



Portland Housing Bureau

Exploring Alternative Housing Models

Presentation to
Portland City Council
Homelessness and Housing Committee

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Why We're Here Today

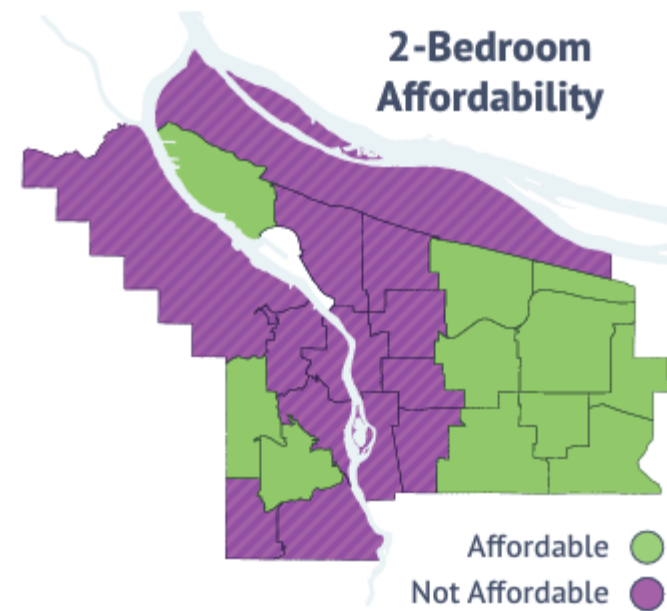
- Lay groundwork for a study on alternative housing models
- Explore ways to expand housing tools beyond traditional market
- Respond creatively to the housing crisis



Background

Housing Emergency and Current Market

- Housing Emergency declared in 2015, and is still ongoing
- 20,000 additional affordable units still needed
- 50%+ rent burdened households in the city; BIPOC communities most impacted



3 Person Household Earning 60% AMI
(\$60,960) from 2023 State of Housing Report

What is Social Housing?



- **Non-market, permanently affordable, publicly- or community-owned housing**
- Prioritizing tenant stability
- Public interest governance
- Complements existing tools, not a replacement

Scan of Models



- **International:** Mexico, Vienna, Copenhagen, Singapore, Vancouver BC
- **Domestic:** Seattle, WA; Montgomery County, MD; Atlanta, GA; Portland ME
- **Focus:** What we can adapt

Domestic Models

- **Seattle, Washington:** Voted to fund their new Social Housing Authority 3 weeks ago
- **Montgomery County, Maryland:** Established revolving fund in 2022. Developing and breaking ground on several buildings
- **Atlanta, Georgia:** Voted on a housing bond to fund social housing in 2024, Montgomery model
- **Portland, Maine:** Established a Social Housing Taskforce last week



268 Unit Building *The Laureate*, in Derwood, Maryland. Built in 2023 and 97% leased today

International Models

- **Mexico:** President Sheinbaum aims to build one million units of social housing nationwide, focusing on sustainable development.
- **Copenhagen, DE:** Social housing makes up over 20% of the housing stock. Funded through a national loan fund supported by tenants and public investment
- **Singapore:** Provides subsidized homeownership to over 80% of residents
- **Vienna, AU:** Provides over 60% of the city's housing through municipally built and nonprofit housing
- **Vancouver BC:** Municipally owned developer, partnerships with nonprofits, and land leasing strategies



Mexico City's Z53 Social Housing Building

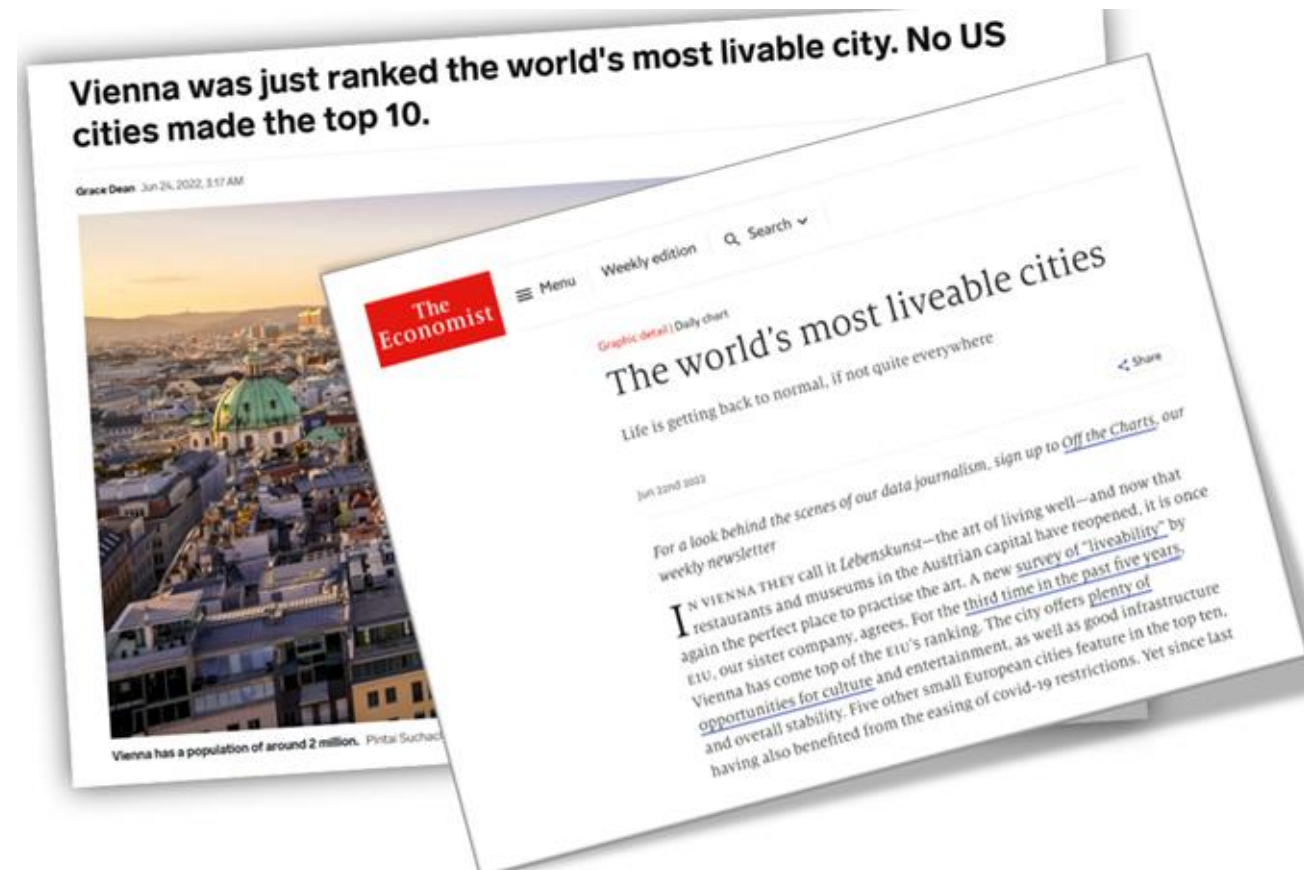
Case Study: How Vienna Solved their Housing Crisis

•1918: 30,000 Homeless



© State Hall of the Austrian National Library. Photographer, Albert Hilscher.

•2023: Most Livable City in the World



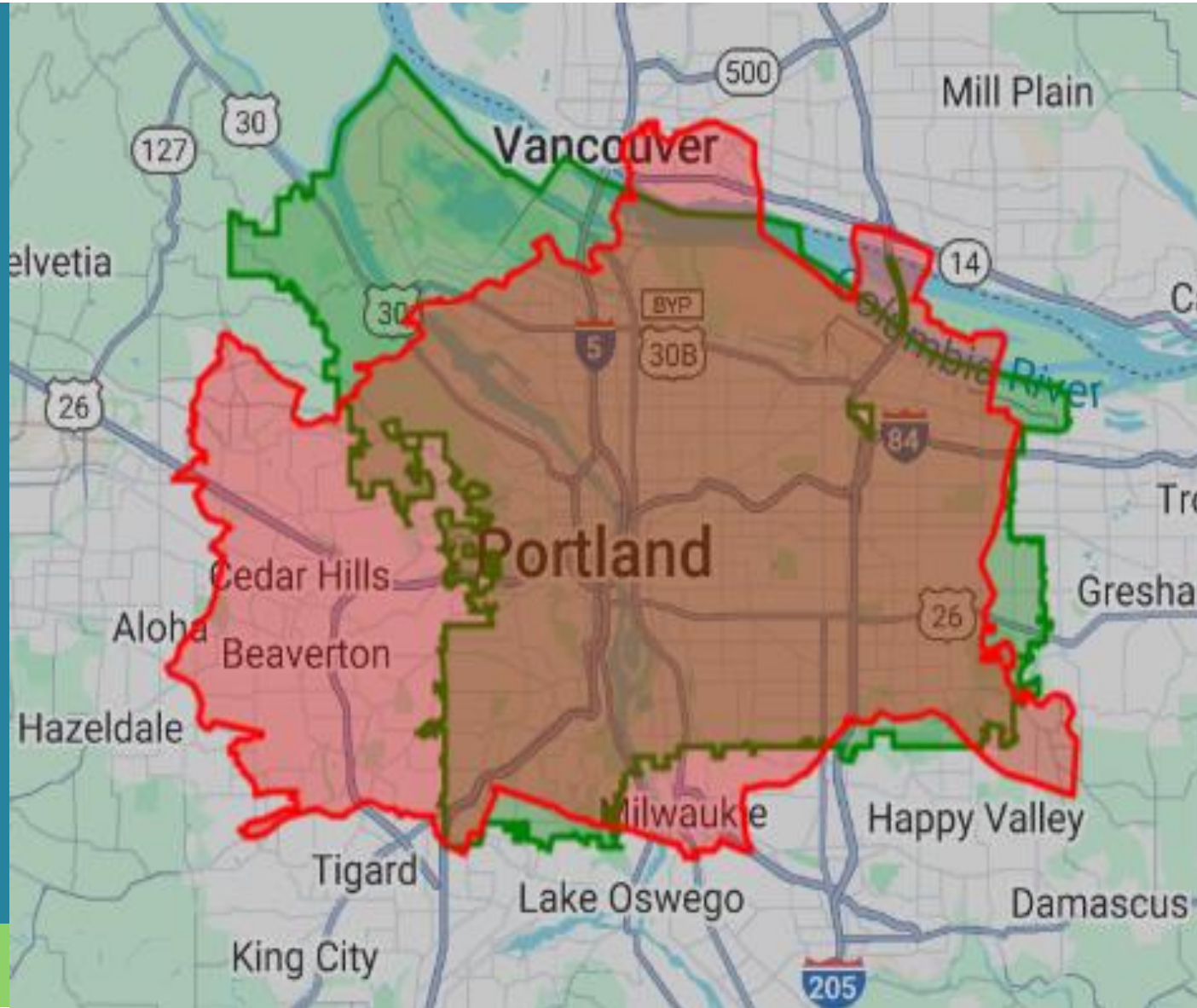
City Comparison

	Portland	Vienna
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Population	650,000	2,000,000
Housing Units / Capita	1:3	1:2
"Affordable" Housing	8%	45%
Market Rate Housing	92%	55%
% of Rent Burdened	50%	16%
Unhoused Population	6,300 ¹	2,200 ²

¹ Multnomah County PIT Count 2023

² Homeless clients provided services



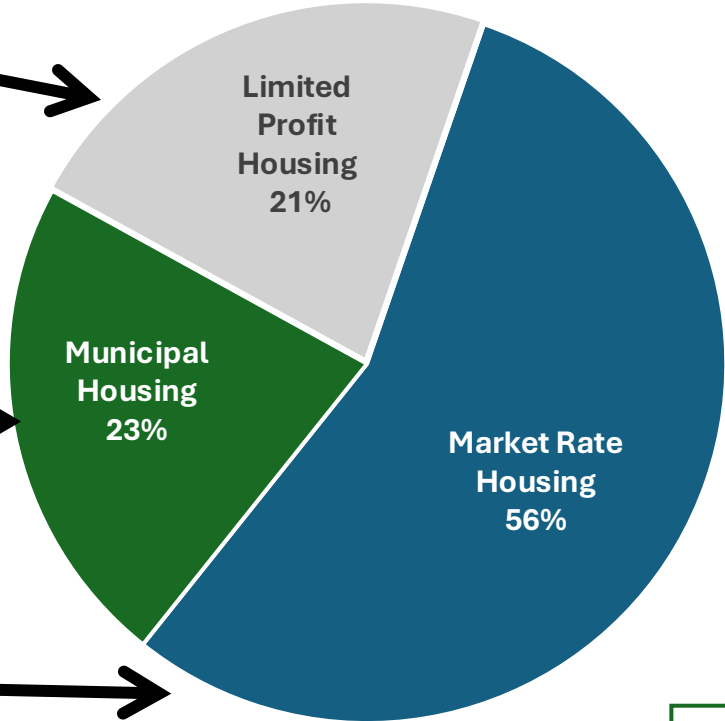
Housing Sectors Comparison

Vienna, Austria

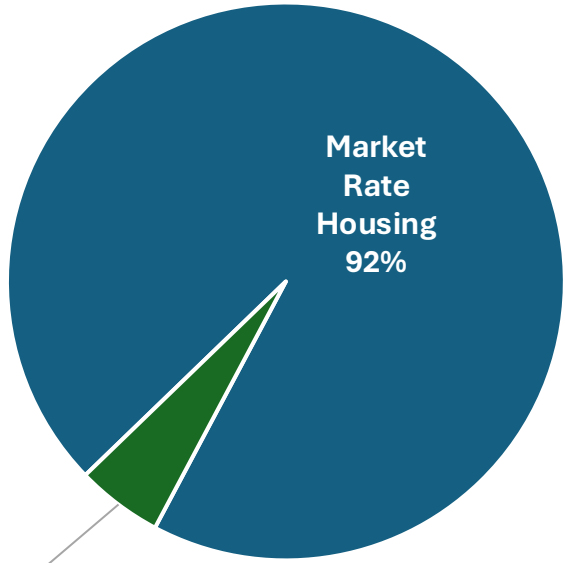
Limited Profit
Moderate Rents on Day 1
 Rents set = to cost
 Public provides low interest loan
 Permanently “Non-Market”
 Rents become increasingly affordable over time due to rent control

Municipal Housing
Low Rents on Day 1
 Requires substantial subsidy
 Public Ownership & rents = 30% income
 Permanently Affordable

Market Rate Housing
 Unrestricted Apartments / Condos
 15 Year rent restricts in exchange for publicly assisted rehabilitation funds.



Portland, OR



LIHTC, Public Housing, Vouchers



Challenges, Questions, and How We Adapt

- Urban Growth Boundary
- Alignment with clean energy goals and sustainable construction
- Land Banking
- Mass Timber
- Displacement
- New construction and green space

Council's Proposed Resolution

What We are Directed to Study (Part 1)

1. International best practices
2. Emerging domestic models
3. Alternative Ownership Options
 - I. Public, Municipal or Quasi Public
 - II. Non-Profit, Cooperative, Land Trust
4. Resident Governance Models



What We are Directed to Study (Part 2)

5. Alternative Financing Models
 - I. “Non-Market or Limited Profit”
 - II. “Mixed Income”
6. Sustainable Public Funding
7. Role of Land Banking



Connecting to the City's Goals

- Aligned with Housing Production Strategy
- Leverages PHB Federal Grant
- Builds capacity for long term solutions to affordable housing crisis

Deliverables and Timeline in Resolution

- 12-month study period
- Key Deliverables
 - Policy Recommendations
 - Feasibility Assessment
 - Funding tool assessment



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Questions?



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Frances & Clare Place, 61 units for formerly Homeless Adults
Catholic Charities, Edlen & Co.

Thank you!

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Director

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