



Portland Housing Bureau

Commissioner Dan Ryan • Interim Director Molly Rogers

Additional Work Group Member Questions from November 3, 2022, Meeting

1. What is the current status of the Multiple Unit Limited Tax Exemption (MULTE) foregone revenue?

As of November 17, 2022, there is \$12,213,670.22 remaining in the MULTE cap. The cap is over a 5-year rolling period, so how close we are to the cap fluctuates each year.

2. How is inclusionary housing program data collected and tracked?

All permits subject to, or that voluntarily opt into, the City's inclusionary housing policy are flagged for Housing Bureau program staff through the City's permitting system, AMANDA. Housing Bureau staff add project names and details into an excel workbook. Bureau staff work very closely with the project team to provide them information and guidance around the inclusionary housing program options and requirements. Once the project team has executed their regulatory agreements, Bureau staff enter the project's data into the Bureau's compliance tracking software, HDS. The Risk Analysis & Compliance team uses this information to verify that the appropriate unit types are leased up, rents are restricted according to the agreements, and the tenant's income qualify for the duration of the Compliance Period.

3. Why are projects restricted from sending inclusionary housing units to a building with existing city subsidy?

The Off-site program options are intended to offer alternatives to providing units on-site or paying the fee-in-lieu and expand the suite of options available for projects to meet their inclusionary housing obligation. The concept is built on the Sending Building presumably subsidizing the Receiving Building financially in some way, just as the Housing Bureau does through gap financing. This allows the Sending Building to creatively subsidize their inclusionary housing obligation and hopefully move forward more quickly than waiting for a City gap funding process involving a notice of funding available (NOFA).