

Director's Message

*by Traci Manning, PHB Director
February 2012*



After a hundred days leading the Portland Housing Bureau, I want to take a moment to celebrate our shared accomplishments and focus on the opportunities ahead of us.

In these first hundred days, I have learned a lot about the City, PHB and my staff. I am impressed with the commitment, experience and work ethic of PHB Staff, who have been patient with my learning curve and eager to support me. PHB is a learning organization, poised to take in community input and adapt to meet our community's needs.

Together, we have accomplished a tremendous amount. In my time as Director:

- We reaffirmed the City's commitment to the [30% TIF Set-Aside](#), and celebrated over \$150 million invested in affordable homes since its inception.
- We launched the [Fair Housing Advocacy Committee](#), to oversee the implementation of an ambitious Fair Housing Action Plan.
- We completed the "[Big Look](#)" Limited Tax Exemption Policy Review Committee.
- We introduced a pilot [overnight sleeping](#) partnership and have embraced the commitment of the faith community to help end homelessness
- We submitted the [FY 2012-13 Budget](#), crafted with the input of the Portland Housing Advisory Commission (PHAC), which serves as our Budget Advisory Committee.
- We issued the fall NOFA and [awarded over \\$9 million](#) to preserve and create 151 affordable homes, 97 of which will be rented to people earning less than 30% of the median family income. To learn more about the projects and selection process, join us for a debrief about the NOFA awards from 1 to 3 pm on Wednesday, March 7 at the PHB office, 421 SW 6th Ave. in downtown Portland.

I'm proud of these accomplishments because they showcase our collective values of increased transparency and accountability, equity, continuous learning, innovation and stewardship of public funds.

LOOKING FORWARD

With the help of a well-connected and experienced [PHAC](#) ready to convene and offer high-level input and advice, I am confident we can meet the challenges that lie ahead. Building on this momentum and our shared values, I am leading our work on the following opportunities:

Resource Development

To be successful, we must continue to innovate and help the broader community understand how our strategies and investments make a positive difference in the lives of those most in need. Amidst federal and local cuts to vital funding, more than ever, I am committed to leading a resource development effort that will include advocacy around this budget, going after competitive grants, working with businesses and foundations, and asking Portlanders to give us a new dedicated funding source.

Equity

I am proud of the early work PHB has done to implement our [equity agenda](#). We are clearer about our goals and who we are currently serving. We will continue to get input from the community and remain accountable about how to increase access to our programs for communities of color, and work to align our business

decisions and practices to implement our equity agenda. Together with our partners, we are embracing diversity in our workforce, culture and delivery of housing.

Housing Strategy

With community voices guiding us, PHB is in a position to capitalize on the various long-range planning efforts underway. We will develop an innovative strategy that links PHB's [Strategic Plan](#) to the [Portland Plan](#) with a lens of equity and opportunity. The resulting framework will lay out clear actions that align PHB policies and tools to meet the future housing needs of Portland with advancing the goals of the PHB Strategic Plan and the Portland Plan.

10-Year Plan Reset

Our community's [10-Year Plan to End Homelessness](#) is nationally recognized for its effectiveness. Six years after its inception, together with housing and service providers, Multnomah County and Home Forward, we will work to enhance successful strategies and look to make an even greater impact in a six-month community engagement process.

Portfolio Management Project

We are leading the way in our approach to effectively managing our community's portfolio of affordable housing. Together with our sponsors and through our collective experience we know more about the portfolio and we will work together to ensure its long-term sustainability.

It has been an honor to lead PHB for these first 100 days. I am grateful for the confidence Commissioner Nick Fish has shown in me and my team. I look forward to continuing this streak of great accomplishments, which would not be possible without community input and key partnerships. I value your continued support.

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