

Portland Housing Bureau Budget Worksheet

Strategic Plan Priorities	Investment	Services	FY 2011-12 Funding										Impacts
			Ongoing General Fund	One-Time General Fund	Housing Inv. Fund	Section 108	CDBG	HOME	Federal & Other Sources	TIF	Total	% of Total	
Priority One: Increase the production and preservation of rental housing, with an emphasis on deeply affordable rental homes for households who face the greatest challenges finding housing in the private market.	Preservation	Preservation of expiring Section 8 projects, which helps elderly people, people with disabilities and families remain in their apartments. Many of these projects could be converted to market-rate units without PHB's financial due diligence, compliance/construction oversight, strategic planning and loan processing/closing work. Some of the projects in process are: 1200 Building, Lexington Apartments and Park Tower.	\$0	\$0	\$0	\$4,440,096	\$2,099,743	\$0	\$0	\$2,171,206	\$8,711,045	# of units preserved: 156 # rent-restricted units preserved (by MFI) 0-30%: 154 31-50%: 0 51-60%: 0 61-80%: 0 81+%: 2 -M/W/ESB Utilization Rate: 24%	
	Rehabilitation	Provide financial and technical assistance for the repair and renovation of existing rental and homeowner affordable housing units. PHB services include: assistance with project feasibility, contracting and hiring regulations, sustainable design and building practices and community involvement. Projects in process include: Firland Apartments, The Glen, Los Jardines, Taggart Manor and Hillsdale Terrace.	\$0	\$0	\$0	\$0	\$1,873,639	\$1,342,785	\$0	\$3,545,314	\$6,761,738	# of units rehabilitated: 182 # rent-restricted units rehabilitated (by MFI) 0-30%: 42 31-50%: 17 51-60%: 122 61-80%: 0 81+%: 1 -M/W/ESB Utilization Rate: 41%	
	New Construction	Provide financial and technical assistance for the construction of new rental and homeowner affordable housing units. PHB services include: project feasibility work, site control, or acquisition of properties, financial due diligence, compliance/construction oversight, strategic planning and loan processing/closing work. Notable projects include: Block 49 Veteran's Housing, Blanchet House, Gateway Commons, Holgate House, Union Station Phase C and Kehillah Housing.	\$0	\$0	\$0	\$3,184,889	\$970,941	\$3,978,828	\$0	\$43,022,299	\$51,156,957	# of units added: 92 # rent-restricted units added (by MFI) 0-30%: 17 31-50%: 23 51-60%: 52 61-80%: 0 81+%: 0 -M/W/ESB Utilization Rate: 10%	
	Housing Development & Finance	Investments that complement new construction, preservation & rehabilitation including: project support contracts with non-profit community development partners; and Section 108 loan program principal & interest payments. Also, HOME resources managed and passed through to Gresham (\$1.65M)	\$0	\$0	\$0	\$0	\$1,073,305	\$847,400	\$65,000	\$650,016	\$2,635,721	# of units rehabilitated: 430 # rent-restricted units rehabilitated (by MFI) 0-30%: 213 31-50%: 40 51-60%: 174 61-80%: 0 81+%: 3 -% minority current housing portfolio: 29%	
priority 1 total			\$0	\$0	\$0	\$7,624,985	\$6,017,628	\$6,169,013	\$65,000	\$49,388,835	\$69,265,461	70%	
Priority Two: Invest in programs with a proven ability to transition people quickly and permanently from homelessness to housing and in programs that efficiently and sustainably prevent homelessness.	Prevention & Rapid Re-housing	Short-term rent assistance and other costs to prevent homelessness among households facing temporary crisis, as well as short-term housing placement rent assistance. In FY 11-12, programs funded in this category include Home Forward's STRA & School Housing Stabilization, NW Pilot Project's Senior housing, and TPI for Bud Clark Commons rent assistance.	\$151,762	\$1,900,000	\$0	\$0	\$184,851	\$386,971	\$0	\$0	\$2,623,584	# of new households served: 1,373 # of households receiving ongoing service: 838 -6-month retention rate: 87% -12-month retention rate: 80%	
	Supportive Housing	Limited-term rent assistance (up to 24 mos.) and services primarily for chronically homeless individuals and families with disabilities. In FY 11-12, programs funded include Cascadia's mental health outreach/housing placement, CCC's Community Engagement Program, Human Solutions' Key Not a Card, and JOIN's street outreach/placement/retention services.	\$3,157,025	\$0	\$0	\$0	\$301,884	\$0	\$557,067	\$0	\$4,015,976	# of new households served: 340 # of households receiving ongoing service: 251 -6-month retention rate: 86% -12-month retention rate: 76% -% minority: 60%	
	Healthy Homes	Remediation of environmental healthy hazards in homes that may impact occupant health (mold and mildew, radon, asbestos, and structural safety issues)	\$0	\$0	\$0	\$0	\$230,000	\$0	\$1,534,747	\$0	\$1,764,747	# of units completed and cleared: 40	
	Home Repair	Loans (up to \$15,000) and grants (up to \$5,000) to provide critical home repairs (roof repairs, furnaces, dry rot, and lead hazards) to elderly and disabled households. Over 1,500 households were assisted in 10-11.	\$0	\$0	\$0	\$0	\$902,968	\$0	\$0	\$1,356,698	\$2,259,666	# of households receiving home repair loans: 41 (avg loan amt \$13,000) -% minority: 41% # of elderly/disabled household mini-rehab: 1,528 (avg loan amt: \$3,500) -% minority: 56%	
priority 2 total			\$3,308,787	\$1,900,000	\$0	\$0	\$1,619,703	\$386,971	\$2,091,814	\$1,356,698	\$10,663,973	11%	
Priority Three: Invest in programs and strategies proven to assist low and moderate income families from Portland's communities of color to sustainably purchase a home or retain a home they already own.	Homebuyer & Foreclosure Education / Counseling	Provides free or low-cost culturally-sensitive homebuyer education and foreclosure counseling services to prepare households to become homeowners or prevent foreclosure. Over 1,300 were assisted in 10-11.	\$0	\$250,000	\$180,000	\$0	\$293,660	\$0	\$0	\$9,950	\$733,610	# of households attending homebuyer fairs: 810 # of households attending homebuyer education & counseling: 1,384 -% minority: 49%	
	Homebuyer Financial Assistance	Financial assistance to help homeowners refinance and renovate their homes; also down payment assistance loans for homebuyers. 15 new homebuyers were assisted in 10-11.	\$0	\$0	\$0	\$0	\$43,000	\$0	\$49,076	\$1,273,104	\$1,365,180	# of households who received financial assistance: 15 -MFI of Household Purchasing Homes <50%: 5 51-80%: 10 81+%: 0 -% minority: 60%	
	Tax Exemption & Fee Waiver Programs	Administration of limited tax exemption programs for single and multi-family residences, system development charge waivers, and Mortgage Credit Certificate program. As a tool for increasing affordable homeownership, in 10-11 indirect program assisted over 350 households become first time homebuyers.	\$0	\$0	\$209,224	\$0	\$0	\$0	\$0	\$28,548	\$237,772	# of homeownership units assisted by limited tax exemptions: 137 -% minority: 66% # of units assisted by system development charge waivers: 143 -% minority: 59%	
priority 3 total			\$0	\$250,000	\$389,224	\$0	\$336,660	\$0	\$49,076	\$1,311,602	\$2,336,562	2%	
Priority Four: Maintain a community safety net that provides short-term shelter, information and referral services that help low-income Portlanders facing homelessness or housing crisis.	Shelter & Emergency Services	Staffing and operation of year-round and winter emergency housing programs for adults and youth, including \$1.2M facility-based transitional housing and youth funds passed through to Multnomah Co. Contracts include some services and rent assistance necessary to move people from shelters to housing. In FY 11-12, programs included 211Info's winter hotline, Salvation Army's women's shelter, and TPI's Bud Clark Commons Day Center & Men's Shelter, Clark Center, Jean's Place.	\$2,099,661	\$2,124,000	\$0	\$0	\$681,300	\$0	\$153,251	\$0	\$5,058,212	# of new households receiving emergency shelter service: 1,635 -% households served placed in permanent housing: 31% -% minority: 34%	
	Access & Stabilization	This program provides support to low income households by helping to identify and remove barriers to safe, stable housing. In FY 11-12, programs funded include 211Info for Housing Connections outreach, Cascade AIDS Project's HOPWA-funded supportive services, Home Forward's Rent Well administration, Oregon Community Warehouse, and CCC's Benefits Eligibility Specialists Team.	\$149,300	\$456,300	\$120,000	\$0	\$357,094	\$0	\$1,294,832	\$0	\$2,377,526	# of new households receiving information and education referral services: XXXXX	
priority 4 total			\$2,248,961	\$2,580,300	\$120,000	\$0	\$1,038,394	\$0	\$1,448,083	\$0	\$7,435,738	8%	
Other Expenditures	Administration & Support	Indirect costs of bureau operations, including asset management, communications, compliance, director's office, finance, IT, policy & planning, public involvement and resource development. Also includes bureau-specific costs passed along by other City agencies.	\$520,853	\$150,000	\$1,055,095	\$0	\$1,759,933	\$656,947	\$526,572	\$2,134,044	\$6,803,444	# of subrecipient contracts processed: 93 # of Housing Assets Monitored: 315 -Admin costs as % of Bureau Level Budget: 7%	
	Economic Opportunity	CDBG and CDBG-R funds passed through to PDC to support work-force and micro-enterprise projects.	\$0	\$0	\$0	\$0	\$2,376,034	\$0	\$0	\$0	\$2,376,034	2%	
other expenditures total			\$520,853	\$150,000	\$1,055,095	\$0	\$4,135,967	\$656,947	\$526,572	\$2,134,044	\$9,179,478	9%	
grand total			\$6,078,601	\$4,880,300	\$1,564,319	\$7,624,985	\$13,148,352	\$7,212,931	\$4,180,545	\$54,191,179	\$98,881,212		