



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Inclusionary Housing Update

Portland Housing Advisory Commission

November 6, 2018

IH Update

as of 9-24-18

Permitting

Total Projects	Units	IH Units
44	2413	345
Non-PHB Projects	Units	IH Units
37	1940	307

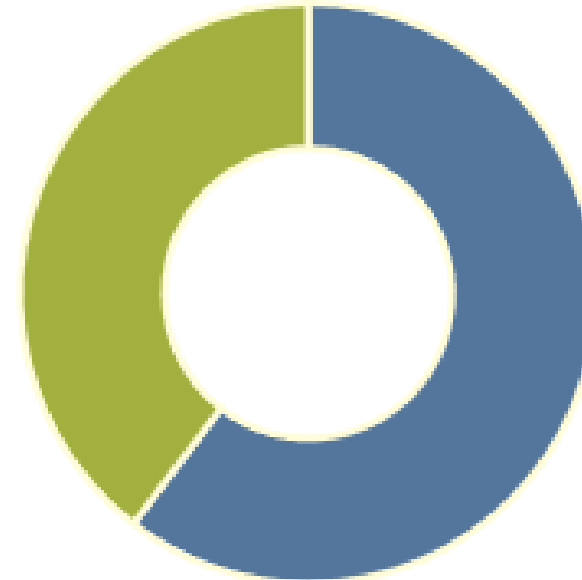
Inclusionary Housing 18-Month Update

Inclusionary Housing Units by Unit Type



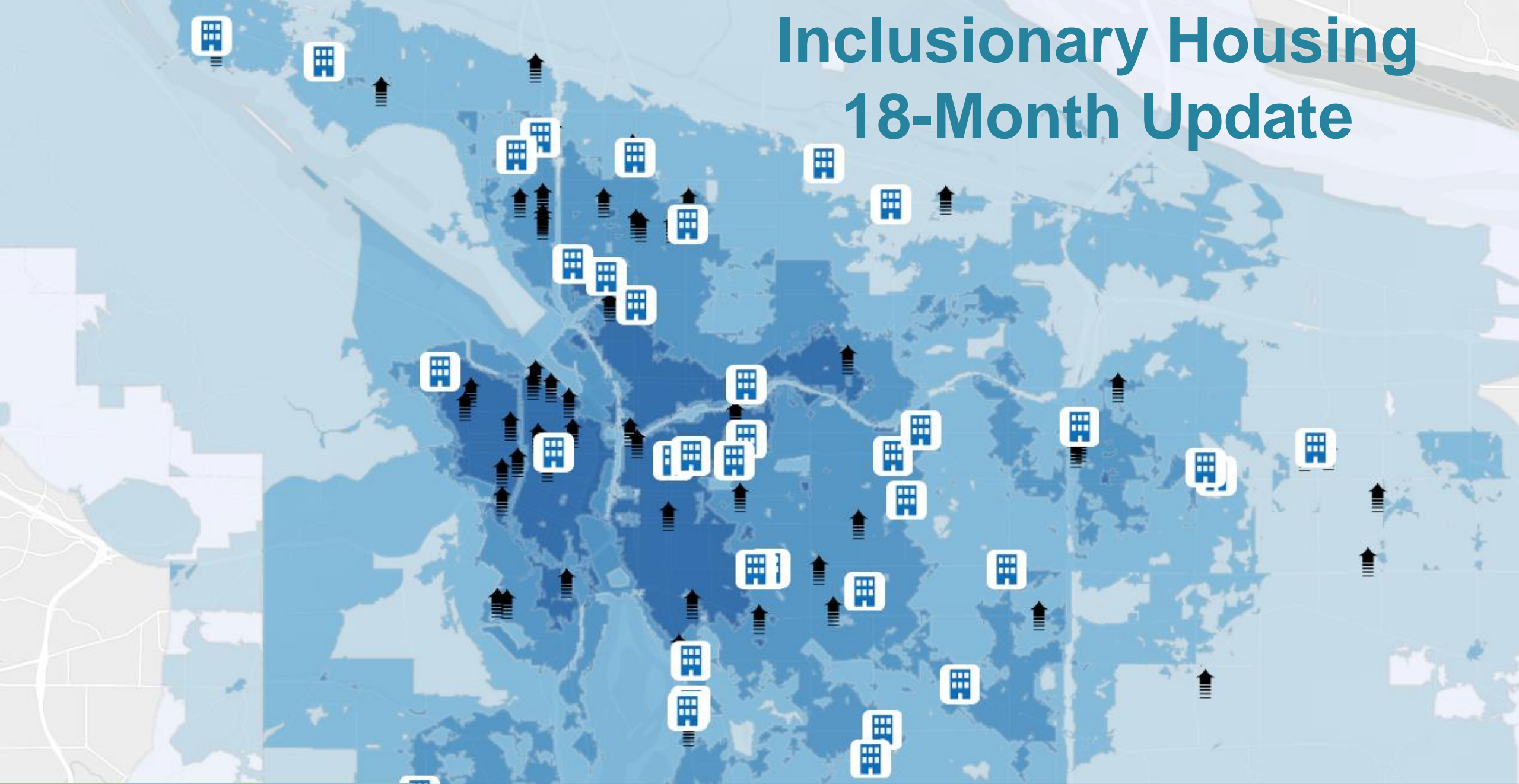
■ Studio ■ 1BR ■ 2BR ■ 3BR

Inclusionary Housing Units by Affordability Level



■ 60% MFI ■ 80% MFI

Inclusionary Housing 18-Month Update



Actions Taken

1. March 2017: 5-year \$15 million Multiple-Unit Limited Tax Exemption (MULTE) program cap
2. February to August 2018: Housing Bureau publishes and adopts administrative rules for IH homeownership requirements
3. March 2018: City Council adopts the Incentivizing the Pipeline MULTE program to encourage developers to provide affordable units in projects vested prior to IH
4. June 2018: City Council approves a technical change to the IH fee-in-lieu and establishes that the fee applies only to residential portions of mixed use buildings
5. September to October 2018: Ordinance to City Council to provide the full 10-year property tax exemption for projects subject to IH in the Central City when building at 5:1+ FAR as well as zoned 5:1+ FAR

Upcoming Actions

1. November 2018: Publish amended administrative rules addressing numerous technical issues
2. October to December 2018: Ordinance to City Council to extend the lower inclusion rate for projects outside the Central City and Gateway Plan Districts by an additional 2 years
3. October to December 2018: Develop proposal establishing full 10-year property tax exemption for projects outside the Central City (in specific geographies) when building at 5:1+ FAR
4. January 2019: Review Central City bonus FAR, potentially increasing bonus
5. January 2019: Recalibrate the IH Build Off-Site and Designate Off-Site program options to increase flexibility and utilization



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

New Budget Process

Program Offers.
Timeline.

Matthew Tschabold, Assistant Director (Interim);
Mike Johnson, Principal Financial Analyst
November 6, 2018

Say goodbye to the Decision Package

- What are the goals of each individual program?
- How are programs structured to accomplish those goals?
- What are the resources allocated to that effort?
- What are the levels of service the public should expect to see given the bureau's allocated resources towards that program?

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	0
TOTAL EXPENDITURES	0	55,000	55,000	0	0	0	0	0	0
REVENUES									
General Fund Discretionary	0	55,000	55,000	0	0	0	0	0	0
TOTAL REVENUES	0	55,000	55,000	0	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.

Program Offer

Department: Nondepartmental **Program Contact:** Marc Jolin
Program Offer Type: Innovative/New Program **Program Offer Stage:** As Requested
Related Programs:
Program Characteristics: Out of Target

Executive Summary

The Joint Office of Homeless Services (JOHS) oversees the delivery of services to people experiencing homelessness in Multnomah County. JOHS is requesting funding to support an position to provide Emergency Planning for Street Homelessness Solutions. The Street Homelessness Emergency Planner will develop plans to prepare for, respond to, and mitigate against natural and man-made disasters for Multnomah County community members experiencing homelessness.

Program Summary

The most recent Point in Time count showed a 12% decrease of people sleeping on our streets, reflecting A Home for Everyone's priority to expand emergency shelter. However, there were still 1,688 individuals and people in families sleeping outside. As we continue to invest in shelter and affordable housing, we must meet the basic safety needs of people experiencing street homelessness, while also maintaining the safe use of public spaces for everyone. Funding for this position provides emergency planning services and coordination of public safety efforts. Multiple public safety, public space maintenance agencies, and community-based organizations have identified an increased need for collaboration among local government and outreach workers to ensure that people sleeping outside are safe, connected to resources, and informed about expectations regarding the use of public property. This program offer includes the following:

- Year-round planning support and response for emergency/disaster situations that pose increased risk for people experiencing homelessness, such as severe winter weather, flooding, extreme heat, and fires; includes coordination with County and City Emergency Management, as well as other City and County departments and offices, including park rangers and law enforcement.
- Identifying sites for long and short-term shelter spaces, as well as severe weather sites; includes evaluating potential spaces, acquiring necessary permits, and consulting with program staff regarding staffing and set-up.
- Working collaboratively to annually update Severe Winter Weather Standard Operating Procedures (SOPs), as well as SOPs for other types of emergency response (flooding, fires, extreme heat).
- Plan and coordinate "safety on the streets" activities in partnership with law enforcement, public space management, public health, and social service outreach providers, including through providing support to people experiencing homelessness to address public health and safety issues.

Performance Measures

Measure Type	Primary Measure	FY17 Actual	FY18 Purchased	FY18 Estimate	FY19 Offer
Output	Complete annual JOHS Severe Weather Standard Operating Procedures for unsheltered homeless people	N/A	N/A	N/A	1
Outcome	Percentage of un-sheltered residents who seek shelter during severe weather events who receive shelter	N/A	N/A	N/A	100%
Output	Percentage of total severe weather/disaster events coordinated outreach/evacuations	N/A	N/A	N/A	100%

Performance Measures Descriptions

*In FY 2018, use of temporary staff and significant overtime by multiple staff was required to coordinate severe weather response.

Legal / Contractual Obligation

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
	2018	2018	2019	2019
Program Expenses				
Personnel	\$0	\$0	\$55,000	\$55,000
Total GF/non-GF	\$0	\$0	\$55,000	\$55,000
Program Total:	\$0		\$110,000	
Program FTE	0.00	0.00	0.50	0.50

Program Revenues

Total Revenue	\$0	\$0	\$0	\$0
----------------------	------------	------------	------------	------------

Explanation of Revenues

The funding for this position will be a shared responsibility between the City and County.
 City of Portland General Fund - \$55,000

Significant Program Changes

Last Year this program was:

PHAC Worksheet

1

FY 2018-19 PHAC Worksheet

Service Area	Investment	Services	FY 2017-18 Adopted Funding											Total	% of Total	FTE	
			General Fund	Housing Investment Fund	Short Term Rental	Construction Excise Tax	Inclusionary Housing	Building Operations	CDBG	HOME	Other Federal Sources	GO Bond	Other Financing Sources				Tax Increment Financing
Affordable Multifamily Housing	Preservation & Asset Management	Similarly to new construction, PHB provides financial support to developers who purchase existing multifamily rental projects. Often the purchase includes substantial rehabilitation and/or the conversion from market rents to permanently affordable rents. In addition, projects in PHB's current portfolio often require additional financial support or restructuring of existing PHB financing.		\$30,929			\$24,350	\$2,928,921	\$406,092	\$191,295		\$6,247		\$5,381,344	\$8,969,178	4.2%	9.43
	Inclusionary Housing	Administration of inclusionary zoning to provide affordable housing in new multi-family residential construction; administration of limited tax exemption programs for multi-family residences				\$453,334								\$453,334		0.2%	3.26
	Property	PHB purchases property for its own portfolio. Properties are of two types, vacant land and occupied (or occupiable) buildings. Vacant land is made available for redevelopment through public-private partnerships. PHB either sells land to its private partners or leases it in return for the construction of multifamily rental housing which in turn is regulated to ensure long-term affordability - generally 99 years. Units in existing buildings purchased by PHB are generally rented to households earning 60% or less of area median income.			\$45,000	\$10,068	\$4,830,352						\$6,028	\$4,891,448		2.3%	1.57
	New Affordable Rental Homes	Through public-private partnerships, PHB supports the development of multifamily affordable housing projects. Projects that receive city-funding are required to provide units to households earning 60% or less of area median family generally for 99 years.	\$5,630,005	\$8,325,000	\$4,560,001		\$25,000	\$4,289,829	\$3,100,000		\$30,069,667	\$10,950,000	\$64,289,843	\$131,239,345		61.7%	4.62
	Housing Development & Finance Support	Investments that complement new construction, preservation and rehabilitation. Programs/projects funded in this category include project support for non-profit community development partners, Section 108 payments to HUD, and funds for HOME Consortium partners.	\$110,444	\$160,367				\$747,620	\$763,563		\$29,556		\$760,000	\$2,571,550		1.2%	1.00
Homeowner Access & Retention	Healthy Homes	Remediation of environmental health hazards in homes that may impact occupant health (lead hazards and structural safety issues). Programs funded in this category include contracts with non-profit organizations to make these repairs on homes.	\$643,557	\$10,305					\$5,452				\$51,390	\$710,704		0.3%	2.85
	Homeowner Retention Services	Programs and services to help low-income households retain their homes. This includes foreclosure prevention counseling, home repair grants provide by community partners (up to \$5,000), and home repair loans (up to \$15,000) that allow seniors to safely maintain their homes.	\$563,588						\$1,184,357				\$6,092,127	\$7,840,072		3.7%	3.67
	Homeownership Development											\$9,254,350	\$9,254,350		4.4%	0.25	
	Homebuyer Financial Services	Programs and services to help low-income households access affordable homeownership. This includes home buyer education and counseling services as well as financial assistance necessary to create affordable homeownership opportunities.	\$80,000	\$390					\$906,465				\$4,995,711	\$5,982,566		2.8%	0.83
	Tax Exemption & Fee Waiver Programs	Administration of limited tax exemption programs for single-family residences, system development charge waivers, and Mortgage Credit Certificate program. These programs help facilitate the development of single family homes and multi family projects as well as individual homeowners.		\$415,684										\$415,684		0.2%	2.18

Timeline

- Schedule is still fluid
- More emphasis on narrative.
- Concept of constraints instead of targets.
- New Budget software.

November

November 6th PHAC meeting

- Financial Sustainability work session
- Preliminary Budget Development
- New Budget system training
- Preliminary Program Offer development
- Budget Kickoff

December

December 4th PHAC Budget meeting

- Budget Development
- Forecast development
- One percent constraint
- Performance measure refinement

January

January 8th PHAC Budget meeting

- Director/Commissioner final decisions
- PHAC memo
- JOHS Budget requests
- Finalize Budget Development

Budget due January 28th