Program, as well as the Multiple-Unit Limited Tax Exemption (MULTE), Non-Profit Limited Tax Exemption (NPLTE), Homebuyer Opportunity Limited Tax Exemption (HOLTE), System Development Charge (SDC) Exemption and Affordable Housing Construction Excise Tax (CET) Exemption Programs which provide financial incentives to IH projects and support other affordable housing projects for both home ownership and rental development. The team is also responsible for the Mortgage Credit Certificate (MCC) Program which provides first-time homebuyers a federal income tax credit for the life of the loan they used to purchase their home

Goals The team's primary goals are to promote inclusion of affordable housing in otherwise market-rate developments and to provide assistance to affordable housing developed and operated by non-profit partners, as well as to make homeownership more affordable to low- to moderate-income households.

Performance **Inclusionary Housing**
After adoption by City Council in December of 2016, The Inclusionary Housing (IH) Program went into effect on February 1, 2017. The program requires that developments with 20 or more new units set aside a minimum of 20% of those units for households earning 80% or less of area median family income (MFI). The program has several alternate options for meeting the program requirements including: a) provide 10% of the units for households earning 60% or less of area MFI; b) designate or build affordable units in another building; or c) pay a fee-in-lieu of providing affordable units.

Based on the Bureau of Planning and Sustainability's estimates in the Comprehensive Plan, the City will add 30,000 new multifamily housing units in the Central City and 60,000 new multifamily housing outside the Central City over the next 20 years. Depending on the options selected by developers, the IH program could directly result in 0 to 900 units affordable to households earning 80% or less of area MFI per year. Between February 1, 2017 and January 17, 2018, PHB reviewed 17 permits which will result in 98 new affordable units.

Exemption Programs

The various tax exemption programs provide relief to affordable housing projects in the form of reduced property taxes, for both rental and homeownership projects as well as both single-family and multi-family developments.

? The MULTE Program went through code changes as part of the roll-out of the IH Program to make it available city-wide. 13 total projects were approved in 2017, including 10 projects with 184 affordable units approved outside of IH requirements, and 3 projects with 28 affordable units approved as part of the incentives available to IH projects. With the pairing of the MULTE and IH Programs, the City and Multnomah County changed the way the annual cap for the MULTE is calculated so that it is based on a five-year rolling average of \$3 million of estimated first year of foregone revenue approved annually, rather than the \$3 million previously being available on a yearly basis.

? The NPLTE Program has remained a constant resource for non-profit housing providers. For the 2017-18 tax year, 11,015 units affordable to households earning 60% or less of area MFI were approved for full property tax exemptions.

? The HOLTE Program continues to be fully utilized by area builders of single-family housing. The program requires that new homes built have at least three bedrooms, unless built close to frequent transit areas where two-bedroom units are allowed. Homebuyers benefit from a 10-year tax exemption on the improvement value of the new homes. Annually, PHB has an annual cap of 100 newly approved units to the HOLTE Program. Homebuyers of the HOLTE units must purchase the home for less than an annually established price cap – currently \$375,000 – and earn 100% or less of area MFI.

The SDC Exemption Program provides incentives to developers by reducing the system development charges owed during permitting thereby off-setting the cost of development. The program is primarily used in conjunction with the other Development Incentive programs and direct funding provided by the HIPPP team. The program is available for both home ownership and rental developments.

Like the SDC Exemption Program, the CET Exemption Program exempts the payment of fees in permitting that would be due for projects which otherwise already have restricted affordability.

Mortgage Credit Certificate

In 16-17, the Mortgage Credit Certificate (MCC) Program assisted 56 first-time homebuyers. PHB applied for and received an additional allocation in 2017 to continue the program for another estimated 218 homebuyers.

Changes to Activities and Services

With almost a year of the IH Program underway, the team continues to work with the Policy team as well as staff at the Bureau of Planning and Sustainability (BPS) and the Bureau of Development Services (BDS) to refine aspects of the program. Principally, PHB is implementing further programming for homeownership projects. Additionally, staff is pursuing administrative clarifications and refinements to the rest of the program.

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PHB is working with the Mayor's office and the development community to formulate incentives for development projects who started the land use or permitting process prior to the start of IH in order to promote affordable housing in those developments. The MULTE Program is likely an appropriate program to help generate some affordability out of the extensive pipeline, up to 14,000 units.

The team will be partnering with BPS to implement programming to include affordability provisions in new density bonus structure within the multi-dwelling zones and in-fill development..

FTE & Financials	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19
FTE	13.93	18.55	20.88	16.11	18.11
Expenditures					
Affordable Housing Restru	1	0	0	0	0
Fair Housing	601,702	631,397	0	0	0
Housing Development Support	919,095	1,002,682	2,446,988	1,742,627	1,742,627
Housing Production & Preservation	0	(2)	0	0	0
Inclusionary Housing	0	187,745	4,206,894	468,548	468,548
New Construction	(1)	0	0	0	212,988
NewAffordableRentalHomes	14,846,901	88,666,516	119,221,877	99,898,989	99,898,989
Preservation	(1)	(145,141)	0	0	0
Preservation & Asset Mgmt	3,533,786	9,769,433	6,884,722	400,312	400,312
Property Management	0	112,508	2,848,273	2,670,936	2,670,936
Rehabilitation	(445)	59,665	0	12	12
Tax Exemption/Fee Waiver - Rental	0	0	0	125,064	125,064
Total Expenditures	19,901,038	100,284,803	135,608,754	105,306,488	105,519,476
Performance	Actual FY 2015-16	Actual FY 2016-17	Yr End Est. FY 2017-18	Base FY 2018-19	Target FY 2018-19
Efficiency					
Average investment per rental housing unit	\$75,700	\$110,000	\$110,000	\$110,000	\$110,000
Key Performance Measure					
Housing units opened that are newly affordable	362	511	798	828	828
Outcome					
Percentage of housing units opened or preserved in high opportunity areas	50%	73%	75%	50%	50%
Output					
Affordable housing units preserved	58	145	150	150	150
Rolling three-year average of total units opened and preserved	461	471	675	861	861

Homeowner Access & Retention

Description	<p>The Homeowner Access & Retention program (HARP) invests in services to help families, particularly from communities of color access and retain homeownership. Support for low income, first-time homebuyers includes pre-purchase education and counseling as well as down payment assistance programs. HARP also administers programs that provide incentives for the development of new homeownership opportunities for low and moderate-income households, including property tax and system development charge exemptions.</p> <p>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 case management. Funding for home repair grants and loans helps current low-income, vulnerable homeowners maintain their homes safely. Programs to improve the condition of existing housing addresses the impact that housing conditions can have on health and safety. These healthy homes programs include administration of federal funds to reduce lead-based paint and environmental health hazards in homes with young children or vulnerable elderly occupants.</p>
Goals	<p>The goals of the Homeowner Access & Retention program include:</p> <ul style="list-style-type: none"> ? Increasing the number of new homebuyers from communities of color by providing down payment assistance and subsidizing the construction of new homeownership units. Households are supported through the process of becoming mortgage ready homebuyers through education and counseling; and ? Stabilizing vulnerable homeowners by providing foreclosure prevention services, home retention case management and home repair services to help prevent displacement.
Performance	<p>The current housing market continues to be very challenging for low or moderate-income households seeking to buy their first home. Nearly 500 fewer households received homebuyer education and counseling services in 16/17. Of the 975 households receiving services, 10% purchased homes during the year. This is 13 percentage points lower than the 16/17 proposed target of 28%. Performance measures proposed for 18/19 are based on 16/17 actuals except for home repair grants which have been increased to reflect an anticipated increase in resources due to their proven success in achieving retention outcomes (up 8% from 80% to 88% of assisted homeowners retaining their homes 12 months later). These performance metrics are directly tied to the 2035 Comprehensive Plan Policy 5.24 to preserve and produce affordable housing to meet the needs not met by the private market by coordinating plans and investments with housing providers and organizations.</p>
Changes to Services and Activities	<p>Increased Homeownership Opportunities in N/NE Neighborhoods</p>

Since 2016, PHB has focused on creating affordable homeownership opportunities in the Interstate Urban Renewal Area for low-income households prioritized through the PHB Preference Policy. An evaluation of the mortgage readiness of program participants and current N/NE real estate conditions determined subsidy limits needed to be increased to \$100,000 per unit for down payment assistance and \$125,000 per unit for the construction of new permanently affordable units. This will impact the number of households PHB is able to serve with the available resources.

Development of Affordable Homeownership Opportunities

With real estate prices in Portland continuing to rise and homes frequently being sold for significantly over the asking price, the lack of affordable homeownership inventory continues to make it difficult for low-income homebuyers to successfully purchase homes on the private market, particularly using resources available in N/NE Portland. To address this, PHB will continue to increase its focus in 18/19 on subsidizing the development of new homeownership opportunities. A further emphasis on multi-family homeownership development is intended to allow the Bureau to finance homeownership for households with lower incomes than cannot typically secure private mortgage financing.

Homeownership Access and Retention Support for Moderate-income Homebuyers

PHB will continue to administer Prosper Portland N/NE Community Development Initiative resources to help moderate income households (80% AMI to 120% AMI) purchase and retain homes within the Interstate Urban Renewal Area. In addition, the Mortgage Credit Certificate (MCC) Program and newly created Home Purchase Assistance Program will leverage private lender investments to support access to homeownership with a focus on moderate-income homeowners.

Lead-based paint and Healthy Homes

In 18/19, PHB will begin implementing a new round of federal Lead-Paint Hazard Control resources to protect children from exposure to harmful lead-paint and dust. Additionally, the Bureau was awarded funding to address environmental hazards and habitability issues in homes receiving lead-hazard reduction services.

Lents Stabilization Initiative Oregon Solutions Project

Since 2016, PHB has worked within the multi-agency efforts of the Lents Stabilization Oregon Solutions Project to stabilize households living in the Johnson Creek Floodplain against the rising costs of flood hazard insurance and pressures of gentrification rapidly increasing in what has been a historically affordable and stable neighborhood. In 17/18 PHB launched a pilot Flood Insurance Savings Program to help low-income households save hundreds of dollars annually on their flood insurance. In 18/19, PHB will expand the success of that programming to serve additional low-income property owners by developing a set of holistic interventions (home repair and retention case management) to maximize the ability of households in the floodplain to retain their homes.

Homebuyer Opportunity Limited Tax Exemption (HOLTE) Expansion

PHB has administered the current Homebuyer Opportunity Limited Tax Exemption (HOLTE) Program since 2012 to provide low and moderate-income homebuyers of new construction homes with a 10-year property tax exemption.

The 2017 Oregon Legislature expanded the definition of who can utilize the HOLTE program, allowing first-time homebuyers to purchase an existing home to receive the exemption as well. In 18/19, PHB will evaluate the property implications of implementing programing that utilizes the expanded definitions to increase the number of homebuyers that can take advantage of the 10-year property tax exemption to increase the affordability of homeownership.

FTE & Financials	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19
FTE	8.71	9.55	9.88	9.59	9.59
Expenditures					
Healthy Homes	476,748	905,463	1,380,266	1,723,858	1,032,878
Homebuyer & Foreclosure Education/Counseling	627,196	2,051	0	0	0
Homebuyer Financial Svcs	1,506,782	1,790,595	6,668,817	4,492,002	4,492,002
Homeowner Access & Retention	0	0	0	587,500	587,500
Homeowner Retention Svcs	2,676,202	3,844,011	8,962,913	7,564,893	8,645,873
Homeownership Development	4,310	1,385,166	10,186,926	7,244,358	7,244,358
Tax Exemption & Fee Waiver	430,807	323,345	525,684	255,672	255,672
Total Expenditures	5,722,045	8,250,631	27,724,606	21,868,283	22,258,283
Performance	Actual FY 2015-16	Actual FY 2016-17	Yr End Est. FY 2017-18	Base FY 2018-19	Target FY 2018-19
Key Performance Measure					
Percentage of households receiving homebuyer education or counseling and subsequently purchasing a home	10%	15%	10%	10%	10%
Percentage of households receiving home repairs and retaining their homes 12 months after services	80%	88%	80%	80%	80%
Workload					
Number of households receiving homebuyer education or counseling	1,594	975	975	975	975
Number of households receiving home repairs	635	586	600	621	800
Number of households receiving indirect assistance through foregone revenue (mortgage credit certificate, limited tax exemption, and system development charge exemption)	196	142	142	142	142

Office of Rental Services

Description

The Portland Housing Bureau Office of Rental Services is responsible for data analysis, policy development, and contracting for services related to fair housing and landlord-tenant law. In addition, Office of Rental Services staff provide support to the City's Rental Services Advisory Commission and Fair Housing Advocacy Committee; the volunteer appointed bodies providing public input on policies and services related to fair housing and landlord-tenant law.

The current services provided by the Office of Rental Services fall into three categories: (1) education and outreach (2) legal services and (3) policy and planning. Specific services include, but are not limited to: landlord-tenant education, fair housing legal assistance, fair housing testing, emergency referral services, and emergency relocation assistance for health and habitability issues.

The 2018-19 fiscal year budget request focuses on three goals: (1) convert to ongoing, 2017-18 one time funding to maintain increased general public education and outreach services and legal assistance (2) allocate \$1,000,000 of one time funds for culturally specific and language specific education and outreach services as well as culturally specific and language specific legal assistance and (3) allocate new funding for staffing and systems development to implement the city's new mandatory relocation assistance program/law, as well as the anticipated rental unit registration law/program.

Goals

The Office of Rental Services programs has five goals for FY 2018-19:

- 1). Implement administrative rules and procedures for the city's permanent mandatory relocation assistance program/law.
- 2). Implement an information and customer service system to provide general information and assistance to Portland landlords and renters about their rights and responsibilities.
- 3). Establish and begin implementation of a rental unit registration requirement in the City of Portland.
- 4). Contract with five culturally specific organizations to provide fair housing, landlord-tenant education and legal assistance to renters and landlords.
- 5). Complete a comprehensive review of current services to review, evaluate and update performance metrics where necessary. This will aid in determining which services should be maintained or modified to ensure we are continuously meeting critical fair housing and landlord-tenant needs.

Performance

Funded services in fiscal year (FY)17-18 include a renter hotline, fair housing hotline, fair housing training, fair housing testing, landlord-tenant education, legal aid advocate support, and emergency housing placement. In FY 16-17 all programs listed immediately above served 1,947 households with information and referral services and 371 clients with direct renter services. This puts on target to meet with a strong possibility of exceeding the FY 17-18 goals for the program of servicing 2,000 households with information and referral services and 465 households with direct services.

Future performance of these programs will be measured in the following ways:

- ? The technical assistance system is implemented and operational by the end of fiscal year FY 18-19.
- ? Increase the number of general renter clients served above the FY 17-18 goal.
- ? Increase the number of general landlord clients.
- ? 5 partnerships are structured with 5 culturally specific organizations.
- ? Increase the number of renter clients from each of the 5 culturally specific communities.
- ? Increase the number of landlord clients from each of the 5 culturally specific communities.
- ? Rental unit registration requirement adopted.
- ? Plan for registration of all rental units adopted and in implementation.
- ? Majority of housing connections through (OneAppOregon) are successful.

Changes to Services and Activities

New resources will enhance current programming and expand current renter and landlord services in the following areas:

- 1). Maintain expansion of existing fair housing and landlord tenant services.
- 2). Increase education and technical assistance to renters and landlords from 5 culturally specific communities.
- 3). Create technical assistance system (staffing, data systems, internal protocols, info materials, etc.) at the Office of Rental Services for renters and landlords of fair housing and landlord tenant law.

FTE & Financials	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19
FTE	0.00	0.00	2.25	2.36	4.36
Expenditures					
Fair Housing	0	0	1,553,300	797,508	1,297,508
Rental Services	0	0	415,486	348,637	1,843,373
Total Expenditures	0	0	1,968,786	1,146,145	3,140,881

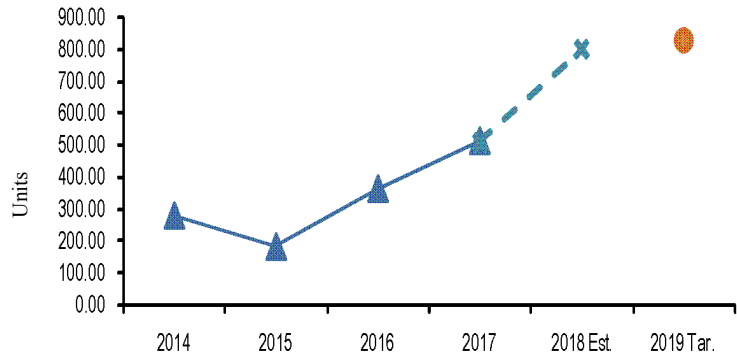
Portland Housing Bureau

Performance	Actual FY 2015-16	Actual FY 2016-17	Yr End Est. FY 2017-18	Base FY 2018-19	Target FY 2018-19
Outcome					
Number of successful referrals to PHB regulated housing units with OneApp Oregon application			400	400	400
Workload					
Number of renter clients who were provided information and referrals		1,947	2,000	1,950	2,250

Performance Measures

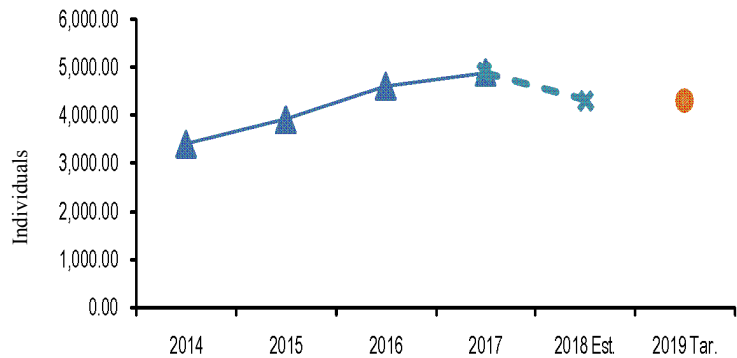
Housing Units Opened that are Newly Affordable

PHB opened 511 newly affordable units in FY 2016-17. The bureau anticipates opening another 798 in FY 2017-18 and 828 in FY 2018-19. All PHB regulated rental units are affordable to families with incomes at or below 80% Area Median Income (AMI) with the majority of units affordable at or below 60% AMI.



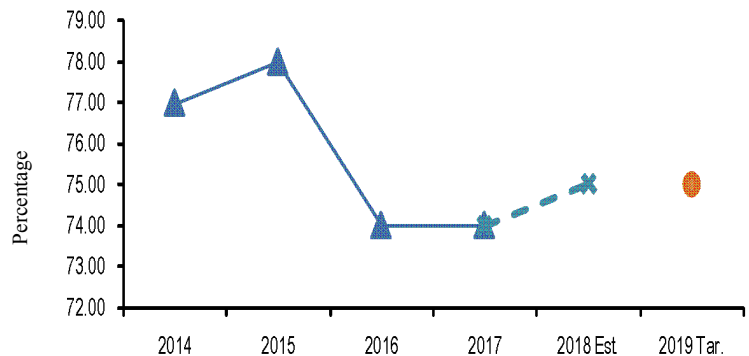
Total Number of Homeless Individuals Placed in Permanent Housing

PHB placed 4,889 individuals in permanent housing in FY 2016-17 and anticipates 4,317 in FY 2017-18. Homeless services performance measures are linked to the strategic goals proposed by the A Home For Everyone (AHFE) coordinating board and approved by the AHFE Executive Committee.



Retention Rate of Homeless Households Placed in Housing at 12 months

A goal of the bureau and the broader community is to ensure that the homeless households placed in permanent housing retain their housing and do not return to homelessness. Homeless service providers contact households at 12 months after placement and the retention target is 85%. A higher number indicates more people are staying in housing. Retention rates for prior fiscal years have consistently exceeded the target for 12 months.



	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19
Resources					
External Revenues					
Taxes	0	1,824,101	4,557,101	4,972,500	4,972,500
Charges for Services	580,353	3,590,659	6,071,306	5,693,296	5,693,296
Intergovernmental	31,299,757	65,613,859	105,022,154	80,270,660	80,270,660
Bond & Note	0	84,701,266	51,397,882	21,513,319	21,726,307
Miscellaneous	8,036,728	13,448,491	11,239,070	7,305,452	7,305,452
Total External Revenues	39,916,838	169,178,376	178,287,513	119,755,227	119,968,215
Internal Revenues					
General Fund Discretionary	17,783,088	26,134,081	31,968,071	20,400,388	33,088,870
Fund Transfers - Revenue	2,674,554	3,256,237	4,651,475	1,194,767	1,194,767
Interagency Revenue	51,054	98,270	115,838	119,320	119,320
Total Internal Revenues	20,508,696	29,488,588	36,735,384	21,714,475	34,402,957
Beginning Fund Balance	22,747,502	27,880,115	9,494,940	24,181,117	24,181,117
Total Resources	\$83,173,036	\$226,547,079	\$224,517,837	\$165,650,819	\$178,552,289
Requirements					
Bureau Expenditures					
Personnel Services	6,264,010	6,386,600	8,215,552	8,371,604	8,779,328
External Materials and Services	45,221,400	67,514,056	184,629,962	127,280,235	139,781,625
Internal Materials and Services	1,532,834	1,606,481	1,665,059	1,998,310	1,990,666
Capital Outlay	0	68,159,705	11,210,600	20,363,750	20,363,750
Total Bureau Expenditures	53,018,244	143,666,842	205,721,173	158,013,899	170,915,369
Fund Expenditures					
Debt Service	1,512,023	39,011,753	12,511,374	1,577,479	1,577,479
Contingency	0	0	3,166,976	4,418,878	4,418,878
Fund Transfers - Expense	762,654	3,661,322	3,118,314	1,640,563	1,640,563
Total Fund Expenditures	2,274,677	42,673,075	18,796,664	7,636,920	7,636,920
Ending Fund Balance	27,880,115	40,207,162	0	0	0
Total Requirements	\$83,173,036	\$226,547,079	\$224,517,837	\$165,650,819	\$178,552,289
Programs					
Administration & Support	5,879,901	6,494,619	8,079,284	8,513,519	8,718,211
Affordable Multifamily Housing	19,901,038	100,284,803	135,608,754	105,306,488	105,519,476
Economic Opportunity	2,143,736	2,108,133	2,100,136	2,074,582	2,074,582
Homeless Services	19,371,524	26,528,656	30,239,607	19,104,882	29,203,936
Homeowner Access & Retention	5,722,045	8,250,631	27,724,606	21,868,283	22,258,283
Rental Services	0	0	1,968,786	1,146,145	3,140,881
Total Programs	53,018,244	\$143,666,842	\$205,721,173	\$158,013,899	\$170,915,369

This table summarizes project expenses by capital programs.

Bureau Capital Program Project	Prior Years	Revised FY 2017-18	Requested FY 2018-19	Capital Plan				5-Year Total
				FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	
Acquisitions								
3000 SE Powell Boulevard	3,778,937	4,630,000	5,000,000	30,278,745	14,730,168	0	0	50,008,913
Total Acquisitions	3,778,937	4,630,000	5,000,000	30,278,745	14,730,168	0	0	50,008,913
Buildings								
Ellington Apartments	0	13,450,000	0	0	0	2,000,000	2,000,000	4,000,000
Joyce Hotel	6,023,071	700,000	1,000,000	5,350,000	100,000	0	0	6,450,000
Total Buildings	6,023,071	14,150,000	1,000,000	5,350,000	100,000	2,000,000	2,000,000	10,450,000
Total Requirements	9,802,008	18,780,000	6,000,000	35,628,745	14,830,168	2,000,000	2,000,000	60,458,913

Class	Title	Salary Range		Revised FY 2017-18		Requested No DP FY 2018-19		Requested FY 2018-19	
		Minimum	Maximum	No.	Amount	No.	Amount	No.	Amount
30000061	Accounting Technician	34,798	49,962	1.00	48,528	1.00	49,248	1.00	49,248
30000441	Business Operations Manager	84,739	112,882	1.00	110,028	1.00	112,408	1.00	112,408
30000686	Capital Project Manager II	75,150	100,526	1.00	75,156	1.00	75,156	1.00	75,156
30000569	Financial Analyst, Principal	84,739	112,882	1.00	112,512	1.00	112,822	1.00	112,822
30000568	Financial Analyst, Sr	71,510	95,472	2.00	168,312	2.00	174,068	2.00	174,068
30001592	Housing Administrative Specialist, Sr	55,536	73,549	3.00	169,668	3.00	172,068	3.00	172,068
30001591	Housing Business Systems Analyst, Asst	59,675	79,061	1.00	79,056	1.00	79,056	1.00	79,056
30001361	Housing Construction Coordinator	62,629	83,034	2.00	151,420	2.00	157,068	2.00	157,068
30001362	Housing Construction Coordinator, Sr	69,118	91,624	3.00	246,372	3.00	255,078	3.00	255,078
30000417	Housing Director	115,814	165,797	1.00	129,936	1.00	134,820	1.00	134,820
30001260	Housing Director, Assistant	97,989	132,766	1.00	117,108	1.00	119,908	1.00	119,908
30001587	Housing Financial Analyst	65,811	87,194	1.00	71,304	1.00	73,005	1.00	73,005
30001588	Housing Financial Analyst, Assistant	59,675	79,061	2.00	154,992	2.00	157,592	2.00	157,592
30001367	Housing Lead Grant Program Coordinator	69,118	91,624	1.00	81,204	1.00	83,688	1.00	83,688
30001369	Housing Loan Compliance Analyst	55,536	73,549	1.00	57,804	1.00	59,784	1.00	59,784
30001364	Housing Loan Coordinator	59,675	79,061	1.00	72,924	1.00	75,936	1.00	75,936
30001365	Housing Loan Coordinator, Sr	65,811	87,194	2.00	164,484	2.00	167,344	2.00	167,344
30001596	Housing Management Assistant	59,675	79,061	2.00	132,208	2.00	137,636	2.00	137,636
30001363	Housing Portfolio Finance Coordinator	72,717	96,346	4.00	364,104	4.00	370,116	4.00	370,116
30001595	Housing Program Coordinator	69,118	91,624	12.92	1,028,445	12.92	1,044,932	12.92	1,044,932
30001593	Housing Program Specialist	62,629	83,034	4.00	283,247	4.00	294,836	4.00	294,836
30001594	Housing Program Specialist, Assistant	59,675	79,061	3.00	237,168	3.00	237,168	7.00	495,840
30000451	Management Analyst	64,813	86,403	2.00	170,919	2.00	172,800	4.00	316,680
30000453	Management Analyst, Principal	84,739	112,882	1.00	91,836	1.00	94,340	1.00	94,340
30000452	Management Analyst, Sr	71,510	95,472	2.00	179,077	2.00	182,504	2.00	182,504
30000012	Office Support Specialist II	34,798	49,962	1.00	34,800	1.00	38,476	1.90	69,796
30000464	Program Coordinator	68,078	90,792	2.00	181,584	2.00	181,584	2.00	181,584
30000465	Program Manager	71,510	95,472	2.00	181,392	2.00	184,332	2.00	184,332
30000466	Program Manager, Sr	84,739	112,882	1.00	106,684	1.00	110,734	1.00	110,734
30000495	Public Information Officer	71,510	95,472	1.00	79,020	1.00	81,720	1.00	81,720
TOTAL FULL-TIME POSITIONS				62.92	5,081,292	62.92	5,190,227	69.82	5,624,099
TOTAL PART-TIME POSITIONS				0.00	0	0.00	0	0.00	0
30001591	Housing Business Systems Analyst, Asst	59,675	79,061	1.00	64,668	1.00	67,320	1.00	67,320
30001595	Housing Program Coordinator	69,118	91,624	1.00	82,589	1.00	85,973	1.00	85,973
30001593	Housing Program Specialist	62,629	83,034	1.00	65,844	1.00	65,844	1.00	65,844
30001594	Housing Program Specialist, Assistant	59,675	79,061	1.00	54,996	1.00	54,996	0.00	(9,672)
30000451	Management Analyst	64,813	86,403	1.00	70,272	1.00	73,152	1.00	73,152
30000013	Office Support Specialist III	44,512	58,989	2.00	85,104	2.00	85,104	0.00	(11,676)
TOTAL LIMITED TERM POSITIONS				7.00	423,473	7.00	432,389	4.00	270,941
GRAND TOTAL				69.92	5,504,765	69.92	5,622,616	73.82	5,895,040

	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19	Proposed FY 2018-19
Resources						
Charges for Services	14,474	8,370	0	0	0	
Intergovernmental	8,615,556	7,006,629	13,745,975	9,233,667	9,233,667	
Miscellaneous	1,395,963	1,982,877	1,115,000	1,050,000	1,050,000	
Total External Revenues	10,025,993	8,997,876	14,860,975	10,283,667	10,283,667	
Total Internal Revenues	0	0	0	0	0	
Beginning Fund Balance	238	295,984	0	0	0	
Total Resources	10,026,231	9,293,860	14,860,975	10,283,667	10,283,667	
Requirements						
Personnel Services	1,280,219	1,342,040	1,227,350	1,146,383	1,146,383	
External Materials and Services	7,412,576	6,296,597	12,685,701	8,153,807	8,153,807	
Internal Materials and Services	358,843	333,607	212,924	235,477	235,477	
Total Bureau Expenditures	9,051,638	7,972,244	14,125,975	9,535,667	9,535,667	
Debt Service	678,609	726,268	735,000	748,000	748,000	
Total Fund Expenditures	678,609	726,268	735,000	748,000	748,000	
Ending Fund Balance	295,984	595,348	0	0	0	
Total Requirements	10,026,231	9,293,860	14,860,975	10,283,667	10,283,667	

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, 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.

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

Overall appropriations in FY 2018-19 are lower as compared to FY 2017-18, primarily due to the Hill Park project nearing completion. In addition, the bureau is being conservative regarding the forward allocation of future CDBG resources due to the uncertainty surrounding the FY 2018 federal budget, which will impact FY 2018-19 funding and beyond .

	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19	Proposed FY 2018-19
Resources						
Intergovernmental	1,096,742	0	0	0	0	0
Miscellaneous	8,323	0	0	0	0	0
Total External Revenues	1,105,065	0	0	0	0	0
Total Internal Revenues	0	0	0	0	0	0
Beginning Fund Balance	1,031,902	0	0	0	0	0
Total Resources	2,136,967	0	0	0	0	0
Requirements						
Personnel Services	4,932	0	0	0	0	0
External Materials and Services	518	0	0	0	0	0
Total Bureau Expenditures	5,450	0	0	0	0	0
Debt Service	833,414	0	0	0	0	0
Total Fund Expenditures	833,414	0	0	0	0	0
Ending Fund Balance	1,298,103	0	0	0	0	0
Total Requirements	2,136,967	0	0	0	0	0

Fund Overview

Historically, the Headwaters Apartment Complex Fund reflected expenses and revenues for the City-owned Headwaters Apartment complex. The property was managed by the Portland Development Commission (now Prosper Portland) through a property management firm.

Managing Agency Portland Housing Bureau

Significant Changes from Prior Year

This fund is being closed in FY 2017-18, with activities moving to the new Housing Property Fund.



	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19	Proposed FY 2018-19
Resources						
Charges for Services	14,213	1,098	0	0	0	
Intergovernmental	3,892,919	3,917,464	6,509,244	4,170,201	4,170,201	
Miscellaneous	1,230,367	409,566	390,000	400,000	400,000	
Total External Revenues	5,137,499	4,328,128	6,899,244	4,570,201	4,570,201	
Total Internal Revenues	0	0	0	0	0	
Beginning Fund Balance	114,169	163,224	0	0	0	
Total Resources	5,251,668	4,491,352	6,899,244	4,570,201	4,570,201	
Requirements						
Personnel Services	314,848	313,260	337,260	299,621	299,621	
External Materials and Services	4,773,596	4,050,230	6,561,984	4,270,580	4,270,580	
Total Bureau Expenditures	5,088,444	4,363,490	6,899,244	4,570,201	4,570,201	
Total Fund Expenditures	0	0	0	0	0	
Ending Fund Balance	163,224	127,862	0	0	0	
Total Requirements	5,251,668	4,491,352	6,899,244	4,570,201	4,570,201	

Fund Overview

The HOME program is a federal entitlement program of the United States Department of Housing and Urban Development. 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 will not have an ending fund 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

Significant Changes from Prior Year

Appropriations for FY 2017-18 are higher due to funding from both PHB and Multnomah County for the Central City Concern Stark Street project (\$5.7 million). The bureau is being conservative regarding the forward allocation of future CDBG resources due to the uncertainty surrounding the FY 2018 federal budget, which will impact FY 2018-19 funding and beyond.

	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19	Proposed FY 2018-19
Resources						
Charges for Services	424,154	568,190	457,500	476,350	476,350	
Intergovernmental	204,633	5,365,588	317,500	318,000	318,000	
Bond & Note	0	0	1,200,000	0	0	
Miscellaneous	1,248,884	5,121,025	660,816	544,572	544,572	
Total External Revenues	1,877,671	11,054,803	2,635,816	1,338,922	1,338,922	
Fund Transfers - Revenue	2,674,554	1,200,000	1,940,542	274,980	274,980	
Total Internal Revenues	2,674,554	1,200,000	1,940,542	274,980	274,980	
Beginning Fund Balance	3,354,935	5,643,430	6,516,910	5,970,390	5,970,390	
Total Resources	7,907,160	17,898,233	11,093,268	7,584,292	7,584,292	
Requirements						
Personnel Services	911,317	984,486	1,346,099	1,182,333	1,182,333	
External Materials and Services	1,340,511	2,315,456	6,958,803	5,384,420	5,384,420	
Internal Materials and Services	11,902	31,000	0	0	0	
Total Bureau Expenditures	2,263,730	3,330,942	8,304,902	6,566,753	6,566,753	
Contingency	0	0	14,000	18,000	18,000	
Fund Transfers - Expense	0	1,946,353	2,774,366	999,539	999,539	
Total Fund Expenditures	0	1,946,353	2,788,366	1,017,539	1,017,539	
Ending Fund Balance	5,643,430	12,620,938	0	0	0	
Total Requirements	7,907,160	17,898,233	11,093,268	7,584,292	7,584,292	

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 units, there are several other programs tracked in this fund.

Other Programs

The Portland Housing Bureau (PHB) administers indirect programs to promote affordable housing via foregone revenue. These programs include limited property tax exemptions, system development charge waivers, and mortgage credit certificates.

Servicepoint is a state-wide homeless management information system that 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 holds an allocation of General Funds dollars loosely based upon short-term rental fees. It also holds funding administered on behalf of Multnomah County for rental housing development.

Structure

Sub-funds exist for each of the different programs in this fund. Activity is booked directly to the sub-funds, and includes 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

The bureau has three projects underway using different HIF resources. These include Central City Concern projects (Stark Street and Interstate), as well as an eastside health center being financed by Multnomah County.

HIF resources are also being used as start up funds for Housing General Obligation Bond projects and Inclusionary Housing.

	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19	Proposed FY 2018-19
Resources						
Bond & Note	0	84,701,266	50,197,882	21,513,319	21,726,307	
Miscellaneous	0	58,424	0	0	0	
Total External Revenues	0	84,759,690	50,197,882	21,513,319	21,726,307	
Fund Transfers - Revenue	0	467,245	1,733,966	0	0	
Total Internal Revenues	0	467,245	1,733,966	0	0	
Beginning Fund Balance	0	0	0	0	0	
Total Resources	0	85,226,935	51,931,848	21,513,319	21,726,307	
Requirements						
Personnel Services	0	50,075	324,989	871,265	1,084,253	
External Materials and Services	0	84,825	30,000,000	800,000	800,000	
Internal Materials and Services	0	54,310	146,259	492,054	492,054	
Capital Outlay	0	47,414,294	10,510,600	19,350,000	19,350,000	
Total Bureau Expenditures	0	47,603,504	40,981,848	21,513,319	21,726,307	
Debt Service	0	37,452,716	10,950,000	0	0	
Total Fund Expenditures	0	37,452,716	10,950,000	0	0	
Ending Fund Balance	0	170,715	0	0	0	
Total Requirements	0	85,226,935	51,931,848	21,513,319	21,726,307	

Fund Overview

The Housing Capital Fund was established by City Council action in April 2017. The fund is to be used for capital acquisition and/or construction activities, funded primarily by the Housing General Obligation Bond. Once an asset has been acquired and/or completed, it will be transferred to the Housing Property Fund, where operating income and expenses will be tracked.

Managing Agency Portland Housing Bureau

Significant Changes From Prior Year

The first acquisition under the Housing General Obligation Bond was made in February of 2017 when the bureau took ownership of The Ellington Apartments. The bureau is coordinated a public outreach process in conjunction with a Stakeholder Advisory Group to develop guidance that will assist in determining future projects. The FY 2018-19 Request amounts above is one potential scenario of bond expenditures, as the bureau continues to model and analyze a project plan.



	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19	Proposed FY 2018-19
Resources						
Charges for Services	0	2,081,397	4,955,988	4,582,380	4,582,380	
Intergovernmental	0	305,391	0	0	0	
Miscellaneous	0	24,010	10,000	27,238	27,238	
Total External Revenues	0	2,410,798	4,965,988	4,609,618	4,609,618	
Fund Transfers - Revenue	0	1,200,000	80,367	178,487	178,487	
Total Internal Revenues	0	1,200,000	80,367	178,487	178,487	
Beginning Fund Balance	0	1,298,103	0	2,561,776	2,561,776	
Total Resources	0	4,908,901	5,046,355	7,349,881	7,349,881	
Requirements						
Personnel Services	0	7,310	152,975	240,209	240,209	
External Materials and Services	0	823,358	1,749,850	1,949,020	1,949,020	
Internal Materials and Services	0	30,541	121,375	118,596	118,596	
Total Bureau Expenditures	0	861,209	2,024,200	2,307,825	2,307,825	
Debt Service	0	832,769	826,374	829,479	829,479	
Contingency	0	0	2,195,781	4,212,577	4,212,577	
Fund Transfers - Expense	0	1,251,718	0	0	0	
Total Fund Expenditures	0	2,084,487	3,022,155	5,042,056	5,042,056	
Ending Fund Balance	0	1,963,205	0	0	0	
Total Requirements	0	4,908,901	5,046,355	7,349,881	7,349,881	

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. As the Portland Housing Bureau adds to its apartment portfolio, primarily through the Housing General Obligation Bond, properties will be acquired or constructed in the the Housing Capital Fund, and then moved to the Property Fund where the operating income and expenses will be tracked.

Managing Agency Portland Housing Bureau

Significant Changes Over Prior Year

This fund is new as of December 2017. It contains the income and expense budgets for the Ellington and Headwaters Apartments, as well as land the bureau is holding for future development.



	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19	Proposed FY 2018-19
Resources						
Taxes	0	1,824,101	4,557,101	4,972,500	4,972,500	
Charges for Services	0	0	1,500	0	0	
Miscellaneous	0	4,201	4,108	40,500	40,500	
Total External Revenues	0	1,828,302	4,562,709	5,013,000	5,013,000	
Fund Transfers - Revenue	0	198,992	816,600	741,300	741,300	
Total Internal Revenues	0	198,992	816,600	741,300	741,300	
Beginning Fund Balance	0	0	0	9,225,280	9,225,280	
Total Resources	0	2,027,294	5,379,309	14,979,580	14,979,580	
Requirements						
Personnel Services	0	150,818	478,113	414,250	414,250	
External Materials and Services	0	20,796	3,823,714	14,320,313	14,320,313	
Internal Materials and Services	0	7,704	267,681	245,017	245,017	
Total Bureau Expenditures	0	179,318	4,569,508	14,979,580	14,979,580	
Contingency	0	0	809,801	0	0	
Total Fund Expenditures	0	0	809,801	0	0	
Ending Fund Balance	0	1,847,976	0	0	0	
Total Requirements	0	2,027,294	5,379,309	14,979,580	14,979,580	

Fund Overview

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

First, it 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.

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.

Managing Agency Portland Housing Bureau

Significant Changes From Prior Year

The bureau is seeing healthy collections of CET revenue in FY 2017-18, and expects that trend to continue in FY 2018-19.



	Actual FY 2015-16	Actual FY 2016-17	Revised FY 2017-18	Requested No DP FY 2018-19	Requested FY 2018-19	Proposed FY 2018-19
Resources						
Licenses & Permits	5,184,872	5,295,617	5,571,000	5,479,000	5,479,000	
Miscellaneous	3,560	5,051	2,800	5,000	5,000	
Total External Revenues	5,188,432	5,300,668	5,573,800	5,484,000	5,484,000	
Total Internal Revenues	0	0	0	0	0	
Beginning Fund Balance	14,020	14,567	40,165	30,000	30,000	
Total Resources	5,202,452	5,315,235	5,613,965	5,514,000	5,514,000	
Requirements						
External Materials and Services	5,121,937	5,207,674	5,470,729	5,392,199	5,392,199	
Internal Materials and Services	40,948	42,395	78,071	76,801	76,801	
Total Bureau Expenditures	5,162,885	5,250,069	5,548,800	5,469,000	5,469,000	
Contingency	0	0	40,165	20,000	20,000	
Fund Transfers - Expense	25,000	25,000	25,000	25,000	25,000	
Total Fund Expenditures	25,000	25,000	65,165	45,000	45,000	
Ending Fund Balance	14,567	40,166	0	0	0	
Total Requirements	5,202,452	5,315,235	5,613,965	5,514,000	5,514,000	

Fund Overview

The Property Management License Fund receives revenue from the business property management license fee payable by property managers of properties within the two Enhanced Services Districts (Clean & Safe and Lloyd districts). This fee supports enhanced services within the two districts. The fund transfers payments to the Revenue Division within the Bureau of Revenue & Financial Services for reimbursement of a set level of program costs.

The purpose of the program is to keep the areas within the two districts vital and attractive to businesses, shoppers, visitors, and residents.

Clean & Safe, Inc., in accordance with a management agreement with the City of Portland, provides the following services:

- ◆ Enhanced security
- ◆ Sidewalk and graffiti cleaning
- ◆ Business recruitment, retention, and marketing services in the central business district

Go Lloyd, in accordance with their contract with the City, provides the following services:

- ◆ Transportation management
- ◆ District Attorney prosecution and crime prevention
- ◆ Holladay Street landscape maintenance
- ◆ Lloyd Eco District services

Managing Agency Office of Management & Finance, Bureau of Revenue & Financial Services



Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 01

Type: Reductions

Decision Package: HC_01 - PHB 5% Reduction

Program: CDHMH

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget		
EXPENDITURES									
External Materials and Services	0	(132,928)	(132,928)	0	0	0	0	0	0
Internal Materials and Services	0	(7,644)	(7,644)	0	0	0	0	0	0
TOTAL EXPENDITURES	0	(140,572)	(140,572)	0	0	0	0	0	0
REVENUES									
General Fund Discretionary	0	(140,572)	(140,572)	0	0	0	0	0	0
TOTAL REVENUES	0	(140,572)	(140,572)	0	0	0	0	0	0

Description:

Reduce the East Portland Rental Rehab program by \$110,000.

Reduce expenditures by \$30,572 in Administration and Support primarily in professional services, dues, and travel and conferences.

Expected Results:

The Rental Rehab reduction means four fewer units would be rehabilitated.

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 01

Type: Adds

Decision Package: HC_02 - Office of Rental Services

Program: CDTL00

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget	
EXPENDITURES								
Personnel Services	0	194,736	194,736	0	0	0	0	0
External Materials and Services	1,200,000	605,264	1,805,264	0	0	0	0	0
TOTAL EXPENDITURES	1,200,000	800,000	2,000,000	0	0	0	0	0
REVENUES								
General Fund Discretionary	1,200,000	800,000	2,000,000	0	0	0	0	0
TOTAL REVENUES	1,200,000	800,000	2,000,000	0	0	0	0	0
FTE								
Full-Time Positions	0.00	2.00	2.00	0.00	0.00	0.00	0.00	0.00
TOTAL FTE	0.00	2.00	2.00	0.00	0.00	0.00	0.00	0.00

Description:

\$600,000 to convert existing one-time General Fund to ongoing for current education and outreach services, legal services, and mandatory rental unit registration system development and management. \$170,200 additional General Fund Ongoing for two Assistant Housing Program Specialists for technical assistance calls/email and mandatory rental unit registration system development and management.

\$500,000 for culturally specific/language specific outreach and education services and \$500,000 for culturally specific/language specific landlord-tenant legal services and fair housing legal services. For education and outreach services the bureau will release an RFP to select 5 awardees of \$100,000 each with culturally specific community based organizations to develop education and outreach materials to inform their respective communities on fair housing and landlord-tenant law rights and obligations. Similarly, through an RFP process, the bureau will select 5 culturally specific organizations to receive \$100,000 each to provide legal assistance on fair housing and landlord-tenant law.

\$200,000 to develop requirements for a rental registration system.

Expected Results:

Throughout the mandatory relocation assistance technical group process, one of the most pressing need for services that was mentioned by stakeholders was culturally specific and language specific education and outreach and legal assistance. Many stakeholders identified that many communities of renters and landlords of color were unaware of new regulations.

Funding of the renter services request will result in more than a 50 percent increase in the number of households receiving direct services and/or information and referral services. Nearly 250 households experiencing rental housing instability will receive direct services for a total of over 600 households served. 300 households contacting renter assistance hotlines will be provided with information and referral services for a total of 2,250 households served.

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 01

Type: Realignments

Decision Package: HC_03 - Realignment – East Portland Programming

Program: CDHMRT

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget
EXPENDITURES							
External Materials and Services	0	0	0	0	0	0	0
TOTAL EXPENDITURES	0	0	0	0	0	0	0

Description:

Despite numerous efforts and strategies, the bureau has not been able to secure participation from private landlords in the East Portland Rental Rehab program. This is primarily due to the current rental market and the reluctance of rental property owners to restrict rents for a 10-year period, but is exacerbated by the lack of mandatory rental inspections and enforcement to identify properties with code violations.

Therefore, in FY 2018-19, staff propose to reprogram the funds for home repair services. This is in line with the original auspices of the program which was to stabilize families and improve the housing stock in East Portland. PHB currently manages the home repair program in partnership with nonprofits to assist with critical repair needs for low-income, seniors, and disabled homeowners.

Expected Results:

Reprogramming these resources for home repair will result in the following:

- Based on a \$690K (if reduction in HC_01 is not taken) program amount = 115 homes at \$6,000 each; or
- Based on a \$580K (if reduction in HC_01 is taken) program amount = 96 homes at \$6,000 each

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 02

Type: Adds

Decision Package: HC_04 - Anti-Displacement – Single Family Home Repair

Program: CDHMRT

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget	
EXPENDITURES								
External Materials and Services	0	500,000	500,000	0	0	0	0	0
TOTAL EXPENDITURES	0	500,000	500,000	0	0	0	0	0
REVENUES								
General Fund Discretionary	0	500,000	500,000	0	0	0	0	0
TOTAL REVENUES	0	500,000	500,000	0	0	0	0	0

Description:

Vulnerable low-income homeowners across Portland are being involuntarily displaced or experiencing the threat of displacement. This proposal utilizes the proven homeowner stabilization strategy of home repair grants to address hazardous housing conditions that threaten to displace low-income homeowners. PHB is requesting \$500,000 General Fund Ongoing resources to increase equitable access to critical home repair services citywide.

Home repair funds will be contracted to an existing infrastructure of external community partners. Outreach and awareness activities will also be targeted to areas most vulnerable to displacement based on BPS’s Vulnerability and Displacement Impact Analysis, which identifies high vulnerability, low opportunity neighborhoods and areas where Communities of Color are experiencing rising housing costs.

Expected Results:

These additional resources for home repair will result in the following:

- A minimum of 83 low-income households will receive home repairs with an average value of \$6,000 each.
- 80% of all homeowners served will remain in their home 12 months after receiving services.

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 02

Type: Realignments

Decision Package: HC_05 - Conversion of Limited Term Staff to Permanent

Program: CDASBS, CDASPC

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget	
EXPENDITURES								
Personnel Services	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	0	0	0	0	0	0	0	0
FTE								
Full-Time Positions	0.00	2.90	2.90	0.00	0.00	0.00	0.00	0.00
Limited Term Positions	0.00	-3.00	-3.00	0.00	0.00	0.00	0.00	0.00
TOTAL FTE	0.00	-0.10	-0.10	0.00	0.00	0.00	0.00	0.00

Description:

This package contains two separate conversions:

Convert an existing, funded Assistant Housing Program Specialist on the Regulatory Compliance team from limited term to permanent. As noted in the City Auditor's report, the team workload will continue to grow.

Convert two existing limited term positions (OSS III) into one permanent Assistant Housing Program Specialist on the Policy team and a .90 OSS II on the Admin team. The original plan had been for two positions to handle management of the rental and homeownership preference policy lists, but because practice has found that there is little overlap between the two, one position can handle both. The OSS II will work on the bureaus' archiving and records management needs, which have been handled by interns and temporary staff on a haphazard basis for a period of eight years. With significant progress made on the current backlog, the intent is to dedicate a position to complete the backlog project and maintain records going forward.

Expected Results:

Improved ability to track rental housing regulatory agreements. Better coordination of Preference policy lists and consistent communication with residents. Better documentation of bureau records.

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 03

Type: Adds

Decision Package: HC_06 - Additional Staffing for Housing Bond

Program: CDHCNH

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget	
EXPENDITURES								
Personnel Services	0	212,988	212,988	0	0	0	0	0
TOTAL EXPENDITURES	0	212,988	212,988	0	0	0	0	0
REVENUES								
Bond and Note Proceeds	0	212,988	212,988	0	0	0	0	0
TOTAL REVENUES	0	212,988	212,988	0	0	0	0	0
FTE								
Full-Time Positions	0.00	2.00	2.00	0.00	0.00	0.00	0.00	0.00
TOTAL FTE	0.00	2.00	2.00	0.00	0.00	0.00	0.00	0.00

Description:

Two Management Analyst positions to provide project and program planning support for Housing GO Bond construction and acquisition projects. Placeholder until needs determined.

Expected Results:

As scope of Housing GO Bond projects becomes clearer, and with little drop off in gap-financed projects, additional staff capacity is necessary to avoid delay in the production of rental housing units.

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 02

Type: Reductions

Decision Package: HC_07 - 5% Reduction (JOHS)

Program: CDEH

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget	
EXPENDITURES								
External Materials and Services	0	(879,166)	(879,166)	0	0	0	0	0
TOTAL EXPENDITURES	0	(879,166)	(879,166)	0	0	0	0	0
REVENUES								
General Fund Discretionary	0	(879,166)	(879,166)	0	0	0	0	0
TOTAL REVENUES	0	(879,166)	(879,166)	0	0	0	0	0

Description:

This package reduces homeless services by 5%. Because of the interdependence of our investments in housing placement, retention, and emergency shelter, it is most appropriate to reduce our budget in all three areas. Reductions in each area will have the direct effect of increasing the number of people experiencing homelessness, and unsheltered homelessness in our community. A reduction in supportive housing will lead to the loss of housing for highly vulnerable individuals. A reduction of housing placement and retention will lead to fewer people moving off the streets and keeping their newly acquired housing. It will also reduce the number of people who are successfully served in our shelters. And a reduction in shelter capacity will increase the number of those people who are or become homeless who lack access to the basic safety of shelter by reducing the number of beds available at any given time.

Expected Results:

These reductions in service levels would result in the following estimated reductions in service outputs and outcomes:

1. Loss of 60-90 year-round emergency shelter beds (which provide 22,000- 32,000 bed-nights of shelter, serving approximately 300-475 people per year, resulting in a ~3.5-5% increase in unsheltered homelessness on a given night)
2. Reduction of 100 people placed or retained in housing (resulting in ~2% decrease in annual housing placements)
3. Loss of 25 units of supportive housing
4. Reduction of 20 people experiencing homelessness served with employment services, and 5 fewer people in employment services placed into permanent housing

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 04

Type: Adds

Decision Package: HC_08 - Current Appropriation Level (JOHS)

Program: CDEH

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget	
EXPENDITURES								
External Materials and Services	10,473,220	0	10,473,220	0	0	0	0	0
TOTAL EXPENDITURES	10,473,220	0	10,473,220	0	0	0	0	0
REVENUES								
General Fund Discretionary	10,473,220	0	10,473,220	0	0	0	0	0
TOTAL REVENUES	10,473,220	0	10,473,220	0	0	0	0	0

Description:

This package when combined with JOHS-01 provides the Joint Office of Homeless Services with a current appropriation level. Our community's plan to address homelessness seeks to achieve a balanced investment between strategies that keep people in their housing, move people from homelessness into housing, and offer safety off the streets to those who have not yet been able to return to permanent housing. This package reflects a significant portion of our existing investments in all three areas. The funds contained here support about 40% of the City funded emergency shelter capacity, including a significant amount of year-round shelter as well as seasonal and temporary shelter capacity. It also includes more than 45% of the current housing placement and retention capacity funded through the City's contribution to the Joint Office budget, and about 18% of the contribution to supportive housing programs. These investments support outreach and housing placement staff at multiple partner agencies, culturally specific services, rental assistance, housing retention services and wrap around supports for adult only households, families with children, and youth. A significant majority of funding committed to recently introduced diversion programs and some new employment supports are also represented in this package.

Expected Results:

Collectively, funding this current service capacity would:

1. Retain 475 year-round emergency shelter beds, serving 2500 people annually and avoiding a nearly 30% increase in unsheltered homelessness
2. Maintain capacity to annually place or retain 945 people in permanent housing (20% of current system-wide outcomes)
3. Maintain 150 units of supportive housing
4. Maintain capacity to serve 765 people at risk of homelessness with shelter diversion and income access services

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 05

Type: Adds

Decision Package: HC_09 - Emergency Management Position (JOHS)

Program: CDEH

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget	
EXPENDITURES								
External Materials and Services	0	55,000	55,000	0	0	0	0	0
TOTAL EXPENDITURES	0	55,000	55,000	0	0	0	0	0
REVENUES								
General Fund Discretionary	0	55,000	55,000	0	0	0	0	0
TOTAL REVENUES	0	55,000	55,000	0	0	0	0	0

Description:

When combined with County funding, this package adds a 1.00 FTE to the JOHS for an Emergency Management position to lead response to emergency/crisis situations that pose increased risk for people experiencing homelessness such as severe winter weather, as well as coordinating with public safety and outreach providers throughout the year to address public health and safety concerns.

Expected Results:

This position will coordinate the search for temporary and severe weather shelter spaces; liaison to Mayor's office on emergency management planning; assist City and County Emergency Management personnel in responding to emergency/crisis situations that pose increased risk for people experiencing homelessness such as severe winter weather, flooding, heat, fires; update Severe Winter Weather plan; coordinate with transportation and public space management; liaison to City of Gresham on winter shelter planning; on call during Severe Weather events; coordinate with outreach providers; provide technical assistance to organizations that want to host a shelter.

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 06

Type: Adds

Decision Package: HC_10 - Alternative Shelters (JOHS)

Program: CDEH

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget	
EXPENDITURES								
External Materials and Services	0	505,000	505,000	0	0	0	0	0
TOTAL EXPENDITURES	0	505,000	505,000	0	0	0	0	0
REVENUES								
General Fund Discretionary	0	505,000	505,000	0	0	0	0	0
TOTAL REVENUES	0	505,000	505,000	0	0	0	0	0

Description:

Alternative shelter spaces provide a safe space to sleep and access resources for those who are not currently served by traditional shelters. People using these alternative shelters will have improved access to services with the goal of moving in to permanent housing as quickly as possible. The Alternative Shelter Program will bring enhanced services and supports to existing alternative shelters, allows for relocating existing alternative shelters to new locations, and support the creation of additional alternative shelter options.

Expected Results:

Expected Results: This package will improve the alternative shelter quality and organizational capacity at existing alternative shelters, currently serving approximately 160 people a night. It will also offer system navigation and support services to alternative shelter sites, to assist with transitions to permanent housing, and help cover the expense of relocating one or more the current alternative shelter sites to new locations.

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 04

Type: Adds

Decision Package: HC_11 - Market Cost Adjustment (JOHS)

Program: CDEH

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget	
EXPENDITURES								
External Materials and Services	0	175,000	175,000	0	0	0	0	0
TOTAL EXPENDITURES	0	175,000	175,000	0	0	0	0	0
REVENUES								
General Fund Discretionary	0	175,000	175,000	0	0	0	0	0
TOTAL REVENUES	0	175,000	175,000	0	0	0	0	0

Description:

A Home for Everyone has set certain housing placement and retention capacity targets for the system that must be maintained or exceeded in order to reduce homelessness over time. Given the indicators that inflow into homelessness continues to increase, these targets are likely conservative. But as private market housing costs continue to rise significantly for low-income households, current funding levels will not sustain even current capacity. This program adds the City funded additional rental assistance it will take to maintain current housing placement capacity. An equivalent package is being submitted to the County.

A similar decision package was submitted for FY 2017-18, and was not included in the adopted budget. As such, programs are facing two years of market rent increases with no increase in funding levels. According to the Portland Housing Bureau's State of Housing report the average market rent increase in 2016 was 7% over the prior year, or roughly \$75 per month. That followed four years in a row in which rent increases exceeded 5% per year, such that between 2012 and 2016, the average rent in Portland had increased by nearly 30%. In 2017, the pace of rent increases slowed, but still increased by an additional 2% over 2016, or roughly \$31/month.

Average rent increases vary significantly by neighborhood and unit size, with increased rents for larger family-sized units (2-3 bedroom) and for units outside of the central city far outpacing average increases city-wide. Because our placement programs remain heavily reliant on accessing open market rentals, as those costs increase we either increase the rental assistance funding available or reduce the number of households we are able to place.

Expected Results:

We conservatively estimate that failure to fund this existing system capacity will result in an approximate reduction in housing placement and homelessness prevention capacity of approximately 5% - approximately 175 fewer people placed in permanent housing. This will, in turn, increase average length of stay in emergency shelters, decrease the number of people served in emergency shelter, and increase the number of people experiencing unsheltered homelessness. This outcome estimate assumes funding of this package along with the equivalent program offer at the County.

Decision Package Summary

Bureau: Portland Housing Bureau

Priority: 03

Type: Realignments

Decision Package: HC_12 - PHB PSH Funding

Program: CDEHPS

	FY 2018-19 Requested 1 Time DP	FY 2018-19 Requested Ongoing DP	FY 2018-19 Requested Budget	FY 2019-20 Estimated Budget	FY 2020-21 Estimated Budget	FY 2021-22 Estimated Budget	FY 2022-23 Estimated Budget		
EXPENDITURES									
External Materials and Services	0	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	0	0	0	0	0	0	0	0	0

Description:
 This package would retain a portion of Supportive Housing funds sent to the JOHS in the FY 17-18 budget. Funds would be used to provide permanent supportive housing (PSH) services to PHB funded units.

Expected Results:
 Improve services funding alignment with PHB funded PSH units.

Portland Housing Bureau

FY 2018-2023 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 five-year forecast period is maintaining affordable housing delivery levels in the face of a significant increase in resources for the first years of the five-year period. At this moment in time PHB funding can be characterized as substantial, and stable until FY 2023-24.

PHB's history has been defined by urban renewal tax increment funding (TIF) via the Council-approved affordable housing set-aside. It is a history of peaks and valleys; peaks from rising property values and the increase in the set-aside, valleys from shrinking property values and the end of individual URAs. The first "TIF Cliff" was due to declines in property values, and led to significant staffing reductions at both PDC and PHB. However, property values did grow again and in hand with an increase in the set-aside (TIF Lift) the bureau is in another peak period. While the addition of the construction excise tax, the inclusionary housing in-lieu fee, and the new GO Bond provide new resources all are either unstable or transitory in nature.

The next TIF Cliff hits in five to six years, and coincides with the expiration of the GO Bond authority. This TIF Cliff is different in nature, as it is due to almost all districts reaching maximum indebtedness and/or the final year to issue debt. Only City Council action could change that reality, and increases in maximum indebtedness are dependent on forecasted tax growth capacity. City Council action is also required for a second GO Bond, or additional URAs.

In absence of that action, there will be a significant reduction during the period five to six years into the forecast in both gap financing and capital acquisition and construction, as well as near elimination of the bureau's homeownership programs; with the related need for hard decisions about bureau mission and staffing. This could be a bureau more focused on regulation (management of regulatory agreement and loans, inclusionary housing, rental services) and asset management; and less so on development (unless additional capital funding sources are identified).

U.S. Department of Housing and Urban Development (HUD) entitlement grant amounts reflect the 2016 federal omnibus budget agreement, which has morphed into a continuing resolution for 2018 federal funds. the forecast assumes slight decreases in CDBG other than slight reductions due to changes in poverty statistics due to apparent support for the program by the new Administration. For HOME program, the forecast is more pessimistic, due to the programs lack of support in Congress, and the specter of a return to sequestration in the federal budget; if sequestration reductions begin again after 2018, 6-7% annual reductions in entitlement grants could occur through the remainder of the forecast, and this is the forecast used for HOME. Loan income for both major entitlement grant funds continue to decline over the period as well due to loans paying off or restructures.

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 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.

This is a five-year forecast – also attached are a 12-year bureau forecast and a 12-year development forecast. Below is a table that shows the major funding resources and requirements for PHB. Details by funding source follow.

All Funds	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
General Fund	35,571,976	22,568,509	24,564,829	25,384,713	25,901,272	26,714,332
Housing Investment Fund	19,045,374	9,645,121	5,461,812	4,232,835	2,966,528	2,803,553
Housing Bond	48,238,807	40,000,000	62,282,470	60,298,169	63,949,826	40,361,253
Construction Excise Tax	10,345,204	14,236,780	2,774,000	3,319,000	4,784,000	4,992,100
Inclusionary Housing	819,497	743,013	3,000,284	1,046,269	1,107,046	1,222,359
CDBG	16,337,298	10,537,801	8,609,332	8,115,811	7,903,353	7,899,522
HOME	8,420,169	4,707,026	3,337,377	3,123,437	2,810,656	2,652,138
Federal Grants	2,384,303	3,006,623	3,773,521	2,992,047	3,036,109	3,136,109
Tax Increment Financing	89,709,286	87,670,893	37,404,154	21,053,635	19,806,527	27,377,699
Property	2,565,541	2,771,238	2,963,696	2,838,080	2,894,690	2,876,854
Total	\$ 233,437,455	\$ 195,887,004	\$ 154,171,474	\$ 132,403,996	\$ 135,160,008	\$ 120,035,919
Requirements						
General Fund	35,571,976	22,568,509	24,564,829	25,384,713	25,901,273	26,714,331
Housing Investment Fund	19,045,374	9,645,121	5,461,811	4,232,833	2,966,528	2,803,556
Housing Bond	48,238,807	40,000,000	62,282,470	60,298,169	63,949,826	40,361,253
Construction Excise Tax	10,345,204	14,236,780	2,774,000	3,319,000	4,784,000	4,992,100
Inclusionary Housing	819,497	743,013	3,000,284	1,046,269	1,107,046	1,222,359
CDBG	16,337,298	10,537,801	8,609,331	8,115,811	7,903,353	7,899,522
HOME	8,420,169	4,707,026	3,337,377	3,123,438	2,810,656	2,652,138
Federal Grants	2,384,303	3,006,623	3,773,521	2,992,047	3,036,108	3,136,110
Tax Increment Financing	89,709,284	87,670,894	37,404,155	21,053,637	19,806,527	27,377,697
Property	2,565,541	2,771,238	2,963,695	2,838,081	2,894,691	2,876,853
Total	\$ 233,437,454	\$ 195,887,004	\$ 154,171,474	\$ 132,403,996	\$ 135,160,007	\$ 120,035,919

General Fund

	FY 2017-18	FY 2018-19	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Resources	Revised	Base	Request	Forecast	Forecast	Forecast	Forecast
Indirect Charges to Other Bureau Funds	1,809,332	2,048,800	2,048,800	2,319,752	2,425,970	2,383,254	2,488,342
General Fund Discretionary							
Joint Office One-Time	12,784,940		10,473,220				
One-Time	600,000		1,200,000				
Joint Office Ongoing (Baseline)	15,337,500	17,583,323	16,704,157	17,255,394	17,807,567	18,341,794	18,892,048
Joint Office Ongoing	1,704,100		735,000	759,255	784,310	810,193	836,929
Ongoing	3,220,266	2,817,066	3,976,213	4,107,428	4,238,866	4,366,032	4,497,013
Space Rental/Services	115,838	119,320	119,320	123,000	128,000		
Total	35,571,976	22,568,509	35,256,710	24,564,829	25,384,713	25,901,272	26,714,331
Requirements							
Personnel Services	652,503	702,994	702,994	727,794	730,565	610,518	635,550
External/Internal M&S	2,557,711	2,955,492	2,924,639	3,073,712	3,227,397	3,226,493	3,355,553
Contracts							
Fair Housing	34,000	34,900	34,900	36,052	36,205	32,000	30,000
One-Time							
Homeless Services	17,779,409	17,583,323	17,086,657	17,799,440	18,369,022	18,920,093	19,487,696
One-Time							
Joint Office One-Time	12,784,940		10,473,220				
Affordable Rental Housing			352,500	364,133	375,785	387,058	398,670
One-Time							
Homeownership Access & Retention	1,038,413	1,163,400	1,553,400	1,604,662	1,656,011	1,705,692	1,756,862
Renter-Landlord Services	125,000	128,400	928,400	959,037	989,726	1,019,418	1,050,001
One-Time	600,000		1,200,000				
Total	35,571,976	22,568,509	35,256,710	\$24,564,829	\$25,384,713	\$25,901,272	\$26,714,331

Historical Look

PHB has been identified as a General Fund bureau for years, despite most of its funding coming from entitlement grants, and later TIF. 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 supplemental budget adjustment (BuMP). This use of one-time funds for what would become ongoing services lead to a structural imbalance, and each subsequent annual budget submission included a substantial request for General Fund resources (sometimes ongoing, sometimes 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 for the future.

General Fund Discretionary

PHBs General Fund allocation is split – one portion (\$17,583,323) is the baseline funding for the Joint Office of Homeless Services (JOHS); the portion that stays at PHB is \$2,817,066. One 5% reduction package is applied to each portion of funding.

The A Home for Everyone (AHFE) budget development process produced a request of \$11,208,220 over the baseline amount. This includes requests to maintain the service level funded by the City in the FY 2017-18 Revised Budget (\$10,473,220) and requests for new service levels (\$735,000). This funding would go to the JOHS.

The PHB add packages include an enhancement to fair housing and renter protection services the bureau currently provides in the Office of Renter Services program (\$2,000,000). The other package is for Citywide home repair funds as a part of the bureau's anti-displacement strategy.

Internal Resources

Bureau internal resources consist primarily of indirect cost recovery charges to the CDBG and TIF funds. The bureau levies an 84.39% 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 M&S. PHB also charges the Office of Equity (OEHR) for subletting space on PHB's floor in the Commonwealth Building and for administrative services PHB provides to OEHR (\$119,320).

Future Look

The bureau funds a number of homeownership and rental access and stabilization programs with tax increment financing resources. While an excellent tool within urban renewal areas (URAs), limiting these programs to those areas does not address gentrification and displacement in the 87% of the city outside of URAs, General Fund dollars are a potential tool to provide these non-"bricks and sticks" services Citywide. PHB expects close alignment with Multnomah County and Home Forward over the next few years on homeless services issues as part of the Home for Everyone committees. These three jurisdictions invest considerable local, state and federal resources in programs designed to end people's homelessness. With ongoing collaboration and shared analysis, PHB and its partner jurisdictions hope to both improve outcomes for people and ensure the best possible use of public funds.

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 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 a total of \$34.6 million over the five year period. The funds were almost exclusively transferred to PDC for housing development and retention programs. These funds were tracked in a PDC Housing Investment Fund that is now merged with the City HIF. A significant portion of the funds were packaged into loans.

Loan Portfolio

The portfolio of loans in the HIF has a current gross book value of approximately \$31.3 million. The discounted value is estimated to be about \$6.5 million. The following discussion gives insight not only into the HIF loan portfolio, but also the bureau's entire loan portfolio in general. Loans have been made from the CDBG, HOME, and URA funds. The PHB portfolio is made up of several different types of loans: cash flow loans, equity gap loans, amortized loans, and deferred payment loans.

Loans that do not make regular loan payments make up the bulk of the HIF portfolio. Deferred loans are \$900,000 of the gross book value of the portfolio. Cash flow loans are almost \$4.5 million of the gross book value. Equity gap loans are about \$14.5 million of the gross book value. The remaining \$11.5 million in loans are currently fully amortizing. All of these loans are secured by liens and/or regulatory agreements of various types on the property.

Deferred loans, are just that – a loan on which payments are being deferred, often until they are restructured into Equity Gap or Cash Flow loans. An Equity gap loan is a "last resort" financing product, used only when other financing has been maximized and the housing project does not generate sufficient cash flow (after operating expenses and required senior debt service) to allow loan payments back to PHB until the project is refinanced, or the end of the loan period is reached. Equity Gap loans differ from grants in that grants cannot be used in projects that also use tax credit financing. Cash Flow loans make payments to PHB only when there are net revenues after paying all expenses and other debt service. Cash Flow and Equity Gap loans contribute to the highly discounted value of the portfolio. They also limit the program income that accrues back to PHB.

As the bureau looks to more aggressively restructure loans to ensure the long term viability of the City's affordable housing infrastructure, there is additional downward pressure on loan income.

Indirect Programs

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
Beginning Balance	113,240	-	-	-	-	-
<i>Working Capital</i>	6,560	-	2,214	1,557	3,313	1,852
Charges for Services	459,700	396,350	397,614	417,166	418,704	430,659
Interest	772	366	363	304	136	173
Total	\$ 580,272	\$ 396,716	\$ 400,191	\$ 419,027	\$ 422,153	\$ 432,684
Requirements						
Personnel Services	286,772	296,216	307,742	320,359	323,994	337,278
External M&S						
Homeownership Access & Retention	293,500	100,500	92,300	97,400	98,000	93,500
<i>Working Capital</i>	-	-	149	1,268	159	1,906
Total	\$ 580,272	\$ 396,716	\$ 400,191	\$ 419,027	\$ 422,153	\$ 432,684

The bureau has a number of programs that subsidize affordable housing and homeownership in an indirect way. One of these programs is the System Development Charge (SDC) Waiver program for affordable housing. The program is intended to assist developers by reducing their costs when building affordable housing, exempting them from paying SDC's levied by the City when they build residential housing units meeting program requirements.

PHB also manages Limited Tax Exemption programs for single family homes (HOLTE), taking the duties over from PDC and the Bureau of Planning and Sustainability in FY 2010-11. These programs offer eligible homebuyers who purchase newly-constructed homes in certain parts of Portland a ten-year limited property tax exemption.

Another indirect program that is managed by bureau staff and that also indirectly makes housing more affordable is the Mortgage Credit Certificate Program (MCC). MCC is an IRS-approved tax credit, which reduces homeowners' federal income taxes as long as they keep the loan and continuously occupy the home as their principal residence. The maximum amount of the MCC tax credit equals 20 percent of the annual mortgage interest paid on the homebuyer's first mortgage loan. In calendar year 2016 the bureau processed 174 certificates (174 additional homeowners) valued at approximately \$8.2 million over the life of the loans.

Fees are paid by applicants for the LTE, SDC, and MCC programs to cover some of the cost of administration. Sub-funds within the HIF track the income that pays County recording fees and staffing costs for programs. Adjustments to SDC fees were made July 1, 2014.

Primary HIF

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
Beginning Balance	1,885,173	1,185,000				
<i>Working Capital</i>	5,706,397	5,221,532	1,336,311	1,859,134	666,507	561,655
Interest	85,000	40,000	15,000	15,000	10,000	7,500
Other	1,200,000		1,756,892			
Loan Income	500,000	500,000	500,000	500,000	500,000	500,000
Total	\$ 9,376,570	\$ 6,946,532	\$ 3,608,203	\$ 2,374,134	\$ 1,176,507	\$ 1,069,155
Requirements						
Personnel Services	564,122	560,924	581,069	648,393	544,852	567,191
External/Internal M&S	17,357	25,245	25,000	26,234	15,000	15,000
Innovation Fund	185,000					
Affordable Rental Housing						
Opportunity Funds		3,000,000	1,000,000	900,000		
Projects						
SE Stark - CCC	1,315,000	1,185,000				
Loan to Inclusionary Housing	816,600	741,300				
General Fund Overhead	57,959	79,752	125,000	115,000	37,000	42,000
Contingency	14,000	18,000	18,000	18,000	18,000	18,000
<i>Working Capital</i>	6,406,532	1,336,311	1,859,134	666,507	561,655	426,964
Total	\$ 9,376,570	\$ 6,946,532	\$ 3,608,203	\$ 2,374,134	\$ 1,176,507	\$ 1,069,155

In FY 2000-01, the City Council made the last major decision involving HIF funding by including \$500,000 in ongoing and \$3.85 million in one-time General Fund discretionary resources. These resources were not transferred to PDC and eventually went to fund ongoing core programming in the bureau (BHCD at the time), in the areas of homeless services and homeownership services. The ongoing General Fund discretionary funding was eventually increased to \$958,000 in FY 2007-08 and moved out of the HIF to be part of the BHCD allocation.

While the initial HIF funding was from General Fund resources, over the years new funding sources (primarily debt based) and new programs have been added to the HIF. Some have come and gone (Smart Growth, Preservation Line of Credit, Housing Opportunity Bonds, City Lights, Housing Revolving Loan – all PDC managed), but one project born of these programs remains – Headwaters, which has been moved to its own fund and is discussed later.

Internal Resources

Internal resources in the HIF consist of a couple of reserves which are earmarked for a specific purpose.

Of the designated reserves, the largest is for the Risk Mitigation Pool. Currently standing at approximately \$530,000, these funds are used to pay damage claims by subscribed landlords for excess wear and tear on housing units used for supportive housing by extremely low income and 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.

Risk Mitigation Guarantee Pool

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
<i>Working Capital</i>	571,845	535,845	491,845	446,845	356,845	265,845
Interest	6,000	6,000	5,000	4,000	3,000	1,700
Total	\$ 577,845	\$ 541,845	\$ 496,845	\$ 450,845	\$ 359,845	\$ 267,545
Requirements						
External M&S						
Affordable Rental Housing	82,000	90,000	90,000	94,000	94,000	98,000
<i>Working Capital</i>	495,845	451,845	406,845	356,845	265,845	169,545
Total	\$ 577,845	\$ 541,845	\$ 496,845	\$ 450,845	\$ 359,845	\$ 267,545

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, the bureau collects user fees from participating jurisdictions.

HMIS Local Match

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
<i>Working Capital</i>	16,865		-	1,134	-	-
Intergovernmental Revenues	317,500	318,000	318,000	333,900	333,900	333,900
Interest	2,000	2,206	2,000	2,150	1,942	1,956
Total	\$ 336,365	\$ 320,206	\$ 320,000	\$ 337,184	\$ 335,842	\$ 335,856
Requirements						
Personnel Services	195,268	193,206	202,866	211,184	219,842	222,856
External M&S	135,948	127,000	116,000	126,000	116,000	113,000
<i>Working Capital</i>	5,149		1,134			
Total	\$ 336,365	\$ 320,206	\$ 320,000	\$ 337,184	\$ 335,842	\$ 335,856

Program Income

Beginning in FY 2010-11, additional income streams came into the fund from the PDC HIF. These included loan fees, abatement fees, and loan income from the original HIF loans discussed earlier. HIF program income is used primarily to cover staff costs and special projects. The largest source of income, from the original HIF loans, is used as a source for general staff costs that are difficult to attribute to other funding sources due to regulatory restrictions or insufficient growth.

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 planning to be more conservative in how much ongoing staff cost to plan against this income stream and the forecast therefore reflects declining Personnel Services usage of HIF resources in FY 2017-18 and beyond. This downward trend is tempered somewhat by the potential of original HIF loans being paid off, and the City being repaid a portion of principal. This is an unpredictable occurrence, more prevalent recently with the sale of properties due to attractive interest rates. The forecast does not rely on any such payoffs.

Future Look

Future trends for portions of the HIF have been noted in previous sections.

Short Term Rental Revenues

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
Beginning Balance						
<i>Working Capital</i>	683,543	95,976	10,892	16,826	29,009	46,541
Transfer from General Fund	1,906,576	261,231	269,852	278,487	286,842	295,447
Interest	8,000	2,000	1,500	2,000	2,000	2,000
Loan Repayment	305,000					
Total	\$ 2,903,119	\$ 359,207	\$ 282,244	\$ 297,313	\$ 317,851	\$ 343,988
Requirements						
Personnel Services	97,578	67,064	70,417	73,304	76,310	79,439
External M&S	103,678	75,000	75,000	75,000	75,000	75,000
Joyce Operations						
Affordable Rental Housing	35,520	106,251	120,000	120,000	120,000	120,000
Projects						
Opportunity Funds						
Potential Property Acquisition	2,410,000					
Property subsidies	160,367	100,000				
<i>Working Capital</i>	95,976	10,892	16,826	29,009	46,541	69,549
Total	\$ 2,903,119	\$ 359,207	\$ 282,243	\$ 297,313	\$ 317,851	\$ 343,988

In November of 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 0-60% AMI housing purposes.

The forecast reflects the securitization of a portion of this revenue stream for property acquisition primarily outside of URAs for use in building, acquiring, and preserving affordable housing at the 0-60% income levels.

Housing Property Fund

Resources	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Working Capital	1,051,926	2,740,825	3,764,833	4,506,561	5,371,793	4,151,368
Bond Proceeds		-	-	-	-	
Fund Transfers	-	-	-	102,308	128,654	36,938
Property Income	5,637,666	5,213,163	5,318,725	6,131,990	7,050,531	7,610,342
Interest	17,049	28,738	38,773	47,808	47,944	37,983
Total	\$ 6,706,641	\$ 7,982,726	\$ 9,122,331	\$ 10,788,668	\$ 12,598,922	\$ 11,836,631

Requirements						
Personnel Services - Direct Staffing	47,825	61,722	64,253	66,887	69,629	72,484
Bureau Indirect Costs	40,360	52,976	55,148	57,409	59,763	62,213
Bureau Indirect Staffing	105,581	115,384	120,115	125,039	130,166	135,503
General Fund Overhead	-	-	79,000	150,000	280,000	327,500
Operating Costs	2,329,281	2,458,932	2,482,104	3,277,139	4,060,096	4,385,372
Debt Service	832,769	1,518,879	1,805,150	1,400,400	1,397,900	1,394,650
External Materials & Services	10,000	10,000	10,000	10,000	10,000	10,000
Affordable Rental Housing						
Major Maintenance						
The Ellington	-	-	-	-	2,000,000	2,000,000
Headwaters	-	-	-	210,000	260,000	-
Repay Interim Financing						
Working Capital	3,340,825	3,764,833	4,506,561	5,491,793	4,331,368	3,448,908
Total	\$ 6,706,640	\$ 7,982,726	\$ 9,122,331	\$ 10,788,668	\$ 12,598,922	\$ 11,836,631

This fund was created in 2016 to house and track financial activity associated with non—URA owned multi-family housing property operations. Reflected are the gross operating revenues and expenses for the Ellington, Headwaters, and Fairfield Apartments, and two future apartment locations.

Inclusionary Housing Fund

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Resources	Request	Forecast	Forecast	Forecast	Forecast	Forecast
Fund Balance	-	-	-	-	-	-
<i>Working Capital</i>	1,830,807	9,223,993	284	438,661	201,972	214,832
Misc Taxes	8,473,000	4,972,500	2,735,000	3,280,000	4,745,000	4,953,100
HIF Loan	816,600	741,300	-			
Charges for Services	1,500	1,500	3,000,000	600,000	900,000	1,000,000
Interest	42,794	40,500	39,000	46,608	44,074	46,527
Total	\$ 11,164,701	\$ 14,979,793	\$ 5,774,284	\$ 4,365,269	\$ 5,891,046	\$ 6,214,459
Requirements						
Personnel Services	392,473	360,430	378,452	393,968	410,121	426,936
Indirect Costs	323,168	274,252	325,464	340,279	373,124	391,523
External M&S	14,000	10,023	10,207	10,411	10,619	10,832
Internal M&S	30,143	24,547	25,038	25,539	26,049	26,570
Transfer to OHCS	1,121,424	587,500	376,000	426,000	551,000	562,000
Affordable Rental Housing						
Indirect Programs	58,000	72,000	65,500	74,100	72,300	76,400
Opportunity Funds		13,649,280	2,398,000	2,893,000	4,233,000	4,430,100
Loan Repayment			1,756,892			
<i>Working Capital</i>	9,225,493	1,761	438,731	201,972	214,832	290,098
Total	\$ 11,164,701	\$ 14,979,793	\$ 5,774,284	\$ 4,365,269	\$ 5,891,046	\$ 6,214,459

This fund was created in 2016, and its purpose is twofold. First, it tracks the 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; 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. Second, it 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.

Federal Grants

Community Development Block Grant Fund

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
<i>Carryover/Working Capital</i>	7,433,422	1,932,591	255,778	7,114	32,917	79,086
Grants	7,788,876	7,555,210	7,328,553	7,108,697	6,895,436	6,895,436
Program Income	1,115,000	1,050,000	1,025,000	1,000,000	975,000	925,000
Total	\$ 16,337,298	\$ 10,537,801	\$ 8,609,331	\$ 8,115,811	\$ 7,903,353	\$ 7,899,522
Requirements						
Personnel Services	1,263,543	1,144,739	1,196,252	1,145,299	1,192,256	1,081,138
Indirect	182,924	205,477	214,723	224,961	233,405	234,919
External/Internal M&S	30,000	30,000	30,000	30,000	30,000	30,000
Contracts						
Homeless Services	-	-	-	-	-	-
Fair Housing	795,521	712,700	715,000	730,000	701,900	701,900
Affordable Rental Housing	12,600	12,600	12,600	12,600	12,600	12,600
Section 108 Repayment	735,000	748,000	756,000	767,000	776,000	780,000
Homeownership Access & Retention	2,458,000	2,011,000	2,065,297	2,121,060	2,084,692	2,084,692
Economic Opportunity	2,138,744	2,074,582	2,012,344	1,951,974	1,893,415	1,893,415
Projects						
Opportunity Funds	268,716	2,800,000	1,000,000	1,100,000	900,000	1,000,000
Habitat			600,000			
Oak Leaf	1,480,697					
Square Manor (Gladstone/Multnomah)	1,000,000					
Hill Park	2,679,133					
PCRI Restructure	45,447					
Jade	1,314,382	542,925				
<i>Working Capital</i>	1,932,591	255,778	7,114	32,917	79,086	80,858
Total	\$ 16,337,298	\$ 10,537,801	\$ 8,609,331	\$ 8,115,810	\$ 7,903,353	\$ 7,899,522

This fund is used to hold and account for the City's CDBG entitlement from HUD, as well as program income generated from the entitlement.

Annual Entitlement

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 1). Once the total CDBG amount is determined, HUD develops the allocations. This can take a minimum of 60 days, often after the City deadline for the PHB request budget. In the past, this led the bureau to budget the prior year entitlement allocation.

Currently, HUD is operating under a continuing resolution, and the process of developing allocations for participating jurisdictions is on hold. Based upon the best information to date, of no change to CDBG funding, PHB is using the federal FY 2016-17 allocation amount, less an amount for anticipated shifts in poverty.

Caps

Among the limits on CDBG funding are caps on the use of funds for administration and 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 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 currently approximately \$1,100,000, boosted by income from eleven Section 108 loans. PHB and HUD use program income figures from the HUD 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 impacts 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 attempts to build up CDBG funds to use in years where TIF resources are less available; however this can cause less future flexibility in using CDBG funds for other programs while maximizing resources for affordable housing development projects. The availability of CDBG for rental housing development is one of the few resources available to PHB outside of URAs.

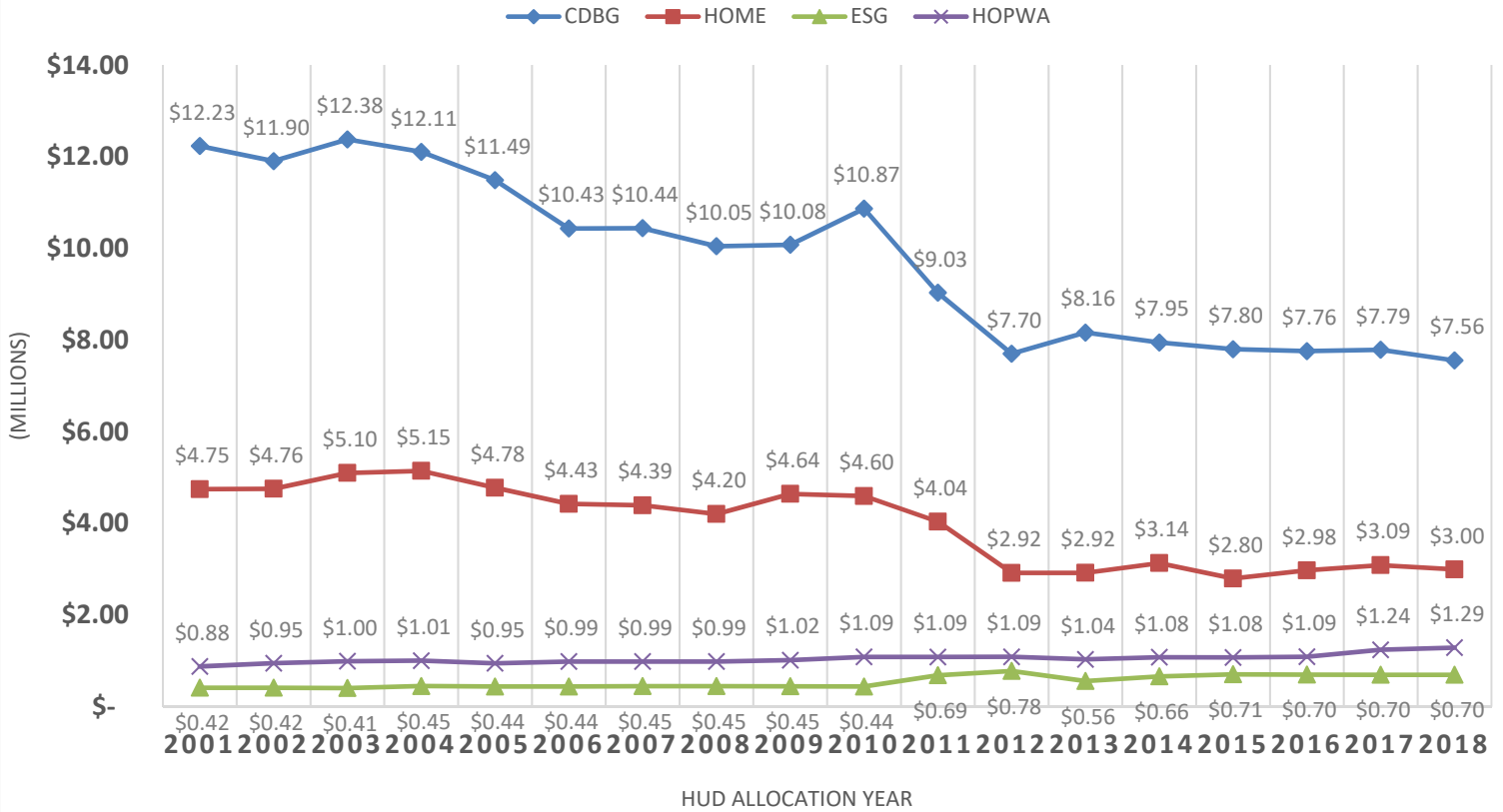
Carryover

The CDBG fund has a long history of carryover due to the ebb and flow of housing project schedules and resource planning. The bureau has tightened both budgeting and schedule estimates, as well as being more diligent about whether all prior year entitlement funds have been accessed. Carryover of appropriations will still need to occur, but the bureau will use the BuMP, Request, and Approved budget processes to be more transparent about those changes.

Future Look

Continued uncertainty about support in Congress for federal housing programs makes it difficult to forecast future resources. As the graph on the next page shows, the bureau has seen a decline in CDBG entitlement funding from fifteen, ten, even five years ago. It is unknown if Congress will reinstate sequestration and allow the automatic cuts to take effect. If sequestration reductions begin again after 2018, 6-7% annual reductions in entitlement grants could occur through the remainder of the forecast. In addition, loan income is forecast to continue to decline.

CHANGES IN HUD ENTITLEMENT ALLOCATIONS TO PHB



A steady downward trend in CDBG and HOME funding (in actual dollars), interrupted only by boosts in funding early in the Great Recession of 2008-11.

HOME

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast
<i>Carryover/Working Capital</i>	4,965,083	1,309,643	136,826	94,025	35,405	24,580
Grants	3,090,086	2,997,383	2,805,551	2,634,412	2,484,251	2,342,648
Program Income	365,000	400,000	395,000	395,000	291,000	284,910
Total	\$8,420,169	\$4,707,026	\$3,337,377	\$3,123,437	2,810,656	\$2,652,138
Requirements						
Personnel Services	342,260	299,621	323,061	314,661	306,480	269,046
Contracts						
Homeless Services	200,599					
Affordable Rental Housing						
CHDO Support	90,000	120,000	120,000	120,000	120,000	115,000
Projects						
Opportunity Funds		3,400,000	2,100,000	2,000,000	1,750,000	1,600,000
SE Stark - CCC	4,950,000					
Gresham Funds	621,511	529,887	494,384	461,261	430,356	430,356
Admin	78,570	46,107	43,018	40,136	37,447	37,447
Multnomah County Funds	65,842	163,629	152,666	142,437	132,894	123,990
SE Stark - CCC	750,000					
Admin	11,744	10,957	10,223	9,538	8,899	8,899
<i>Working Capital</i>	1,309,643	136,826	94,025	35,405	24,580	67,401
Total	\$8,420,169	\$4,707,027	\$3,337,377	\$3,123,438	2,810,656	\$2,652,138

This fund is used to hold and account for the City's HOME entitlement from HUD, as well as program income generated from the entitlement.

Entitlement

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. Based upon the best information to date, of no change to CDBG funding, PHB is using the federal FY 2015-16 allocation amount. Given the two-year budget agreement, this amount should remain steady for FY 2017-18 as well.

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.

Program Income

HOME program income has been in decline from highs of approximately \$2 million in the past decade. Program income is currently approximately \$400,000. PHB and HUD use program income figures from the HUD tracking system for the purposes of cap calculations.

The bureau currently budgets HOME program income less conservatively as the administration cap usage have been traditionally been low under HOME. This resource is also forecast to go down moderately over time, which impacts 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, though the bureau has replaced some CDBG resources in the homeless services area to simplify contract management and service delivery by sub-recipients. The availability of HOME for rental housing development is one of the few resources available to PHB outside of URAs.

Carryover

Similar to CDBG, the HOME fund also has a long history of carryover due to the ebb and flow of housing project schedules and resource planning. The bureau has tightened both budgeting and schedule estimates, as well as being more diligent about whether all prior year entitlement funds have been accessed. Carryover of appropriations will still need to occur, but the bureau will use the BuMP, Request, and Approved budget processes to be more transparent about those changes.

Future Look

HOME is subject to the same uncertainty at the federal level as CDBG. As the graph on page 13 shows, the bureau has seen substantial reductions in HOME entitlement funding over a 17 year period. The forecast amount reflects the 2016 federal budget agreement, which very slightly increased the HOME budget for the next two years. At this time, HUD has not released 2016 entitlement allocation amounts. It is unknown if Congress will reinstate sequestration and allow the automatic cuts to take effect. For HOME, the forecast assumes that sequestration reductions begin again after 2017-18; 6-7% annual reductions in HOME is shown through the remainder of the forecast. In addition, loan income is forecast to continue to decline.

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). 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. The bureau received a second phase allocation for HOPWA that expired in FY 2014-15.

HOPWA

Resources	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Grants	1,244,058	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000
Total	\$ 1,244,058	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000
Requirements						
External M&S						
Homeless Services	1,244,058	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000
Total	\$ 1,244,058	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000

ESG

Resources	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Grants	698,443	698,443	698,443	698,443	698,443	698,443
Total	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443
Requirements						
External M&S						
Homeless Services	698,443	698,443	698,443	698,443	698,443	698,443
Total	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443

Categorical Grants

The bureau also receives two competitive or categorical grants.

Lead Hazard Abatement

Resources	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	<u>Revised</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>
17 Grant	192,136	866,514	1,503,412	437,938		
20 Grant				460,000	1,000,000	1,100,000
17 Healthy Homes Supplement	4,000	104,000	234,000	58,000		
Total	\$ 196,136	\$ 970,514	\$ 1,737,412	\$ 955,938	\$ 1,000,000	\$ 1,100,000
Requirements						
Personnel Services	99,924	199,506	199,848	199,920	200,000	200,000
External M&S	11,652	57,148	88,380	57,744	63,000	63,000
Internal M&S	1,625		1,625		2,000	2,000
Capital	25,000	13,570			25,000	
Homeownership Access & Retention	28,049	625,590	1,387,787	648,388	650,000	775,000
Bureau Indirect	29,886	74,700	59,772	49,886	60,000	60,000

For twenty years, PHB has been successfully applying for the HUD Lead Grant, the most recent version of which was awarded (\$3 million) in FY 2017-18 and extends into FY 2016-17.

McKinney-HMIS Grant

Resources	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	<u>Revised</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>
Grants	245,666	245,666	245,666	245,666	245,666	245,666
Total	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666
Requirements						
Personnel Services	169,104	172,428	172,490	172,545	172,601	172,658
External M&S	76,562	73,238	73,176	73,121	73,065	73,008
Total	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666

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.

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 will then be reimbursed by PDC, net of program income received by the bureau. PHB receives the program income directly, because the City now holds all of the affordable housing loans. Affordable housing funding in urban renewal areas (URAs) 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 direct costs by URA. Indirect costs are collected in the TIF Reimbursement fund summary below, and will be allocated to URA's based upon the direct expenses. The General Fund section discussed how indirect costs are allocated. TIF is not very different from many of PHB's grant sources in that it has restrictions on use in terms of type of expense. In addition there are restrictions in terms of location. The location restrictions also put pressure on the bureaus' less restrictive funding sources when needs outside of URAs arise.

Tax Increment Revenue Forecast – Future Look

Housing Set Aside tax increment financing (TIF) availability has stalled since the previous forecast, due to economic uncertainty around borrowing costs. While not having an impact on planned projects, the more conservative tax increment forecast does tamp down out year resources. In addition, the affordable housing emergency and the natural inertia for projects now have led to resources being pulled forward in the forecast. Funding from TIF sources will settle into the \$17-\$25 million range in the final two years and into the mid-2020's after current spending for the housing emergency occurs. As the table below shows, almost all urban renewal districts are reaching maximum indebtedness and/or the final year to issue debt during either the five year or eight year forecast.

Urban Renewal Area	Maximum Indebtedness	Indebtedness Issued as of 03/31/16	Indebtedness Remaining as of 03/31/16	Projected Indebtedness to Be Issued	Last Date to Issue Long Term Debt	Acres
Airport Way	\$72.6	\$72.6	\$0.0	\$0.0	May 2011	885.0
Central Eastside	\$126.0	\$99.1	\$26.9	\$26.9	August 2023	708.5
Convention Center	\$167.5	\$167.5	\$0.0	\$0.0	June 2013	410.0
Downtown Waterfront	\$165.0	\$165.0	\$0.0	\$0.0	April 2008	233.1
Gateway	\$164.2	\$46.0	\$118.2	\$48.6	June 2022	658.5
Interstate Corridor	\$335.0	\$193.1	\$141.9	\$141.9	N/A	3,990.0
Lents Town Center	\$245.0	\$135.9	\$109.1	\$91.9	June 2020	2,846.3
Neighborhood Prosperity Initiative (6)	\$7.5	\$0.6	\$6.9	\$7.0	N/A	803.7
North Macadam	\$288.6	\$139.8	\$148.8	\$114.6	June 2025	447.0
River District	\$489.5	\$344.4	\$145.1	\$145.1	June 2021	314.8
South Park Blocks	\$143.6	\$112.0	\$31.6	\$0.0	July 2008	156.3
Willamette Industrial	\$200.0	\$5.8	\$194.2	\$0.0	December 2024	755.5

This forecast does not include any assumptions about potential future URAs.

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

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Central Eastside URA						
Resources						
Working Capital	(680)	-	-	-	-	-
Loan Income	3,200	3,200	8,200	8,200	8,200	8,200
TIF Housing Set Aside	2,014,632	579,833	4,202,684	1,455,564	183,059	17,989
Other	1,485					
Central Eastside URA Total	\$2,018,637	\$583,033	\$4,210,884	\$1,463,764	\$191,259	\$26,189
Requirements						
Personnel Services - Direct Staffing	69,554	21,947	50,000	49,000	45,000	7,000
Bureau Indirect Costs (Staffing and Overhead)	168,867	61,086	160,884	164,764	137,627	19,189
Affordable Rental Housing						
Projects						
Opportunity Funds		500,000	4,000,000	1,250,000	8,632	
St. Francis Park	1,780,216					
Working Capital						
Central Eastside URA Total	\$2,018,637	\$583,033	\$4,210,884	\$1,463,764	\$191,259	\$26,189

- **Central Eastside** – A URA that has had slow resource growth, work concludes in FY 2017-18 on the St. Francis Park project under construction by Caritas (Catholic Charities) and Home Forward, and additional affordable housing funds become available in FY 2018-22.

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Convention Center URA						
Resources						
Working Capital		-	-	7,296	4,358	6,333
Loan Income	62,500	62,500	62,500	62,500	62,500	62,500
TIF Housing Set Aside	5,067,073	66,463	8,061	-	-	-
Other	439				351	
Convention Center URA Total	\$5,130,012	\$128,963	\$70,561	\$69,796	\$67,209	\$68,833
Requirements						
Personnel Services - Direct Staffing	37,928	4,248	15,000	15,000	15,000	15,000
Bureau Indirect Costs (Staffing and Overhead)	92,084	11,824	48,265	50,438	45,876	41,118
Affordable Rental Housing						
Projects						
Block 45 - HF	5,000,000	112,891				
Working Capital			7,296	4,358	6,333	12,715
Convention Center URA Total	\$5,130,012	\$128,963	\$70,561	\$69,796	\$67,209	\$68,833

- **Convention Center** - A URA that has expired (no new debt capacity); the Home Forward Block 45 project is currently in planning, and includes funds from Multnomah County. This will be the last affordable housing project using resources from this URA.

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Downtown Waterfront URA						
Resources						
Working Capital	13,244,152	13,889,450	8,869,873	986,070	589,656	737,513
Predev Loan Payoffs/Property Sales		999,742				
Loan Income	600,000	600,000	600,000	484,900	484,900	484,900
TIF Housing Set Aside	750,000	1,221,910	-	-	-	-
Other	140,000	100,000	80,000	10,000	5,000	6,000
Downtown Waterfront URA Total	\$14,734,152	\$16,811,102	\$9,549,873	\$1,480,970	\$1,079,556	\$1,228,413
Requirements						
Personnel Services - Direct Staffing	27,627	53,981	60,000	45,000	35,000	70,000
Bureau Indirect Costs (Staffing and Overhead)	67,075	150,248	193,061	151,314	107,043	191,886
Affordable Rental Housing						
Projects						
Opportunity Funds		3,800,000			200,000	900,000
Henry - CCC	750,000	3,937,000	8,310,742	695,000		
Working Capital	13,889,450	8,869,873	986,070	589,656	737,513	66,527
Downtown Waterfront URA Total	\$14,734,152	\$16,811,102	\$9,549,873	\$1,480,970	\$1,079,556	\$1,228,413

- **Downtown Waterfront** – This URA has expired (2008) in terms of issuing any further debt. There is approximately \$2 million in remaining TIF resources, but the URA also has a healthy amount of cash from loan payoffs and payments that is providing approximately \$13 million for the Henry Apartments rehabilitation (includes seismic retrofit).

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Gateway Regional Center URA						
Resources						
Working Capital		-	-	-	-	-
Predev Loan Payoffs/Property Sales		600,000				
TIF Housing Set Aside	755,850	1,667,581	2,760,619	1,051,495	3,693,502	4,812,350
Other	525					
Gateway Regional Center URA Total	\$756,375	\$2,267,581	\$2,760,619	\$1,051,495	\$3,693,502	\$4,812,350
Requirements						
Personnel Services - Direct Staffing	45,327	44,030	35,000	55,000	60,000	55,000
Bureau Indirect Costs (Staffing and Overhead)	110,048	122,551	112,619	184,939	183,502	150,767
Affordable Rental Housing						
Projects						
Opportunity Funds				810,556	3,450,000	4,500,000
Human Solutions	500,000	2,100,000	2,612,000			
Property Management	1,000	1,000	1,000	1,000		
TIF Lift						
Affordable Rental Housing						
Projects						
Human Solutions	100,000	-				
Working Capital						106,583
Gateway Regional Center URA Total	\$756,375	\$2,267,581	\$2,760,619	\$1,051,495	\$3,693,502	\$4,812,350

- **Gateway Regional Center** – Further funding for affordable housing arrives in FY 2020-21. Property value growth in the URA due to development could provide additional affordable housing resources.

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Forecast	Forecast	Forecast	Forecast	Forecast
Interstate URA						
Resources						
Working Capital	417,121		-	23,988	48,594	10,090
Predev Loan Payoffs/Property Sales	940,777	2,120,000				
Proud Ground rebate	1,035,000					
Loan Income	19,784	17,160	17,160	17,160	17,160	17,160
TIF Housing Set Aside	20,286,582	36,519,575	10,159,453	7,415,901	9,029,359	6,378,372
Other	131,753					
Interstate URA Total	\$22,831,017	\$38,656,735	\$10,176,613	\$7,457,049	\$9,095,113	\$6,405,622
Requirements						
Personnel Services - Direct Staffing	545,741	636,097	550,000	575,000	600,000	600,000
Bureau Indirect Costs (Staffing and Overhead)	1,324,984	1,770,479	1,769,724	1,933,455	1,835,023	1,644,733
Affordable Rental Housing						
Projects						
Reserve for Projects underway	-	1,320,000				
Opportunity Funds	-				5,650,000	3,150,000
H30274 King/Parks - PCRI	975,000	25,000				
H30275 Charlotte B Rutherford	1,339,737	211,596				
H30270 N. Williams - Bridge	1,000,000	2,900,000	1,000,000			
H30115 New Meadows	1,377,133					
Homeownership Access & Retention						
H89010 Homeowner Retention	782,342	500,000	500,000	500,000	500,000	500,000
H30415 AAAH Kilpatrick	1,000,000	800,000				
Syracuse Property				3,500,000		
N/NE Neighborhood Housing Strategy						
H30274 King/Parks - PCRI		4,000,000				
Business Operations						
H37914 Planning, Policy, & Outreach	130,234	47,896	37,901			
Affordable Rental Housing						
H80026 Beatrice Morrow	2,322,588	542,412	735,000			
Land Banking		763,255				
5020 Interstate Acquisition	107,000					
Homeownership Access & Retention						
H89011 Homeowner Retention	2,250,210	640,000	160,000			
H30301 Proud Gound	821,000					
H89051 PCRI	-	1,716,000				
H89050 AAAH/Habitat/OLIN	-	1,200,000	300,000			
H89021 AAAH/DPALS	700,000					
AAAH - Montana	750,000					
TIF Lift						
Affordable Rental Housing						
Reserve for Projects underway		1,450,000				
H30342 Magnolia II - IHI	1,620,000	2,600,000	400,000			
H80026 Beatrice Morrow	1,525,338	-				
H30270 N. Williams - Bridge	-		300,000			
H30321 Argyle	1,759,710	8,100,000	1,000,000			
Land Banking		900,000				
Homeownership Access & Retention						
H30415 AAAH Kilpatrick		1,200,000				
H89013 Homeowner Retention	600,000	500,000	500,000	500,000	500,000	500,000
H89013 Homeowner Retention	400,000	400,000	400,000	400,000		
H89051 Homeownership - PCRI		434,000				
H30290 Proud Ground Homeownership	500,000	4,000,000	500,000			
PDC Homeownership Strategy						
Homeownership Access & Retention						
H89014 Homeowner Retention	600,000	400,000	600,000	-		
H89024 Homeownership Opportunity	400,000	600,000	600,000	-		
H89037 ADU Program	-	1,000,000	800,000			
Working Capital			23,988	48,594	10,090	10,889
Interstate URA Total	\$22,831,017	\$38,656,735	\$10,176,613	\$7,457,049	\$9,095,113	\$6,405,622

- **Interstate** – This URA continues to generate substantial affordable housing funds, both from the additional \$20 million N/NE Housing Strategy from fall 2014 and the \$32 million “TIF Lift” from fall 2015, and an additional allocation from PDC of \$5 million in December 2016. While funding remains strong through the five year forecast, this URA ends during the FY 2023-24 forecast period.

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Lents Town Center URA						
Resources						
<i>Working Capital</i>	251,206		-	-	-	-
Loan Income	12,600	12,600	12,600	12,600	12,600	12,600
Other	1,100,000					
TIF Housing Set Aside	15,386,174	6,748,506	3,055,191	3,124,361	2,059,950	1,792,049
<i>Lents Town Center URA Total</i>	<i>\$16,749,980</i>	<i>\$6,761,106</i>	<i>\$3,067,791</i>	<i>\$3,136,961</i>	<i>\$2,072,550</i>	<i>\$1,804,649</i>
Requirements						
Personnel Services - Direct Staffing	380,710	321,728	235,000	215,000	215,000	215,000
Bureau Indirect Costs (Staffing and Overhead)	924,311	895,481	756,155	722,944	657,550	589,363
Affordable Rental Housing				800,000	200,000	
Projects						
H30269 72nd & Foster - REACH	3,927,593		576,636			
Oliver Station	5,527,483	417,577				
91st & Foster	1,152,000					
H30140 Woody Guthrie	710,000	1,306,320				
Homeownership Access & Retention						
H89010 Homeowner Retention	556,111	445,000	400,000	500,000	500,000	500,000
H89020 Homebuyer Financial Assistance	739,641	445,000	400,000	470,000	500,000	500,000
TIF Lift						
Planning, Policy, & Outreach						
Affordable Rental Housing				399,017		
Projects						
Reserve for Projects Underway		300,000	500,000			
Oliver Station	1,262,131					
H30140 Woody Guthrie	-	800,000				
Homeownership Access & Retention						
H89013 Homeowner Retention	1,090,000	255,000	100,000			
H89023 Homebuyer Financial Assistance	480,000	1,575,000	100,000	30,000		
<i>Working Capital</i>						286
<i>Lents Town Center URA Total</i>	<i>\$16,749,980</i>	<i>\$6,761,106</i>	<i>\$3,067,791</i>	<i>\$3,136,961</i>	<i>\$2,072,550</i>	<i>\$1,804,649</i>

- **Lents Town Center** – This URA reflects additional TIF resources available due to funds being pulled forward for affordable housing projects in FY 2015-16. Affordable housing resources in this URA end during the FY 2023-24 forecast period.

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
North Macadam URA						
Resources						
Working Capital	(114,087)	-	-	-	-	-
Predev Loan Payoffs/Property Sales	2,000,000					
Loan Income	35,040	35,040	35,040	35,040	35,040	35,040
TIF Housing Set Aside	10,911,355	7,390,247	85,164	74,023	2,466,419	12,290,446
Other	887					
North Macadam URA Total	\$12,833,195	\$7,425,287	\$120,204	\$109,063	\$2,501,459	\$12,325,486
Requirements						
Personnel Services - Direct Staffing	76,601	59,547	28,500	25,000	25,000	87,000
Bureau Indirect Costs (Staffing and Overhead)	185,977	165,740	91,704	84,063	76,459	238,486
TIF Lift						
ZRZ Acquisition						3,000,000
Affordable Rental Housing						
Projects						
Opportunity Funds		-				
ZRZ Acquisition						9,000,000
Riverplace	12,570,617	7,200,000			2,400,000	
Working Capital						
North Macadam URA Total	\$12,833,195	\$7,425,287	\$120,204	\$109,063	\$2,501,459	\$12,325,486

- **North Macadam/South Waterfront** – This amended URA saw significant changes in terms of affordable housing resources, resulting in the current Riverplace project currently under development.

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
River District URA						
Resources						
Working Capital	-	-	-	-	-	-
Loan Income	446,000	436,400	466,800	466,800	459,868	466,800
TIF Housing Set Aside	7,908,956	8,949,097	2,333,710	5,642,199	511,411	
Other		5,000	5,000	5,000	5,000	5,048
River District URA Total	\$8,354,956	\$9,390,497	\$2,805,510	\$6,113,999	\$976,279	\$471,848
Requirements						
Personnel Services - Direct Staffing	99,744	76,783	80,000	80,000	106,824	75,000
Bureau Indirect Costs (Staffing and Overhead)	265,867	213,714	257,414	269,002	326,706	205,592
Affordable Rental Housing						
Projects						
Opportunity Funds		1,700,000	1,000,000		542,750	
14th & Raleigh	4,800,000	4,400,000	1,468,096	264,997		
TIF Lift - Post Office				5,500,000		
Framework	3,000,000	3,000,000				
The Abigail	189,345					
Working Capital						191,256
River District URA Total	\$8,354,956	\$9,390,497	\$2,805,510	\$6,113,999	\$976,279	\$471,848

- **River District** – This URA currently has a large project in the permitting stage at 14th and Raleigh. In addition to the \$3.2 million in opportunity funds remaining, the “TIF Lift” provides \$20 million of affordable housing value

related to the Central Post Office project, in the form of a \$14.5 million asset, and \$5.5 million in development resources. This URA expires in 2019, being no longer able to issue debt.

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	<u>Revised</u>	<u>Request</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>
South Park Blocks URA						
Resources						
<i>Working Capital</i>	4,891,741	5,009,658	4,392,099	39,038	5,100	109,308
Loan Income	205,000	205,000	205,000	124,000	124,000	124,000
TIF Housing Set Aside	1,144,220	386,932				
Other	60,000	45,000	45,000	7,500	500	1,000
<i>South Park Blocks URA Total</i>	<i>\$6,300,961</i>	<i>\$5,646,590</i>	<i>\$4,642,099</i>	<i>\$170,538</i>	<i>\$129,600</i>	<i>\$234,308</i>
Requirements						
Personnel Services - Direct Staffing	84,981	67,266	60,000	15,000	5,000	5,000
Bureau Indirect Costs (Staffing and Overhead)	206,322	187,225	193,061	50,438	15,292	13,706
Affordable Rental Housing						
Projects						
Joyce Hotel	1,000,000	1,000,000	4,350,000	100,000		
<i>Working Capital</i>	5,009,658	4,392,099	39,038	5,100	109,308	215,602
<i>South Park Blocks URA Total</i>	<i>\$6,300,961</i>	<i>\$5,646,590</i>	<i>\$4,642,099</i>	<i>\$170,538</i>	<i>\$129,600</i>	<i>\$234,308</i>

- **South Park Blocks** – This URA has expired (2008) in terms of issuing any further debt. There is approximately \$1,500,000 in remaining TIF resources and a healthy amount of cash due to loan payoffs and program income. These funds are programmed for the rehabilitation of the Joyce Hotel building.

Housing Capital Fund

Resources	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Revised	Request	Forecast	Forecast	Forecast	Forecast
Working Capital	(24,302)	-	2,232,470	30,298,169	13,949,826	1,361,253
Interim Financing	31,550,619	-	15,050,000	-	-	-
G/O Bond Proceeds	-	40,000,000	45,000,000	30,000,000	50,000,000	39,000,000
Interest	30,000					
Other Funding	6,274,734	-	-	-	-	-
Other Financing	10,407,756					
Total	\$ 48,238,807	\$ 40,000,000	\$ 62,282,470	\$ 60,298,169	\$ 63,949,826	\$ 40,361,253

Requirements						
Personnel Services	219,519	871,265	877,121	752,806	694,518	722,299
Indirect	146,259	271,265	257,230	267,776	278,755	290,184
General Fund Overhead	-	-	350,000	700,000	1,400,000	1,000,000
Affordable Rental Housing						
Projects	37,320,092	5,625,000	30,499,950	29,627,761	30,215,300	30,225,709
Repay Interim Financing	10,552,937	31,000,000	-	15,000,000	30,000,000	-
Working Capital	-	2,232,470	30,298,169	13,949,826	1,361,253	8,123,061
Total	\$ 48,238,807	\$ 40,000,000	\$ 62,282,470	\$ 60,298,169	\$ 63,949,826	\$ 40,361,253

The Housing Capital Fund is intended to track all capital construction activity for the housing General Obligation Bond approved by voters in November 2016. PHB completed a community process via a Stakeholder Advisory Group to develop a comprehensive strategic and criteria to meet community needs and the opportunity-based nature of real estate development. The forecast above is one potential scenario of bond expenditures, as the bureau continues to model and analyze a project plan.

Portland Housing Bureau

FY 2018-2030 Twelve-Year Financial Forecast

The following is an addendum to the bureaus five-year financial forecast that extends out to 12 years. This 12-year time frame illustrates with both the expiration of the GO Bond as well as significant changes in URA funding, and is a major component of long-term financial modelling the bureau does. The Portland Housing Bureau (PHB) began forecasting on a twelve-year basis several years ago at the same Prosper Portland (PP) went to twelve-year forecasting for their tax increment financing (TIF) resources (PHB receives a 45% Housing Set-Aside from those TIF resources that is the bureaus 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 five-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.

All Funds	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	<u>Revised</u>	<u>Request</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>
General Fund	35,571,976	22,568,509	24,564,829	25,384,713	25,901,272	26,714,332	27,500,408	26,929,139	27,419,210	28,140,374	29,023,254	29,831,907	30,653,067
Housing Investment Fund	19,045,374	9,645,121	5,461,812	4,232,835	2,966,528	2,803,553	3,732,349	4,655,669	3,852,018	5,121,894	6,074,542	3,572,501	4,616,159
Housing Bond	48,238,807	40,000,000	62,282,470	60,298,169	63,949,826	40,361,253	48,771,484	6,018,212	1,752,554	628,354	-	-	-
Construction Excise Tax	10,345,204	14,236,780	2,774,000	3,319,000	4,784,000	4,992,100	5,089,662	2,708,442	3,815,837	4,171,837	4,278,742	4,307,954	4,411,230
Inclusionary Housing	819,497	743,013	3,000,284	1,046,269	1,107,046	1,222,359	2,305,099	1,325,182	1,299,292	1,253,051	1,253,051	1,427,695	1,497,113
CDBG	16,337,298	10,537,801	8,609,332	8,115,811	7,903,353	7,899,522	8,166,294	9,086,955	7,747,620	7,789,624	7,741,302	7,683,964	7,687,116
HOME	8,420,169	4,707,026	3,337,377	3,123,437	2,810,656	2,652,138	2,670,149	2,633,529	2,640,936	2,633,075	2,602,466	2,531,346	2,550,326
Federal Grants	2,384,303	3,006,623	3,773,521	2,992,047	3,036,109	3,136,109	2,476,109	2,036,109	2,036,109	2,036,109	2,036,109	2,036,109	2,036,109
Tax Increment Financing	89,709,286	87,670,893	37,404,154	21,053,635	19,806,527	27,377,699	17,320,662	9,060,855	8,759,590	9,332,479	7,592,323	2,421,340	1,393,214
Property	2,565,541	2,771,238	2,963,696	2,838,080	2,894,690	2,876,854	3,127,650	3,094,885	3,378,394	3,478,510	3,095,570	3,430,009	2,382,067
Total	\$ 233,437,455	\$ 195,887,004	\$ 154,171,474	\$ 132,403,996	\$ 135,160,008	\$ 120,035,919	\$ 121,159,867	\$ 67,548,977	\$ 62,701,560	\$ 64,585,307	\$ 63,697,360	\$ 57,242,826	\$ 57,226,401

General Fund

	FY 2017-18	FY 2018-19	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	Revised	Base	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Indirect Charges to Other Bureau Funds	1,809,332	2,048,800	2,048,800	2,319,752	2,425,970	2,383,254	2,488,342	2,545,129	1,222,607	1,113,950	1,043,189	1,110,294	1,078,605	1,034,115
General Fund Discretionary														
Joint Office One-Time	12,784,940		10,473,220											
One-Time	600,000		1,200,000											
Joint Office Ongoing (Baseline)	15,337,500	17,583,323	16,704,157	17,255,394	17,807,567	18,341,794	18,892,048	19,458,809	20,042,573	20,643,851	21,263,166	21,901,061	22,558,093	23,234,836
Joint Office Ongoing	1,704,100		735,000	759,255	784,310	810,193	836,929	864,548	893,078	922,549	952,993	984,442	1,016,929	1,050,487
Ongoing	3,220,266	2,817,066	3,976,213	4,107,428	4,238,866	4,366,032	4,497,013	4,631,923	4,770,881	4,738,860	4,881,026	5,027,457	5,178,280	5,333,629
Space Rental/Services	115,838	119,320	119,320	123,000	128,000									
Total	35,571,976	22,568,509	35,256,710	24,564,829	25,384,713	25,901,272	26,714,331	27,500,408	26,929,139	27,419,210	28,140,374	29,023,254	29,831,907	30,653,067
Requirements														
Personnel Services	652,503	702,994	702,994	727,794	730,565	610,518	635,550	611,607	536,683	398,687	415,033	432,050	449,764	368,204
External/Internal M&S	2,557,711	2,955,492	2,924,639	3,073,712	3,227,397	3,226,493	3,355,553	3,489,775	3,629,366	3,374,541	3,359,522	3,492,331	3,548,140	3,683,590
Contracts														
Fair Housing	34,000	34,900	34,900	36,052	36,205	32,000	30,000	25,000			-	-	-	-
One-Time														
Homeless Services	17,779,409	17,583,323	17,086,657	17,799,440	18,369,022	18,920,093	19,487,696	20,072,327	20,674,496	21,294,731	21,933,573	22,591,580	23,269,328	23,967,408
One-Time														
Joint Office One-Time	12,784,940		10,473,220											
Affordable Rental Housing			352,500	364,133	375,785	387,058	398,670	410,630	422,949	435,638	448,707	462,168	456,033	459,714
One-Time														
Homeownership Access & Retention	1,038,413	1,163,400	1,553,400	1,604,662	1,656,011	1,705,692	1,756,862	1,809,568	863,855	989,771	1,029,921	1,062,899	1,096,949	1,132,107
Renter-Landlord Services	125,000	128,400	928,400	959,037	989,726	1,019,418	1,050,001	1,081,501	801,789	925,842	953,618	982,226	1,011,693	1,042,044
One-Time	600,000		1,200,000											
Total	35,571,976	22,568,509	35,256,710	\$24,564,829	\$25,384,713	\$25,901,272	\$26,714,331	\$27,500,408	\$26,929,139	\$27,419,210	\$28,140,374	\$29,023,254	\$29,831,907	\$30,653,067

Housing Investment Fund

Primary Housing Investment Subfund

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Beginning Balance	1,885,173	1,185,000									-	-	-
<i>Working Capital</i>	5,706,397	5,221,532	1,336,311	1,859,134	666,507	561,655	426,964	410,053	368,696	300,636	212,286	142,427	83,829
Interest	85,000	40,000	15,000	15,000	10,000	7,500	5,000	4,000	3,500	3,000	2,800	1,500	1,000
Other	1,200,000		1,756,892										
Loan Income	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	490,200	439,200	369,000	314,200
Total	\$ 9,376,570	\$ 6,946,532	\$ 3,608,203	\$ 2,374,134	\$ 1,176,507	\$ 1,069,155	\$ 931,964	\$ 914,053	\$ 872,196	\$ 793,836	\$ 654,286	\$ 512,927	\$ 399,029
Requirements													
Personnel Services	564,122	560,924	581,069	648,393	544,852	567,191	449,911	468,357	487,560	507,550	444,859	373,098	308,395
External/Internal M&S	17,357	25,245	25,000	26,234	15,000	15,000	15,000	15,000	15,000	5,000	5,000	1,000	1,000
Innovation Fund	185,000												
Affordable Rental Housing													
Opportunity Funds		3,000,000	1,000,000	900,000									
Projects													
SE Stark - CCC	1,315,000	1,185,000											
Loan to Inclusionary Housing	816,600	741,300											
General Fund Overhead	57,959	79,752	125,000	115,000	37,000	42,000	45,000	50,000	55,000	55,000	50,000	45,000	35,000
Contingency	14,000	18,000	18,000	18,000	18,000	18,000	12,000	12,000	14,000	14,000	12,000	10,000	8,000
<i>Working Capital</i>	6,406,532	1,336,311	1,859,134	666,507	561,655	426,964	410,053	368,696	300,636	212,286	142,427	83,829	46,634
Total	\$ 9,376,570	\$ 6,946,532	\$ 3,608,203	\$ 2,374,134	\$ 1,176,507	\$ 1,069,155	\$ 931,964	\$ 914,053	\$ 872,196	\$ 793,836	\$ 654,286	\$ 512,927	\$ 399,029

Short Term Rental Revenues Subfund

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Beginning Balance													
<i>Working Capital</i>	683,543	95,976	10,892	16,826	29,009	46,541	69,549	1,038,164	298,017	1,592,144	2,524,109	195,007	1,305,964
Transfer from General Fund	1,906,576	261,231	269,852	278,487	286,842	295,447	1,304,311	1,343,440	1,383,743	1,425,255	1,468,013	1,512,053	1,557,415
Interest	8,000	2,000	1,500	2,000	2,000	2,000	2,000	7,500	5,000	5,000	5,000	5,000	5,000
Loan Repayment	305,000												
Total	\$ 2,903,119	\$ 359,207	\$ 282,244	\$ 297,313	\$ 317,851	\$ 343,988	\$ 1,375,860	\$ 2,389,104	\$ 1,686,760	\$ 3,022,399	\$ 3,997,122	\$ 1,712,060	\$ 2,868,379
Requirements													
Personnel Services	97,578	67,064	70,417	73,304	76,310	79,439	82,696	86,086	89,616	93,290	97,115	101,097	105,242
External M&S	103,678	75,000	75,000	75,000	75,000	75,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Joyce Operations													
Affordable Rental Housing	35,520	106,251	120,000	120,000	120,000	120,000							
Projects													
Opportunity Funds							250,000	2,000,000		400,000	3,700,000	300,000	
Potential Property Acquisition	2,410,000												
Property subsidies	160,367	100,000											
<i>Working Capital</i>	95,976	10,892	16,826	29,009	46,541	69,549	1,038,164	298,017	1,592,144	2,524,109	195,007	1,305,964	2,758,137
Total	\$ 2,903,119	\$ 359,207	\$ 282,243	\$ 297,313	\$ 317,851	\$ 343,988	\$ 1,375,860	\$ 2,389,103	\$ 1,686,760	\$ 3,022,399	\$ 3,997,122	\$ 1,712,061	\$ 2,868,379

Indirect Housing Subsidy Programs Subfund

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Beginning Balance	113,240	-	-	-	-	-	-	-	-	-	-	-	-
<i>Working Capital</i>	6,560	-	2,214	1,557	3,313	1,852	2,412	55	3,226	2,301	2,298	1,287	676
Charges for Services	459,700	396,350	397,614	417,166	418,704	430,659	440,768	453,520	464,187	477,471	479,303	502,813	504,799
Interest	772	366	363	304	136	173	281	218	169	161	219	237	241
Total	\$ 580,272	\$ 396,716	\$ 400,191	\$ 419,027	\$ 422,153	\$ 432,684	\$ 443,461	\$ 453,793	\$ 467,582	\$ 479,933	\$ 481,820	\$ 504,337	\$ 505,716
Requirements													
Personnel Services	286,772	296,216	307,742	320,359	323,994	337,278	346,106	360,297	371,068	386,283	393,120	409,237	417,016
External M&S													
Homeownership Access & Retention	293,500	100,500	92,300	97,400	98,000	93,500	97,300	93,470	96,514	93,650	88,700	95,100	88,700
<i>Working Capital</i>	-	-	149	1,268	159	1,906	55	27	-	-	-	-	-
Total	\$ 580,272	\$ 396,716	\$ 400,191	\$ 419,027	\$ 422,153	\$ 432,684	\$ 443,461	\$ 453,793	\$ 467,582	\$ 479,933	\$ 481,820	\$ 504,337	\$ 505,716

HMIS Local Match

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<i>Working Capital</i>	16,865		-	1,134	-	-	-	-	-	-	-	-	-
Intergovernmental Revenues	317,500	318,000	318,000	333,900	333,900	333,900	333,900	350,595	350,595	350,595	350,595	368,125	368,125
Interest	2,000	2,206	2,000	2,150	1,942	1,956	2,093	295	556	800	821	722	581
Total	\$ 336,365	\$ 320,206	\$ 320,000	\$ 337,184	\$ 335,842	\$ 335,856	\$ 335,993	\$ 350,890	\$ 351,151	\$ 351,395	\$ 351,416	\$ 368,847	\$ 368,706
Requirements													
Personnel Services	195,268	193,206	202,866	211,184	219,842	222,856	216,993	225,890	235,151	244,395	254,416	264,847	265,705
External M&S	135,948	127,000	116,000	126,000	116,000	113,000	119,000	125,000	116,000	107,000	97,000	104,000	103,000
<i>Working Capital</i>	5,149		1,134										
Total	\$ 336,365	\$ 320,206	\$ 320,000	\$ 337,184	\$ 335,842	\$ 335,856	\$ 335,993	\$ 350,890	\$ 351,151	\$ 351,395	\$ 351,416	\$ 368,847	\$ 368,705

Risk Mitigation Guarantee Pool Subfund

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<i>Working Capital</i>	571,845	535,845	491,845	446,845	356,845	265,845	169,545	72,745	-	-	-	-	-
Interest	6,000	6,000	5,000	4,000	3,000	1,700	1,200	755					
Total	\$ 577,845	\$ 541,845	\$ 496,845	\$ 450,845	\$ 359,845	\$ 267,545	\$ 170,745	\$ 73,500	\$ -	\$ -	\$ -	\$ -	\$ -
Requirements													
External M&S													
Affordable Rental Housing	82,000	90,000	90,000	94,000	94,000	98,000	98,000	73,500					
<i>Working Capital</i>	495,845	451,845	406,845	356,845	265,845	169,545	72,745						
Total	\$ 577,845	\$ 541,845	\$ 496,845	\$ 450,845	\$ 359,845	\$ 267,545	\$ 170,745	\$ 73,500	\$ -	\$ -	\$ -	\$ -	\$ -

Housing Property Fund

Resources	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Working Capital	1,051,926	2,740,825	3,764,833	4,506,561	5,371,793	4,126,421	3,361,844	3,418,968	3,160,112	3,849,450	4,287,964	4,576,540	4,221,167
Fund Transfers	-	-	-	102,308	128,654	36,938	-	-	-	-	-	-	-
Property Income	5,637,666	5,213,163	5,318,725	6,131,990	7,050,531	7,610,342	8,189,725	8,353,519	8,520,589	8,691,001	8,864,821	9,042,118	9,222,960
Interest	17,049	28,738	38,773	47,808	47,944	37,983	32,023	23,063	17,604	12,347	7,190	7,233	12,479
Total	\$ 6,706,641	\$ 7,982,726	\$ 9,122,331	\$ 10,788,668	\$ 12,598,922	\$ 11,811,684	\$ 11,583,591	\$ 11,795,550	\$ 11,698,306	\$ 12,552,798	\$ 13,159,975	\$ 13,625,891	\$ 13,456,606

Requirements													
Personnel Services - Direct Staffing	47,825	61,722	64,253	66,887	69,629	72,484	75,456	78,550	81,770	85,123	88,613	92,246	96,028
Bureau Indirect Costs	40,360	52,976	55,148	57,409	59,763	62,213	64,764	67,419	70,183	73,061	76,056	79,175	82,421
Bureau Indirect Staffing	105,581	115,384	120,115	125,039	130,166	135,503	141,058	146,842	152,862	159,130	165,654	172,446	179,516
General Fund Overhead	-	-	79,000	150,000	280,000	327,500	336,007	344,743	353,714	362,927	372,388	382,104	392,083
Operating Costs	2,329,281	2,458,932	2,482,104	3,277,139	4,060,096	4,360,425	4,677,492	4,765,991	4,856,268	4,948,359	5,042,301	5,138,131	5,235,887
Debt Service	832,769	1,518,879	1,805,150	1,400,400	1,397,900	1,394,650	1,390,650	1,390,550	1,390,550	1,390,550	1,390,550	1,390,550	1,390,550
External Materials & Services	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Affordable Rental Housing													
Major Maintenance													
The Ellington	-	-	-	-	2,000,000	2,000,000	1,000,000	800,000	700,000	500,000	900,000	700,000	900,000
Headwaters	-	-	-	210,000	260,000	-	300,000	-	200,000	700,000	-	1,400,000	-
Fairfield	-	-	-	-	-	-	-	1,000,000	-	-	500,000	-	-
Repay Interim Financing													
Working Capital	3,340,825	3,764,833	4,506,561	5,491,793	4,331,368	3,448,908	3,588,164	3,191,456	3,882,958	4,323,649	4,614,413	4,261,239	5,170,121
Total	\$ 6,706,640	\$ 7,982,726	\$ 9,122,331	\$ 10,788,668	\$ 12,598,922	\$ 11,811,684	\$ 11,583,591	\$ 11,795,550	\$ 11,698,306	\$ 12,552,798	\$ 13,159,975	\$ 13,625,891	\$ 13,456,606

Note: This forecast assumes only properties already owned or planned for development at the current time. These estimates will increase substantially as anticipated new City-owned properties come on line. Conversely, if changes to the State Constitution occurred and the City chose not to own apartment buildings, these numbers would decline substantially.

Inclusionary Housing Fund

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-
Working Capital	1,830,807	9,223,993	284	438,661	201,972	214,832	290,098	1,539,052	472,336	385,216	360,362	301,906	308,317
Misc Taxes	8,473,000	4,972,500	2,735,000	3,280,000	4,745,000	4,953,100	5,062,662	2,465,000	3,090,000	3,695,395	4,030,000	4,110,600	4,192,812
HIF Loan	816,600	741,300	-										
Charges for Services	1,500	1,500	3,000,000	600,000	900,000	1,000,000	2,000,000	-	1,000,000	1,000,000	1,000,000	1,200,000	1,200,000
Interest	42,794	40,500	39,000	46,608	44,074	46,527	42,001	29,572	32,034	34,515	34,526	34,856	34,520
Total	\$ 11,164,701	\$ 14,979,793	\$ 5,774,284	\$ 4,365,269	\$ 5,891,046	\$ 6,214,459	\$ 7,394,761	\$ 4,033,624	\$ 4,594,370	\$ 5,115,125	\$ 5,424,888	\$ 5,647,362	\$ 5,735,649
Requirements													
Personnel Services	392,473	360,430	378,452	393,968	410,121	426,936	440,440	460,498	479,378	499,033	516,493	537,670	559,714
Indirect Costs	323,168	274,252	325,464	340,279	373,124	391,523	425,498	430,077	430,283	431,146	450,193	479,955	537,961
External M&S	14,000	10,023	10,207	10,411	10,619	10,832	11,048	11,269	11,495	11,725	11,959	12,198	12,442
Internal M&S	30,143	24,547	25,038	25,539	26,049	26,570	27,102	27,644	28,197	28,761	29,336	29,923	30,521
Transfer to OHCS	1,121,424	587,500	376,000	426,000	551,000	562,000	573,220	301,000	381,000	451,000	481,000	490,600	500,392
Affordable Rental Housing													
Indirect Programs	58,000	72,000	65,500	74,100	72,300	76,400	78,400	80,800	78,800	83,100	84,000	88,700	86,500
Opportunity Funds		13,649,280	2,398,000	2,893,000	4,233,000	4,430,100	4,300,000	2,250,000	2,800,000	3,250,000	3,550,000	3,700,000	3,700,000
Loan Repayment			1,756,892										
Working Capital	9,225,493	1,761	438,731	201,972	214,832	290,098	1,539,052	472,336	385,216	360,362	301,906	308,317	308,118
Total	\$ 11,164,701	\$ 14,979,793	\$ 5,774,284	\$ 4,365,269	\$ 5,891,046	\$ 6,214,459	\$ 7,394,761	\$ 4,033,624	\$ 4,594,369	\$ 5,115,127	\$ 5,424,888	\$ 5,647,362	\$ 5,735,649

Community Development Block Grant (CDBG) Fund

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<i>Carryover/Working Capital</i>	7,433,422	1,932,591	255,778	7,114	32,917	79,086	80,858	101,519	22,184	73,188	75,866	68,528	84,080
Grants	7,788,876	7,555,210	7,328,553	7,108,697	6,895,436	6,895,436	6,895,436	6,895,436	6,895,436	6,895,436	6,895,436	6,895,436	6,895,436
Program Income	1,115,000	1,050,000	1,025,000	1,000,000	975,000	925,000	1,190,000	2,090,000	830,000	821,000	770,000	720,000	707,600
Total	\$ 16,337,298	\$ 10,537,801	\$ 8,609,331	\$ 8,115,811	\$ 7,903,353	\$ 7,899,522	\$ 8,166,294	\$ 9,086,955	\$ 7,747,620	\$ 7,789,624	\$ 7,741,302	\$ 7,683,964	\$ 7,687,116
Requirements													
Personnel Services	1,263,543	1,144,739	1,196,252	1,145,299	1,192,256	1,081,138	1,125,465	1,171,609	1,044,645	907,475	944,682	983,414	1,023,734
Indirect	182,924	205,477	214,723	224,961	233,405	234,919	241,105	248,851	280,477	167,789	173,975	181,469	190,327
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
Contracts													
Homeless Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Fair Housing	795,521	712,700	715,000	730,000	701,900	701,900	722,957	694,646	694,646	715,479	686,943	707,552	718,778
Affordable Rental Housing	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600
Section 108 Repayment	735,000	748,000	756,000	767,000	776,000	780,000	792,000	802,000	807,000	815,000	822,000	822,000	822,000
Homeownership Access & Retention	2,458,000	2,011,000	2,065,297	2,121,060	2,084,692	2,084,692	2,147,233	2,011,650	2,011,650	2,071,999	2,009,159	2,069,434	2,031,517
Economic Opportunity	2,138,744	2,074,582	2,012,344	1,951,974	1,893,415	1,893,415	1,893,415	1,893,415	1,893,415	1,893,415	1,893,415	1,893,415	1,893,415
Projects													
Opportunity Funds	268,716	2,800,000	1,000,000	1,100,000	900,000	1,000,000	1,100,000	2,200,000	900,000	1,100,000	1,100,000	900,000	900,000
Habitat			600,000										
Oak Leaf	1,480,697												
Square Manor (Gladstone/Multnomah)	1,000,000												
Hill Park	2,679,133												
PCRI Restructure	45,447												
Jade	1,314,382	542,925											
<i>Working Capital</i>	1,932,591	255,778	7,114	32,917	79,086	80,858	101,519	22,184	73,188	75,866	68,528	84,080	64,745
Total	\$ 16,337,298	\$ 10,537,801	\$ 8,609,331	\$ 8,115,810	\$ 7,903,353	\$ 7,899,522	\$ 8,166,293	\$ 9,086,954	\$ 7,747,620	\$ 7,789,624	\$ 7,741,302	\$ 7,683,964	\$ 7,687,116

HOME Fund

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Carryover/Working Capital	4,965,083	1,309,643	136,826	94,025	35,405	24,580	67,401	84,381	91,788	89,927	85,418	45,298	64,278
Grants	3,090,086	2,997,383	2,805,551	2,634,412	2,484,251	2,342,648	2,342,648	2,342,648	2,342,648	2,342,648	2,342,648	2,342,648	2,342,648
Program Income	365,000	400,000	395,000	395,000	291,000	284,910	260,100	206,500	206,500	200,500	174,400	143,400	143,400
Total	\$8,420,169	\$4,707,026	\$3,337,377	\$3,123,437	2,810,656	\$2,652,138	\$2,670,149	\$2,633,529	\$2,640,936	\$2,633,075	\$2,602,466	\$2,531,346	\$2,550,326
Requirements													
Personnel Services	342,260	299,621	323,061	314,661	306,480	269,046	270,077	226,050	235,318	231,966	241,476	251,377	261,683
Contracts													
Homeless Services	200,599												
Affordable Rental Housing													
CHDO Support	90,000	120,000	120,000	120,000	120,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000
Projects													
Opportunity Funds		3,400,000	2,100,000	2,000,000	1,750,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,500,000	1,500,000
SE Stark - CCC	4,950,000												
Gresham Funds	621,511	529,887	494,384	461,261	430,356	430,356	430,356	430,356	430,356	430,356	430,356	430,356	430,356
Admin	78,570	46,107	43,018	40,136	37,447	37,447	37,447	37,447	37,447	37,447	37,447	37,447	37,447
Multnomah County Funds	65,842	163,629	152,666	142,437	132,894	123,990	123,990	123,990	123,990	123,990	123,990	123,990	123,990
SE Stark - CCC	750,000												
Admin	11,744	10,957	10,223	9,538	8,899	8,899	8,899	8,899	8,899	8,899	8,899	8,899	8,899
Working Capital	1,309,643	136,826	94,025	35,405	24,580	67,401	84,381	91,788	89,927	85,418	45,298	64,278	72,951
Total	\$8,420,169	\$4,707,027	\$3,337,377	\$3,123,438	2,810,656	\$2,652,138	\$2,670,149	\$2,633,529	\$2,640,936	\$2,633,075	\$2,602,466	\$2,531,347	\$2,550,326

Other Federal Grants

Entitlement Grants

Housing for Persons With AIDS (HOPWA)

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Resources	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Grants	1,244,058	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000
Total	\$ 1,244,058	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000
Requirements													
External M&S													
Homeless Services	1,244,058	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000	1,092,000
Total	\$ 1,244,058	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000	\$ 1,092,000

Emergency Solutions Grant (ESG)

Resources	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Grants	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443
Total	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443
Requirements													
External M&S													
Homeless Services	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443	698,443
Total	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443	\$ 698,443

Categorical Grants

Lead Hazard Abatement Grant

Resources	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
17 Grant	192,136	866,514	1,503,412	437,938									
20 Grant				460,000	1,000,000	1,100,000	440,000						
17 Healthy Homes Supplement	4,000	104,000	234,000	58,000									
Total	\$ 196,136	\$ 970,514	\$ 1,737,412	\$ 955,938	\$ 1,000,000	\$ 1,100,000	\$ 440,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Requirements													
Personnel Services	99,924	199,506	199,848	199,920	200,000	200,000	100,000						
External M&S	11,652	57,148	88,380	57,744	63,000	63,000	15,000						
Internal M&S	1,625		1,625		2,000	2,000							
Capital	25,000	13,570			25,000								
Homeownership Access & Retention	28,049	625,590	1,387,787	648,388	650,000	775,000	300,000						
Bureau Indirect	29,886	74,700	59,772	49,886	60,000	60,000	25,000						
Total	\$ 196,136	\$ 970,514	\$ 1,737,412	\$ 955,938	\$ 1,000,000	\$ 1,100,000	\$ 440,000	-	-	-	-	-	-

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 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	Revised	Request	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	245,666	245,666
Total	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666
Requirements													
Personnel Services	169,104	172,428	172,490	172,545	172,601	172,658	172,719	172,783	172,848	172,917	172,988	172,868	172,955
External M&S	76,562	73,238	73,176	73,121	73,065	73,008	72,947	72,883	72,818	72,749	72,678	72,798	72,711
Total	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666	\$ 245,666

Tax Increment Urban Renewal Area Subfunds

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	<u>Revised</u>	<u>Request</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>
Central Eastside URA													
Resources													
Working Capital	(680)	-	-	-	-	-	-	1,930	3,065	738	253	1,794	2,983
Loan Income	3,200	3,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200
TIF Housing Set Aside	2,014,632	579,833	4,202,684	1,455,564	183,059	17,989	-	-	-	-	-	-	-
Other	1,485												420
Central Eastside URA Total	\$2,018,637	\$583,033	\$4,210,884	\$1,463,764	\$191,259	\$26,189	\$8,200	\$10,130	\$11,265	\$8,938	\$8,453	\$9,994	\$11,603
Requirements													
Personnel Services - Direct Staffing	69,554	21,947	50,000	49,000	45,000	7,000	1,500	1,200	1,200	1,200	1,200	1,200	1,200
Bureau Indirect Costs (Staffing and Overhead)	168,867	61,086	160,884	164,764	137,627	19,189	4,770	5,865	9,327	7,485	5,459	5,811	10,403
Affordable Rental Housing													
Projects													
Opportunity Funds		500,000	4,000,000	1,250,000	8,632								
St. Francis Park	1,780,216												
Working Capital							1,930	3,065	738	253	1,794	2,983	
Central Eastside URA Total	\$2,018,637	\$583,033	\$4,210,884	\$1,463,764	\$191,259	\$26,189	\$8,200	\$10,130	\$11,265	\$8,938	\$8,453	\$9,994	\$11,603

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
	<u>Revised</u>	<u>Request</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>
Convention Center URA									
Resources									
Working Capital		-	-	7,296	4,358	6,333	12,715	14,609	
Loan Income	62,500	62,500	62,500	62,500	62,500	62,500	62,500	31,297	
TIF Housing Set Aside	5,067,073	66,463	8,061	-	-	-	-	-	
Other	439				351				
Convention Center URA Total	\$5,130,012	\$128,963	\$70,561	\$69,796	\$67,209	\$68,833	\$75,215	\$45,906	
Requirements									
Personnel Services - Direct Staffing	37,928	4,248	15,000	15,000	15,000	15,000	14,500	7,000	
Bureau Indirect Costs (Staffing and Overhead)	92,084	11,824	48,265	50,438	45,876	41,118	46,106	34,215	
Affordable Rental Housing									
Projects									
Block 45 - HF	5,000,000	112,891							
Working Capital			7,296	4,358	6,333	12,715	14,609	4,691	
Convention Center URA Total	\$5,130,012	\$128,963	\$70,561	\$69,796	\$67,209	\$68,833	\$75,215	\$45,906	
Net	\$ 0	\$ 0	\$ (0)	\$ 0	\$ 0	\$ (0)	\$ 0	\$ (0)	

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Downtown Waterfront URA													
Resources													
Working Capital	13,244,152	13,889,450	8,869,873	986,070	589,656	737,513	66,527	60,847	226,534	356,494	5,059	75,877	17,314
Predev Loan Payoffs/Property Sales		999,742											
Loan Income	600,000	600,000	600,000	484,900	484,900	484,900	484,900	547,400	635,000	626,500	471,000	320,200	320,200
TIF Housing Set Aside	750,000	1,221,910	-	-	-	-	-	-	-	-	-	-	-
Other	140,000	100,000	80,000	10,000	5,000	6,000	2,000	1,000	2,000	3,000	500	1,000	914
Downtown Waterfront URA Total	\$14,734,152	\$16,811,102	\$9,549,873	\$1,480,970	\$1,079,556	\$1,228,413	\$553,427	\$609,247	\$863,534	\$985,994	\$476,559	\$397,077	\$338,428
Requirements													
Personnel Services - Direct Staffing	27,627	53,981	60,000	45,000	35,000	70,000	70,000	65,000	35,000	25,000	65,000	65,000	35,000
Bureau Indirect Costs (Staffing and Overhead)	67,075	150,248	193,061	151,314	107,043	191,886	222,580	317,713	272,040	155,935	295,682	314,763	303,428
Affordable Rental Housing													
Projects													
Opportunity Funds		3,800,000			200,000	900,000	200,000		200,000	800,000	40,000		
Henry - CCC	750,000	3,937,000	8,310,742	695,000									
Working Capital	13,889,450	8,869,873	986,070	589,656	737,513	66,527	60,847	226,534	356,494	5,059	75,877	17,314	
Downtown Waterfront URA Total	\$14,734,152	\$16,811,102	\$9,549,873	\$1,480,970	\$1,079,556	\$1,228,413	\$553,427	\$609,247	\$863,534	\$985,994	\$476,559	\$397,077	\$338,428

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Gateway Regional Center URA								
Resources								
Working Capital		-	-	-	-	-	106,583	
Predev Loan Payoffs/Property Sales		600,000						
TIF Housing Set Aside	755,850	1,667,581	2,760,619	1,051,495	3,693,502	4,812,350		
Other	525							
Gateway Regional Center URA Total	\$756,375	\$2,267,581	\$2,760,619	\$1,051,495	\$3,693,502	\$4,812,350	\$106,583	
Requirements								
Personnel Services - Direct Staffing	45,327	44,030	35,000	55,000	60,000	55,000	25,500	
Bureau Indirect Costs (Staffing and Overhead)	110,048	122,551	112,619	184,939	183,502	150,767	81,083	
Affordable Rental Housing								
Projects								
Opportunity Funds				810,556	3,450,000	4,500,000		
Human Solutions	500,000	2,100,000	2,612,000					
Property Management	1,000	1,000	1,000	1,000				
TIF Lift								
Affordable Rental Housing								
Projects								
Human Solutions	100,000	-						
Working Capital						106,583		
Gateway Regional Center URA Total	\$756,375	\$2,267,581	\$2,760,619	\$1,051,495	\$3,693,502	\$4,812,350	\$106,583	
Net	\$ 0	\$ 0	\$ 0	\$ (0)	\$ (0)	\$ (0)	\$ 0	

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	Revised	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Interstate URA													
Resources													
Working Capital	417,121		-	23,988	48,594	10,090	10,889	666,454	24,970	15,812	14,942	16,544	16,359
Predev Loan Payoffs/Property Sales	940,777	2,120,000											
Proud Ground rebate	1,035,000												
Loan Income	19,784	17,160	17,160	17,160	17,160	17,160	17,160	17,960	17,160	16,500	12,700	11,500	4,300
TIF Housing Set Aside	20,286,582	36,519,575	10,159,453	7,415,901	9,029,359	6,378,372	7,601,305						
Other	131,753												
Interstate URA Total	\$22,831,017	\$38,656,735	\$10,176,613	\$7,457,049	\$9,095,113	\$6,405,622	\$7,629,354	\$684,414	\$42,130	\$32,312	\$27,642	\$28,044	\$20,659
Requirements													
Personnel Services - Direct Staffing	545,741	636,097	550,000	575,000	600,000	600,000	350,000	112,000	3,000	2,400	2,000	2,000	1,000
Bureau Indirect Costs (Staffing and Overhead)	1,324,984	1,770,479	1,769,724	1,933,455	1,835,023	1,644,733	1,112,900	547,444	23,318	14,970	9,098	9,685	8,669
Affordable Rental Housing													
Projects													
Reserve for Projects underway	-	1,320,000											
Opportunity Funds	-				5,650,000	3,150,000	5,000,000						
H30274 King/Parks - PCRI	975,000	25,000											
H30275 Charlotte B Rutherford	1,339,737	211,596											
H30270 N. Williams - Bridge	1,000,000	2,900,000	1,000,000										
H30115 New Meadows	1,377,133												
Homeownership Access & Retention													
H89010 Homeowner Retention	782,342	500,000	500,000	500,000	500,000	500,000	200,000						
H30415 AAAH Kilpatrick	1,000,000	800,000											
Syracuse Property				3,500,000									
N/NE Neighborhood Housing Strategy													
H30274 King/Parks - PCRI		4,000,000											
Business Operations													
H37914 Planning, Policy, & Outreach	130,234	47,896	37,901										
Affordable Rental Housing													
H80026 Beatrice Morrow	2,322,588	542,412	735,000										
Land Banking		763,255											
5020 Interstate Acquisition	107,000												
Homeownership Access & Retention													
H89011 Homeowner Retention	2,250,210	640,000	160,000										
H30301 Proud Gound	821,000												
H89051 PCRI	-	1,716,000											
H89050 AAAH/Habitat/OLIN	-	1,200,000	300,000										
H89021 AAAH/DPALS	700,000												
AAAH - Montana	750,000												
TIF Lift													
Affordable Rental Housing													
Reserve for Projects underway		1,450,000											
H30342 Magnolia II - IHI	1,620,000	2,600,000	400,000										
H80026 Beatrice Morrow	1,525,338	-											
H30270 N. Williams - Bridge	-		300,000										
H30321 Argyle	1,759,710	8,100,000	1,000,000										
Land Banking		900,000											
Homeownership Access & Retention													
H30415 AAAH Kilpatrick		1,200,000											
H89013 Homeowner Retention	600,000	500,000	500,000	500,000	500,000	500,000	300,000						
H89013 Homeowner Retention	400,000	400,000	400,000	400,000									
H89051 Homeownership - PCRI		434,000											
H30290 Proud Ground Homeownership	500,000	4,000,000	500,000										
PDC Homeownership Strategy													
Homeownership Access & Retention													
H89014 Homeowner Retention	600,000	400,000	600,000	-									
H89024 Homeownership Opportunity	400,000	600,000	600,000	-									
H89037 ADU Program	-	1,000,000	800,000										
Working Capital			23,988	48,594	10,090	10,889	666,454	24,970	15,812	14,942	16,544	16,359	10,990
Interstate URA Total	\$22,831,017	\$38,656,735	\$10,176,613	\$7,457,049	\$9,095,113	\$6,405,622	\$7,629,354	\$684,414	\$42,130	\$32,312	\$27,642	\$28,044	\$20,659

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Lents Town Center URA													
Resources													
Working Capital	251,206		-	-	-	-	286	693	901	2,097	3,841	4,063	3,415
Loan Income	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	9,100	8,700	9,004
Other	1,100,000												
TIF Housing Set Aside	15,386,174	6,748,506	3,055,191	3,124,361	2,059,950	1,792,049	1,686,446	282,003	-	-	-	-	-
Lents Town Center URA Total	\$16,749,980	\$6,761,106	\$3,067,791	\$3,136,961	\$2,072,550	\$1,804,649	\$1,699,332	\$295,296	\$13,501	\$14,697	\$12,941	\$12,763	\$12,419
Requirements													
Personnel Services - Direct Staffing	380,710	321,728	235,000	215,000	215,000	215,000	215,000	50,000	1,300	1,500	1,600	1,600	987
Bureau Indirect Costs (Staffing and Overhead)	924,311	895,481	756,155	722,944	657,550	589,363	683,639	244,395	10,104	9,356	7,278	7,748	8,557
Affordable Rental Housing				800,000	200,000								
Projects													
H30269 72nd & Foster - REACH	3,927,593		576,636										
Oliver Station	5,527,483	417,577											
91st & Foster	1,152,000												
H30140 Woody Guthrie	710,000	1,306,320											
Homeownership Access & Retention													
H89010 Homeowner Retention	556,111	445,000	400,000	500,000	500,000	500,000	400,000	-	-	-	-	-	-
H89020 Homebuyer Financial Assistance	739,641	445,000	400,000	470,000	500,000	500,000	400,000	-	-	-	-	-	-
TIF Lift	-												
Planning, Policy, & Outreach													
Affordable Rental Housing				399,017									
Projects													
Reserve for Projects Underway		300,000	500,000										
Oliver Station	1,262,131												
H30140 Woody Guthrie	-	800,000											
Homeownership Access & Retention													
H89013 Homeowner Retention	1,090,000	255,000	100,000										
H89023 Homebuyer Financial Assistance	480,000	1,575,000	100,000	30,000									
Working Capital						286	693	901	2,097	3,841	4,063	3,415	2,875
Lents Town Center URA Total	\$16,749,980	\$6,761,106	\$3,067,791	\$3,136,961	\$2,072,550	\$1,804,649	\$1,699,332	\$295,296	\$13,501	\$14,697	\$12,941	\$12,763	\$12,419

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
North Macadam URA													
Resources													
Working Capital	(114,087)	-	-	-	-	-	-	-	-	-	-	-	13,617
Predev Loan Payoffs/Property Sales	2,000,000												
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	10,911,355	7,390,247	85,164	74,023	2,466,419	12,290,446	6,207,853	6,003,749	6,136,081	6,475,551	5,130,834	1,058,340	-
Other	887												
North Macadam URA Total	\$12,833,195	\$7,425,287	\$120,204	\$109,063	\$2,501,459	\$12,325,486	\$6,242,893	\$6,038,789	\$6,171,121	\$6,510,591	\$5,165,874	\$1,093,380	\$48,657
Requirements													
Personnel Services - Direct Staffing	76,601	59,547	28,500	25,000	25,000	87,000	94,000	100,000	105,000	112,000	120,000	65,000	4,000
Bureau Indirect Costs (Staffing and Overhead)	185,977	165,740	91,704	84,063	76,459	238,486	298,893	488,789	816,121	698,591	545,874	314,763	34,677
TIF Lift							2,500,000						
ZRZ Acquisition						3,000,000							
Affordable Rental Housing													
Projects													
Opportunity Funds		-					3,350,000	5,450,000	5,250,000	5,700,000	4,500,000	700,000	9,980
ZRZ Acquisition						9,000,000							
Riverplace	12,570,617	7,200,000			2,400,000								
Working Capital												13,617	
North Macadam URA Total	\$12,833,195	\$7,425,287	\$120,204	\$109,063	\$2,501,459	\$12,325,486	\$6,242,893	\$6,038,789	\$6,171,121	\$6,510,591	\$5,165,874	\$1,093,380	\$48,657

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
River District URA													
Resources													
Working Capital	-	-	-	-	-	-	191,256	455,070	634,975	673,146	643,327	30,900	9,774
Loan Income	446,000	436,400	466,800	466,800	459,868	466,800	466,800	466,800	466,800	466,800	666,000	666,000	666,000
TIF Housing Set Aside	7,908,956	8,949,097	2,333,710	5,642,199	511,411								
Other		5,000	5,000	5,000	5,000	5,048	6,000	7,500	10,000	10,000	10,000	5,000	10,705
River District URA Total	\$8,354,956	\$9,390,497	\$2,805,510	\$6,113,999	\$976,279	\$471,848	\$664,056	\$929,370	\$1,111,775	\$1,149,946	\$1,319,327	\$701,900	\$686,479
Requirements													
Personnel Services - Direct Staffing	99,744	76,783	80,000	80,000	106,824	75,000	50,000	50,000	50,000	70,000	70,000	50,000	50,000
Bureau Indirect Costs (Staffing and Overhead)	265,867	213,714	257,414	269,002	326,706	205,592	158,986	244,395	388,629	436,619	318,427	242,126	433,468
Affordable Rental Housing													
Projects													
Opportunity Funds		1,700,000	1,000,000		542,750						900,000	400,000	200,000
14th & Raleigh	4,800,000	4,400,000	1,468,096	264,997									
TIF Lift - Post Office				5,500,000									
Framework	3,000,000	3,000,000											
The Abigail	189,345												
Working Capital						191,256	455,070	634,975	673,146	643,327	30,900	9,774	3,011

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
South Park Blocks URA													
Resources													
Working Capital	4,891,741	5,009,658	4,392,099	39,038	5,100	109,308	215,602	320,703	418,264	502,401	457,627	53,782	148,969
Loan Income	205,000	205,000	205,000	124,000	124,000	124,000	124,000	124,000	124,000	123,600	123,400	123,400	124,000
TIF Housing Set Aside	1,144,220	386,932											
Other	60,000	45,000	45,000	7,500	500	1,000	2,000	3,000	4,000	4,000	500	1,000	2,000
South Park Blocks URA Total	\$6,300,961	\$5,646,590	\$4,642,099	\$170,538	\$129,600	\$234,308	\$341,602	\$447,703	\$546,264	\$630,001	\$581,527	\$178,182	\$274,969
Requirements													
Personnel Services - Direct Staffing	84,981	67,266	60,000	15,000	5,000	5,000	5,000	5,000	5,000	10,000	5,000	5,000	5,000
Bureau Indirect Costs (Staffing and Overhead)	206,322	187,225	193,061	50,438	15,292	13,706	15,899	24,439	38,863	62,374	22,745	24,213	43,347
Affordable Rental Housing										100,000	500,000		
Projects													
Joyce Hotel	1,000,000	1,000,000	4,350,000	100,000									
Working Capital	5,009,658	4,392,099	39,038	5,100	109,308	215,602	320,703	418,264	502,401	457,627	53,782	148,969	226,622
South Park Blocks URA Total	\$6,300,961	\$5,646,590	\$4,642,099	\$170,538	\$129,600	\$234,308	\$341,602	\$447,703	\$546,264	\$630,001	\$581,527	\$178,182	\$274,969

Housing Capital Fund

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Revised	Request	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Resources											
Working Capital	(24,302)	-	2,232,470	30,298,169	13,949,826	1,361,253	8,123,061	6,018,212	1,752,554	628,354	-
Interim Financing	31,550,619	-	15,050,000	-	-	-					
G/O Bond Proceeds	-	40,000,000	45,000,000	30,000,000	50,000,000	39,000,000	40,648,423				
Interest	30,000										
Other Funding	6,274,734	-	-	-	-	-					
Other Financing	10,407,756										
Total	\$ 48,238,807	\$ 40,000,000	\$ 62,282,470	\$ 60,298,169	\$ 63,949,826	\$ 40,361,253	\$ 48,771,484	\$ 6,018,212	\$ 1,752,554	\$ 628,354	\$ -

Requirements											
Personnel Services	219,519	871,265	877,121	752,806	694,518	722,299	751,191	751,191	118,000	14,925	
Indirect	146,259	271,265	257,230	267,776	278,755	290,184	302,081	314,467	106,200	13,433	
General Fund Overhead	-	-	350,000	700,000	1,400,000	1,000,000	1,200,000	1,200,000	900,000	599,997	
Affordable Rental Housing											
Projects	37,320,092	5,625,000	30,499,950	29,627,761	30,215,300	30,225,709	40,500,000	2,000,000			
Repay Interim Financing	10,552,937	31,000,000	-	15,000,000	30,000,000	-	-				
Working Capital	-	2,232,470	30,298,169	13,949,826	1,361,253	8,123,061	6,018,212	1,752,554	628,354		
Total	\$ 48,238,807	\$ 40,000,000	\$ 62,282,470	\$ 60,298,169	\$ 63,949,826	\$ 40,361,253	\$ 48,771,484	\$ 6,018,212	\$ 1,752,554	\$ 628,354	\$ -

Note: The forecast above is one potential scenario of bond expenditures, as the bureau continues to model and analyze a project plan.

12 Year Development Forecast - FY 2018-19 Request														
Funding Source	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	Total
Community Development Block Grant (CDBG) Fund														
Opportunity Funds	268,716	2,800,000	1,000,000	1,100,000	900,000	1,000,000	1,100,000	2,200,000	900,000	1,100,000	1,100,000	900,000	900,000	\$ 15,268,716
PCRI, Hill Park, Oak Leaf, Square/Manor	5,205,277													\$ 5,205,277
Jade - Rose/Apano	1,314,382	542,925												\$ 1,857,307
PDC EOJ IGA	2,138,744	2,074,582	2,012,344	1,951,974	1,893,415	1,893,415	1,893,415	1,893,415	1,893,415	1,893,415	1,893,415	1,893,415	1,893,415	\$ 25,218,376
Fair Housing	795,521	712,700	715,000	730,000	701,900	701,900	722,957	694,646	694,646	715,479	686,943	707,552	718,778	\$ 9,298,022
Section 108 Debt Service payments	735,000	748,000	756,000	767,000	776,000	780,000	792,000	802,000	807,000	815,000	822,000	822,000	822,000	\$ 10,244,000
Homeownership Funds	2,458,000	2,011,000	2,065,297	2,121,060	2,084,692	2,084,692	2,147,233	2,011,650	2,011,650	2,071,999	2,009,159	2,069,434	2,031,517	\$ 27,177,381
HOME Fund														
Opportunity Funds	-	3,400,000	2,100,000	2,000,000	1,750,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,500,000	1,500,000	\$ 21,850,000
CHDO Operating Support	90,000	120,000	120,000	120,000	120,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	\$ 1,490,000
Gresham/Mult Co Funds	777,667	750,580	700,291	653,371	609,595	600,692	600,692	600,692	600,692	600,692	600,692	600,692	600,692	\$ 8,297,037
SE Stark - Central City Concern	5,700,000													\$ 5,700,000
General Fund														
Homeownership/Rental Rehab Funds	1,038,413	1,163,400	1,604,662	1,656,011	1,705,692	1,756,862	1,809,568	863,855	989,771	1,029,921	1,062,899	1,096,949	1,132,107	\$ 16,910,112
Housing Investment Fund (HIF)														
Opportunity Funds	-	3,000,000	1,000,000	900,000	-	-	-	-	-	-	-	-	-	\$ 4,900,000
SE Stark - Central City Concern, Block 45	1,315,000	1,185,000												\$ 2,500,000
County Funds - SE Stark, Eastside Health, Block 45	2,787,463	712,537												\$ 3,500,000
NOAH Revolving Fund														\$ 1,000,000
Housing Capital Funds														
Short Term Rental Bond Funds (30th & Powell, Mt Tabor)	4,979,280													\$ 4,979,280
Housing GO Bonds	36,360,092	5,625,000	30,499,950	29,627,761	30,215,300	30,225,709	40,500,000	-						\$ 203,053,812
Ellington Acquisition/other financing - BDS loan repay	10,552,937													\$ 10,552,937
Short Term Rental Funds														
Opportunity Funds	-	-	-	-	-	-	250,000	2,000,000	-	400,000	3,700,000	300,000	-	\$ 6,650,000
Short Term Rental Funds (reversed for non-eligible GO Bond costs)	195,887	106,251	120,000	120,000	120,000	120,000	-	-	-	-	-	-	-	\$ 782,138
SW Corridor opportunities	2,410,000													\$ 2,410,000
Construction Excise Tax														
Opportunity Funds	-	13,649,280	2,398,000	2,893,000	4,233,000	4,430,100	4,300,000	2,250,000	2,800,000	3,250,000	3,550,000	3,700,000	3,700,000	\$ 51,153,380
OHCS Allocation	1,121,424	587,500	376,000	426,000	551,000	562,000	573,220	301,000	381,000	451,000	481,000	490,600	500,392	\$ 6,802,136
Central Eastside URA														
Opportunity Funds	-	500,000	4,000,000	1,250,000	8,632	-	-	-	-	-	-	-	-	\$ 5,758,632
St. Francis	1,219,784	1,780,216												\$ 3,000,000
Convention Center URA														
Block 45	5,000,000	112,891												\$ 5,112,891
Downtown Waterfront URA														
Opportunity Funds	-	3,800,000	-	-	200,000	900,000	200,000	-	200,000	800,000	40,000	-	-	\$ 6,140,000
The Henry	750,000	3,937,000	8,310,742	695,000	-	-	-	-	-	-	-	-	-	\$ 13,692,742
Gateway Regional Center URA														
TIF Lift (Gateway Park - Human Solutions)	100,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 100,000
Opportunity Funds	-	-	-	810,556	3,450,000	4,500,000								\$ 8,760,556
Gateway Park - Human Solutions	500,000	2,100,000	2,612,000											\$ 5,212,000
Interstate URA														
Opportunity Funds	-	-	-	-	5,650,000	3,150,000	5,000,000	-	-	-	-	-	-	\$ 13,800,000
New Meadows, N Williams (Bridge), Interstate CCC	3,716,870	3,111,596	1,000,000											\$ 7,828,466
Homeownership Funds	782,342	500,000	500,000	4,000,000	500,000	500,000	200,000	-	-	-	-	-	-	\$ 6,982,342
Homeownership Opportunity - (AHAA), Syracuse Property	1,000,000	800,000	-	3,500,000	-	-	-	-	-	-	-	-	-	\$ 5,300,000
TIF Lift														
Opportunity Funds (Reserved for projects underway)	-	1,450,000	-	-	-	-	-	-	-	-	-	-	-	\$ 1,450,000
Grant Warehouse, N Williams (Bridge), Argyle	3,285,048	8,100,000	1,300,000	-	-	-	-	-	-	-	-	-	-	\$ 12,685,048
Land Banking	-	900,000	-	-	-	-	-	-	-	-	-	-	-	\$ 900,000
Magnolia II - IHI	1,620,000	2,600,000	400,000	-	-	-	-	-	-	-	-	-	-	\$ 4,620,000
Homeownership Retention	1,000,000	900,000	900,000	900,000	500,000	500,000	300,000	-	-	-	-	-	-	\$ 5,000,000
Homeownership Opportunity - (AHAA, 5020 Interstate)	500,000	5,200,000	500,000	-	-	-	-	-	-	-	-	-	-	\$ 6,200,000
Homeownership Development (Proud Ground/Habitat)	500,000	4,000,000	500,000	-	-	-	-	-	-	-	-	-	-	\$ 5,000,000
North/Northeast Neighborhood Housing Strategy														
King/Parks - PCRI	-	-	4,000,000	-	-	-	-	-	-	-	-	-	-	\$ 4,000,000
Grant Warehouse	1,583,494	2,322,588	542,412	735,000										\$ 5,183,494
5020 Interstate Acquisition	2,015,688	107,000												\$ 2,122,688
Land Banking	-	763,255	-	-	-	-	-	-	-	-	-	-	-	\$ 763,255
Homeownership Retention	863,709	2,250,210	640,000	160,000	-	-	-	-	-	-	-	-	-	\$ 3,913,919
Homeownership Opportunity (PCRI/AHAA/Habitat/Proud Ground)	2,271,000	2,916,000	300,000	-	-	-	-	-	-	-	-	-	-	\$ 5,487,000
PDC Homeownership Strategy														
Homeowner Retention	600,000	400,000	600,000	-	-	-	-	-	-	-	-	-	-	\$ 1,600,000
Homeownership Opportunity	400,000	600,000	600,000	-	-	-	-	-	-	-	-	-	-	\$ 1,600,000
ADU Program	-	1,000,000	800,000	-	-	-	-	-	-	-	-	-	-	\$ 1,800,000
Lents Town Center URA														
Opportunity Funds	-	-	-	800,000	200,000	-	-	-	-	-	-	-	-	\$ 1,000,000
TIF Lift - Oliver Station, Woody Guthrie	1,262,131	800,000	-	-	-	-	-	-	-	-	-	-	-	\$ 2,062,131
TIF Lift - Homeownership Funds	1,570,000	1,830,000	200,000	30,000	-	-	-	-	-	-	-	-	-	\$ 3,630,000
TIF Lift - Opportunity Funds (Reserved for Projects underway)														
Oliver Station, Woody Guthrie, SE Foster (REACH), Lent Commons	11,317,076	1,723,897	576,636	-	-	-	-	-	-	-	-	-	-	\$ 13,617,609
Homeownership Funds	1,136,653	1,295,752	890,000	800,000	970,000	1,000,000	1,000,000	800,000	-	-	-	-	-	\$ 7,892,405
North Macadam URA														
TIF Lift - Opportunity Funds	-	-	-	-	-	-	-	2,500,000	-	-	-	-	-	\$ 2,500,000
TIF Lift - Zidell Property Acquisition	-	-	-	-	-	-	3,000,000	-	-	-	-	-	-	\$ 3,000,000
Opportunity Funds	-	-	-	-	-	-	-	3,350,000	5,450,000	5,250,000	5,700,000	4,500,000	700,000	\$ 24,950,000
Zidell Property Acquisition	-	-	-	-	-	-	9,000,000	-	-	-	-	-	-	\$ 9,000,000
Riverplace	1,529,383	12,570,617	7,200,000	-	-	2,400,000	-	-	-	-	-	-	-	\$ 23,700,000
South Park Blocks URA														
Opportunity Funds	-	-	-	-	-	-	-	-	-	100,000	500,000	-	-	\$ 600,000
The Joyce	1,000,000	1,000,000	4,350,000	100,000	-	-	-	-	-	-	-	-	-	\$ 6,450,000
River District URA														
Opportunity Funds	-	1,700,000	1,000,000	-	542,750	-	-	-	-	-	900,000	400,000	200,000	\$ 4,742,750
Framework	3,000,000	3,000,000												\$ 6,000,000
Post Office				5,500,000										\$ 5,500,000
Abigail, 14th & Raleigh	4,989,345	4,400,000												\$ 9,389,345
Total	\$ 133,611,185	\$ 117,659,776	\$ 87,489,334	\$ 64,846,734	\$ 58,080,993	\$ 58,820,369	\$ 75,104,084	\$ 21,982,257	\$ 18,443,173	\$ 20,192,506	\$ 24,761,108	\$ 19,095,641	\$ 14,813,901	\$ 715,901,059



Budget Equity Assessment Tool

CITY POLICY

This Budget Equity Assessment Tool is a general set of questions to guide city bureaus and their Budget Advisory Committees in assessing how budget requests benefit and/or burden communities, specifically communities of color and people with disabilities. As noted in Portland's 25-year strategic plan, the Portland Plan, Goal-Based Budgeting, and page 102:

When fully implemented, the new budget approach will direct City of Portland bureaus and offices to:

- Use an asset management approach to achieve more equitable service levels across communities and geographies.
- Track and report on service levels and investments by community and geography, including expanding the budget mapping process
- Assess the equity and social impacts of budget requests to ensure programs, projects and other investments to help reduce disparities and promote service level equity, improve participation and support leadership development.
- Identify whether budget requests advance equity, represent a strategic change to improve efficiency and service levels and/or are needed to provide for basic public welfare, health and/or meet all applicable national and state regulatory standards.

It is the policy of the City of Portland that no person shall be denied the benefits of, or be subjected to, discrimination in any City program, service, or activity on the grounds of race, color, national origin, English proficiency, sex, age, disability, religion, sexual orientation, gender identity, or source of income. Additionally, the City's Civil Rights Title VI program guidelines obligate public entities to develop systems and procedures that guard against or proactively prevent discrimination, while simultaneously ensuring equitable impacts on all persons. Therefore, City bureaus may find this tool helpful when evaluating equitable impacts on all residents.

The Office of Equity and Human Rights is also available for discussion/training/consultation regarding the use of this document.

In compliance with Civil Rights laws, it is the policy of the City of Portland that no person shall be excluded from participation in, denied the benefits of, or be subjected to discrimination in any City program, service, or activity on the grounds of race, color, national origin, or disability. To request accommodations, translation and/or interpretation, to file complaints, or for additional information or services, please contact us at 503-823-4433, City TTY 503-823-6868, or Oregon Relay Service: 711.

PORTLAND HOUSING BUREAU

SECTION ONE: BASE BUDGET

NOTE: The charge of the Office of Equity and Human Rights is to remove barriers based on race and disability within Portland city government. Bureaus are charged with serving all residents, however this tool focuses specifically on information regarding race and disability.

1. How have you maximized considerations of equity in your base budget?

The following represents a non-comprehensive listing of the processes, reports and data sources that informed PHB's efforts to incorporate equity into its base budget:

- **Housing Bond Policy Framework:** *The policy framework establishes production goals for Portland's Housing Bond and outlines the community priorities that will inform PHB's decision-making with respect to location and other criteria for building and land acquisition. It also highlights the communities we should strive to serve through bond-financed housing and provides guidelines for development, operations, and services, as well as reporting metrics, and guidance for ongoing community engagement.*
- **North - Northeast Neighborhood Housing Strategy:** *This in-depth public involvement process identified community priorities for investment of all future Interstate TIF allocation made after 2014. The N/NE Oversight Committee – representing the historic community of North and Inner Northeast Portland – was established to provide regular input and guidance on ongoing programming of all Interstate TIF affordable housing programming.*
- **State of Housing Report:** *The third annual publication of this report shows the general issues in housing affordability across Portland and highlights the extreme disparities in affordability for different subsections of Portland residents (e.g., communities of color, single mothers, seniors, and foreign-born).*
- **East Portland Action Plan:** *This report delivered recommendations for addressing disparities in affordable housing investment between East Portland and other parts of Portland.*
- **A Home for Everyone Coordinating Board:** *This broadly representative body provides oversight and recommendations to the Joint Office of Homeless services. It has established the promotion of racial and ethnic justice as guiding principles. Policy, programming and budget recommendations employ an equity lens and place an emphasis on community-specific and culturally-appropriate service delivery.*
- **Street Count:** *This community-wide comprehensive count of persons experiencing homelessness takes place every other year. It showed minimal substantial overall growth or reduction in persons experiencing homelessness, but it did show a significant spike in homelessness among Communities of Color and Women.*
- **TIF Lift Outreach:** *As a condition of receiving the increased "TIF Lift" funding for affordable housing, PHB conducted community outreach and engagement in North-*

Northeast. This outreach process was designed to ensure the voices of Communities of Color were heard.

- **Community Liaisons:** *the Housing Bureau uses a District Engagement Model to do a better job of reaching our targeted communities. Our liaisons are called Community Liaisons, which will aim to reach the people we most need to serve; those whose incomes are below the Portland area median income, or about \$41,000 per year in income, increasing with family size.*

2. Are there specific realignments in your base budget that either advance or inhibit equity?

The bureau's base budget includes many programs and services that have been designed and/or refined to address disparities in service, outcomes and community well-being.

- **PHB's Annual NOFA process** – *which awards millions in affordable housing development funding – uses equity (e.g., demonstration of organizational commitment; track record of successful community partnerships and minority contracting) as a key criterion in the scoring and evaluation process.*
- **PHB subrecipient contracts** *(i.e., sub-grants made to non-profits and public agencies to deliver services on PHB's behalf) require the subrecipient agency to track race/ethnicity data for beneficiaries (i.e., clients). Contracts establish goals and facilitate ongoing tracking, trending, goal-setting and program evaluation. PHB has also required these organizations to conduct organizational equity self-assessments similar to the City Racial Equity Roadmap process.*
- **Homeownership and Home Retention Programs** *funded within the bureau's base budget and by the N/NE Neighborhood Housing Strategy have been modified in partnership with multiple culturally-specific organizations and specifically target communities of color, with a goal of improving the how the bureau works to address the minority homeownership gap.*
- **Affordable Housing Development** *funding is awarded with the requirement that developers report MWESB in disaggregated fashion. PHB holds annual events to bring minority-owned businesses into contact with affordable housing developers and prime contractors. Both efforts are intended to help address the disparities that exist in contract funding awarded to minority- and woman-owned businesses.*
- **The Joint Office of Homeless Services (JOHS)** *receives \$16.7M general fund resources in PHB's base budget. The JOHS policy, programming and budget decisions employ an equity lens and place an emphasis on community-specific and culturally-appropriate service delivery.*

3. Are there specific realignments in your base budget that would advance or inhibit your achievement of equity goals outlined in your bureau's Racial Equity Plan?

The base budget has been realigned to improve programming outcomes in N/NE Portland and East Portland in partnership with the requests of the respective communities.

4. What funding have you allocated for translation, interpretation and ADA (American's with Disability Act) accommodation including ASL (American Sign Language) interpretation and video captioning?

As the bureau begins to operate more programs directly, including the owning and operating rental housing, as well as collecting applications through the preference policy, funds have been allocated to support translation, interpretation, and ADA accommodation as needed.

5. Are there deficiencies in the on-going funding of your base budget that inhibit your bureau's achievement of equity or the goals outlined in your Racial Equity Plan?

Additional resources for community planning and development would support advancing bureau racial equity goals.

SECTION TWO: DECISION PACKAGES

If your bureau or office has multiple decision packages, please address each one separately.

1. How does this program or service align with the goal of advancing equity or achieving goals outlined in your bureau's Racial Equity Plan?

In addressing the area of contracting and being data driven, this position will support both of those equity areas.

- a. Identify all Citywide Goals and or Strategies you are using:**
 - i. <http://www.portlandoregon.gov/oehr/article/537589>**

See attachment.

2. What areas of the city will be impacted by your program or service and is there a larger than average population of people of color in those areas?

- i. To help you answer this question, the following map link shows where communities of color are greater than average for the city of Portland. <https://www.portlandoregon.gov/bps/article/508117>**

This next link provides information on overall vulnerability, including maps of communities of color, lower income households, renters, and level of educational attainment. Together these four components are indicators of at risk populations.

- ii. <http://www.portlandoregon.gov/bps/66107>**

See attachment.

3. Identify impacts on how resource allocation includes improving ADA accessibility for people with disabilities. (See Attached Worksheet)

See attachment.

4. Identify impacts on workforce demographics.

See attachment.

Section THREE: EQUITABLE ENGAGEMENT AND ACCESS (Racial Equity Goal #2)

1. How has community engaged with your requested budget, including this tool?

The following represents a non-comprehensive list of community engagement efforts informing this budget:

- **Housing Bond Policy Framework:** *The policy framework establishes production goals for Portland’s Housing Bond and outlines the community priorities that will inform PHB’s decision-making with respect to location and other criteria for building and land acquisition. It also highlights the communities we should strive to serve through bond-financed housing and provides guidelines for development, operations, and services, as well as reporting metrics, and guidance for ongoing community engagement.*
- **North - Northeast Neighborhood Housing Strategy:** *This in-depth public involvement process identified community priorities for investment of Interstate TIF allocation made after 2014. The N/NE Oversight Committee – representing the historic community of North and Inner Northeast Portland – was established to provide regular input and guidance on ongoing programming of all Interstate TIF affordable housing programming.*
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- **A Home for Everyone Coordinating Board:** *This broadly representative body provides oversight and recommendations to the Joint Office of Homeless services. It has established the promotion of racial and ethnic justice as guiding principles. Policy, programming and budget recommendations employ an equity lens and place an emphasis on community-specific and culturally-appropriate service delivery.*
- **Street Count:** *This community-wide comprehensive count of persons experiencing homelessness takes place every other year. It showed no substantial overall growth*

or reduction in persons experiencing homelessness, but it did show a significant spike in homelessness among African-American and Native Hawaiian – Pacific Islander males.

2. How does this budget build the bureau’s capacity to engage with and include communities most impacted by inequities? (e.g., improved leadership opportunities, advisory committees, commissions, targeted community meetings, stakeholder groups, increased outreach, etc.)

In 2017 the Housing Bureau and the Mayor’s Office created several public planning processes, temporary advisory committees, and permanent advisory commissions. These efforts were designed to source guidance and incorporate feedback into the bureaus policy and planning; programs and services; and regulations. The 2018-19 budget request provides more resources to support these efforts, and for the implementation of strategies that were developed in partnership with communities. A summary of these efforts/bodies is below.

- **Housing Bond Oversight Committee:** *The Bond Oversight Committee consists of five independent community members appointed to oversee the expenditure of the City’s first general obligation affordable housing bond. The \$258.4 million bond, approved by voters in November 2016, will allow the City to build and preserve an additional 1,300 units of affordable housing.*
- **Rental Services Commission:** *The Rental Services Commission (RSC) serves as the primary public forum for discussion of rental housing law and regulation, and renter-owner programs and services in the City of Portland. RSC meetings are open to the public and public testimony is invited. For more information, visit www.portlandoregon.gov/phb/RSC.*
- **Mandatory Relocation Assistance Technical Advisory Committee:** *The Mandatory Relocation Assistance Technical Advisory Committee was appointed to provide technical and policy input into the city’s mandatory relocation assistance policy.*

3. How does this budget build community capacity and power in communities most impacted by inequities? (e.g., improved leadership opportunities within BAC, community meetings, stakeholder groups, increased outreach, etc.)

As the bureau increases its resources base and programs and services offered, decision making processes have been developed to ensure community capacity to provide guidance on how programming and funding decisions are made, as well as the structure of programs themselves. Additional resources would be needed to scale up and institutionalize this effort.

Identifying Impacts Worksheet

Once you have identified the populations/communities impacted, use the following chart to name the potential burdens and benefits.

Populations Impacted	Potential Positive Impacts	Potential Negative Impacts
<i>African American</i>	<ul style="list-style-type: none"> • <i>Continued implementation of preference policy will provide increased ability for displaced former residents (and their descendants) to return to N/NE Portland</i> • <i>New proposed investments in landlord-tenant services Communities of Color as priority target population</i> • <i>Change in the homeownership program structure in N/NE Portland (increased subsidy)</i> • <i>New proposed investments in homeowner anti-displacement support lower income households who are disproportionately Communities of Color</i> 	<i>None identified.</i>
<i>Asian</i>	<ul style="list-style-type: none"> • <i>New proposed investments in landlord-tenant services Communities of Color as priority target population</i> • <i>New proposed investments in homeowner anti-displacement support lower income households who are disproportionately Communities of Color</i> 	<i>None identified.</i>
<i>Hawaiian - Pacific Islander</i>	<ul style="list-style-type: none"> • <i>New proposed investments in landlord-tenant services Communities of Color as priority target population</i> • <i>New proposed investments in homeowner anti-displacement support lower income households who are disproportionately Communities of Color</i> 	<i>None identified.</i>
<i>Hispanic - Latino</i>	<ul style="list-style-type: none"> • <i>New proposed investments in landlord-tenant services Communities of Color as priority target population</i> • <i>New proposed investments in homeowner anti-displacement support lower income households who are disproportionately Communities of Color</i> 	<i>None identified.</i>

<i>Native American</i>	<ul style="list-style-type: none"> • <i>New proposed investments in landlord-tenant services Communities of Color as priority target population</i> • <i>New proposed investments in homeowner anti-displacement support lower income households who are disproportionately Communities of Color</i> 	<i>None identified.</i>
<i>Persons with Disabilities</i>	<ul style="list-style-type: none"> • <i>New proposed investments in ending homelessness place persons with mental illness as priority target population</i> 	<i>None identified.</i>

Shannon Callahan, Interim Bureau Director

Date

Rev: Oct. 2016

PHB FY 2018-19 Budget – Decision Packages

Decision Package	Description and Outcome Excerpts	Goals & Strategic Alignment	Geographic/Community Analysis	Impact Upon Persons with Disabilities	Workforce Demographic Impact
Five Percent General Fund Reduction	<p>Reduce the East Portland Rental Rehab program by \$110,000. The reduction means four fewer units would be rehabilitated.</p> <p>Reduce expenditures in the Director’s Office and Business Operations, primarily in travel and conferences, by \$30,572.</p>	None – reduction of service	Available in East Portland landlords and renters at risk of decreased housing stability – renters in East Portland are disproportionately from Communities of Color	Potential Reduction of Services	No change to City staffing
Office of Rental Services	<p>\$600,000 to convert existing one-time General Fund to ongoing for current education and outreach services, legal services, and mandatory rental unit registration system development and management. \$170,200 additional General Fund Ongoing for two Assistant Housing Program Specialists for technical assistance calls/email and mandatory rental unit registration system development and management.</p> <p>Throughout the mandatory relocation assistance technical group process, one of the most pressing need for services that was mentioned by stakeholders was culturally specific and language specific education and outreach and legal assistance. Many stakeholders identified that many communities of renters and landlords of color were unaware of new regulations. To address this the bureau is requesting \$500,000 for culturally specific/language specific outreach and education services and \$500,000 for culturally specific/language specific landlord-tenant legal services and fair housing legal services. For education and outreach services the bureau will release an RFP to select 5 awardees of \$100,000 each with culturally specific community based organizations to develop education and outreach materials to inform their respective communities on fair housing and landlord-tenant law rights and obligations. Similarly, through an RFP process, the bureau will select 5 culturally specific organizations to receive \$100,000 each to provide legal assistance on fair housing and landlord-tenant law.</p>	<p>\$770,200 million General Fund Ongoing; 2.0 FTE</p> <p>\$1.2 Million General Fund One-Time</p>	Available city-wide to landlords and renters. Renters are disproportionately from Communities of Color	Potential Increased Level of Service	Increases City staffing

	\$200,000 to develop requirements for a rental registration system.				
Realignment – East Portland Programming	<p>Despite numerous efforts and strategies, the bureau has not been able to secure participation from private landlords in the East Portland Rental Rehab program. This is primarily due to the current rental market and the reluctance of rental property owners to restrict rents for a 10-year period, but is exacerbated by the lack of mandatory rental inspections and enforcement to identify properties with code violations.</p> <p>Therefore, in FY 2018-19, staff propose to reprogram the funds for home repair services. This is in line with the original auspices of the program which was to stabilize families and improve the housing stock in East Portland. PHB currently manages the home repair program in partnership with nonprofits to assist with critical repair needs for low-income, seniors, and disabled homeowners. Reprogramming these resources for home repair will result in the following:</p> <ul style="list-style-type: none"> • Based on a \$690K program amount = 115 homes at \$6,000 each; or • Based on a \$580K program amount = 96 homes at \$6,000 each 	\$0	Available in East Portland. Low-income homeowners are disproportionately from Communities of Color	Potential Increased Level of Service	No change to City staffing
Anti-Displacement – Single Family Home Repair	<p>Vulnerable low-income homeowners across Portland are being involuntarily displaced or experiencing the threat of displacement. This proposal utilizes the proven homeowner stabilization strategy of home repair grants to address hazardous housing conditions that threaten to displace low-income homeowners. PHB is requesting \$500,000 General Fund Ongoing resources to increase equitable access to critical home repair services citywide.</p> <p>Home repair funds will be contracted to an existing infrastructure of external community partners. Outreach and awareness activities will also be targeted to areas most vulnerable to displacement based on BPS’s Vulnerability and Displacement Impact Analysis, which identifies high vulnerability, low opportunity neighborhoods and areas where Communities of Color are experiencing rising housing costs. These additional resources for home repair will result in the following:</p> <ul style="list-style-type: none"> • A minimum of 83 low-income households will receive home repairs with an average value of \$6,000 each. • 80% of all homeowners served will remain in their home 12 months after receiving services. 	\$500,000 General Fund Ongoing	Available in East Portland. Low-income homeowners are disproportionately from Communities of Color	Potential Increased Level of Service	No change to City staffing

Additional Staffing for Housing Bond	Two Management Analyst positions to provide project and program planning support for GO Bond construction and acquisition projects	\$210,000 Housing Bond and related funds 2.00 FTE	N/A	N/A	Increases City staffing
Conversion of Limited Term Staff to Permanent	This request is to convert an existing, funded Assistant Housing Program Specialist on the Regulatory Compliance team from limited term to permanent. As noted in the City Auditor's report, the team workload will continue to grow.	\$0	N/A	Maintains Current Level of Service	Makes permanent current positions
Conversion of Limited Term Staff to Permanent	This request is to convert two existing limited term positions (OSS III) into one permanent Assistant Housing Program Specialist on the Policy team and a .90 OSS II on the Admin team. The original plan had been for two positions to handle management of the rental and homeownership preference policy lists, but because practice has found that there is little overlap between the two, one position can handle both. The OSS II will work on the bureaus' archiving and records management needs, which have been handled by interns and temporary staff on a haphazard basis for a period of eight years. With significant progress made on the current backlog, the intent is to dedicate a position to complete the backlog project and maintain records going forward.	\$0	N/A	Maintains Current Level of Service	Makes permanent current positions
PSH Realignment	The request is to reallocate a portion of the PSH resources currently allocated to the Joint Office of Homeless Services to the Housing Bureau, for the bureau to align Housing Bureau funded units with bureau contracted services.	N/A	Available city-wide depending on unit location. Renters in need of services are disproportionately from Communities of Color	Maintains Current Level of Service in Overall System	No change to City staffing