

FY 2021-22 Programmatic Budget Changes

1. **Director's Office**

In FY 2020-21 the Director's Office guided the bureau through the COVID-19 crisis and related economic downturn as well as continued implementation of Portland and Metro Bond programs. In FY 2021-22, the Director's Office will continue guide addressing the needs of BIPOC communities and overall supportive housing needs, as well as planning for future bureau financial sustainability

Business Operations

During the COVID crisis, the Business Operations team provided support, planning and project management for CARES Act funds; including CVHAP, TBRA rent assistance, and over 100 contracts/amendments were processed for all the CARES programs and payments processed for all services. This work continues into FY 2021-22.

2. **Policy and Planning**

In the current fiscal year, assessing impacts of COVID-19 and planning and implementing COVID-19 housing services are a substantial new body of work. The bureau anticipates this work will continue into FY 2021-22, in addition to new planning work, but this work can likely be absorbed with current resources.

3. **Data Analytics**

In FY 2021-22 the team will conclude a systems assessment and begin implementing planned system changes to update the bureau's software and data infrastructure. This work includes exploring a commercial off-the-shelf system for data gathering and compliance for the City's Residential Rental Registration program.

4. **Rental Services Office**

There are no significant changes for FY 2021-22, although adjustments may be required depending on the level of Rental Registration revenue received by the City in FY 2020-21 and 2021-2022.

5. **Portland Bond**

Due to the financial impact of COVID-19, investors seeking to provide LIHTC equity in affordable housing projects are hesitant to make future commitments in 2021. Therefore, the remaining Portland Bond funds will only be released once the current ten projects have secured all other financing to ensure these projects can move forward and be constructed as budgeted.

6. **Multi Family Affordable Rental Project Financing**

Due to COVID-19's impact to the local economy, we have experienced a significant reduction in budget projections of Construction Excise Tax proceeds. These proceeds were being used for multi family rental development and for pre-development activities for Portland Bond projects. This reduction will lead to a reduction in the number of new affordable and/or supportive housing units.

7. **Multi Family Affordable Ownership Project Financing**

Prosper Portland and Portland City Council are exploring the possibility of achieving maximum indebtedness in the Interstate Urban Renewal Area in FY 2021-22, thereby generating an additional \$45M for affordable housing developments. A portion of these funds are slated to support Multi Family Affordable Ownership opportunities for N/NE Preference Policy households.

8. **Metro Bond**

PHB expects to further its third phase of implementation of the Metro Housing Bond with a Metro Bond Opportunity Solicitation released in Spring 2021. Additionally, those projects with supportive housing units will be supported by the new resources from the Metro Supportive Housing and Services measure. These projects will receive an award letter from PHB in FY 2021-22 once they receive concept approval by Metro.

9. **Property Management**

In FY 2020-21, PHB addressed unexpected capital and maintenance needs at the Headwaters Apartments. In FY 2021-22, PHB will plan for capital and maintenance needs at the Fairfield Hotel and Ellington Apartments.

10. **Homeowner Retention Program**

This program will continue the Homeowner Asset Preservation Pilot in FY 2021-22.

11. **Inclusionary Housing**

In FY 2021-22, PHB will implement additional programming to administer affordable housing restrictions for developments seeking bonus density through the Residential Infill Project. New processing and application fees need to be implemented to cover staffing across the programs; new fees (document processing, IH, and various bonus programs) and changes to existing fees (the SDC Exemption and Limited Tax Exemption Programs)