



Portland Housing Bureau

PHB Budget Advisory Committee *Meeting One*

January 11, 2024

Michael Buonocore, Interim Director
Leslie Goodlow, Business Operations Manager
Angel Landrón-González, Finance Manager

Agenda

3:00-3:15

Welcome & Overview of Meeting

Introduction of PHB Budget Advisory Committee Members

3:15-3:50

Overview of PHB Programs & Budget

3:50- 4:00

Public Testimony

4:00- 4:30

Discussion and Wrap Up

PHB Budget Advisory Committee

Overview

The PHB budget advisory committees (BAC) is a convening of community partners and staff who review the financial inputs that will compose our upcoming fiscal year budget and advise us on discretionary decisions.

Goals

- To increase community involvement in the management of City resources;
- To gain understanding of PHB and the relationship between the bureau and the needs of the individuals who access its services
- To provide recommendations to PHB regarding goals, priorities, policies and budgets.

PHB Budget Advisory Committee

Meeting One (January 11, 3:00-5:00)

Provide an overview of the fiscal conditions that will impact our budget priorities, including our budget guidance from the City of Portland; we'll answer your questions; and describe areas where we have discretion in our finances that you can help to shape.

Meeting Two (January 25, 3:00-5:00)

Review how your input was integrated in our decision-making, present our final proposed budget, and ask you to sign off on a Budget Advisory Committee letter of endorsement to City Council.

Portland Housing Bureau

Production and Preservation

PHB **subsidizes construction** and preservation of rental housing that provides **long-term affordability**.

Home Ownership

PHB funds **down payment assistance** and homebuyer education programs, and provides **tax exemptions/credits** to increase homeownership for vulnerable communities.

Preventing Displacement

PHB stabilizes **renters and homeowners** where they live through policies and programs such as **tenant protections**, **legal aid** funding, and **home repair** loans and grants.

Ending Homelessness

Through the Joint Office, PHB invests in programs to prevent and end homelessness, such as **Short-Term Rent Assistance**, and supports efforts to increase supportive housing.

FY 2024-25 Budget Process

The FY 2024-25 budget process will have two key focuses:

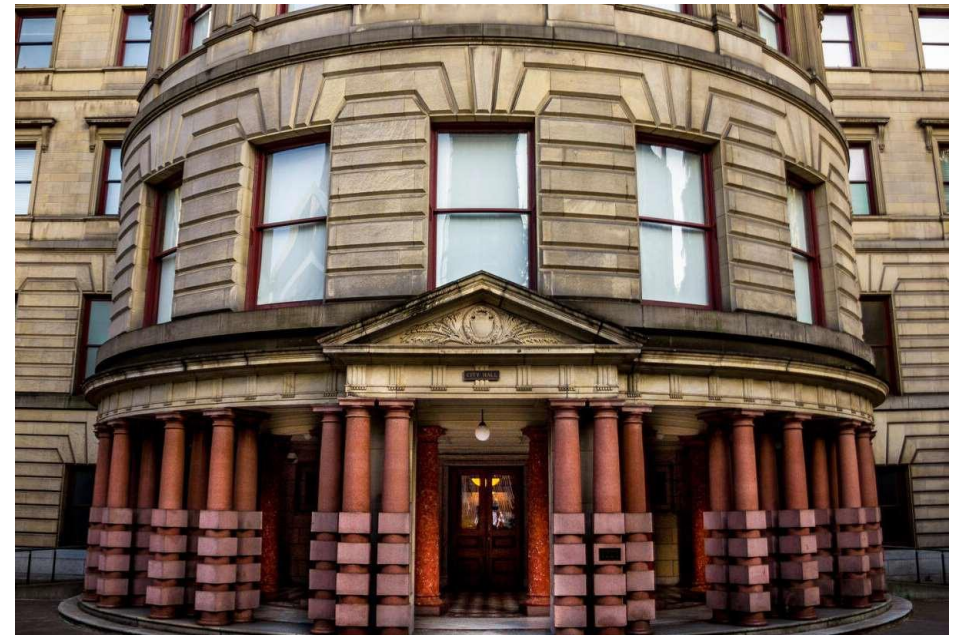
- 1) Meeting the most critical needs of Portlanders while balancing fiscal constraints; and
- 2) Carrying out the transition to the new form of government approved by Portlanders.



FY 2024-25 Budget Constraints

The Housing Bureau must:

- Account for a 5% reduction in General Fund
- Incorporate costs related to charter transition
- Limit Decision Packages to items that either:
 - 1) Identify existing budget resources or external revenue to balance the expenses, or
 - 2) Include new General Fund only for specific items related to charter transition



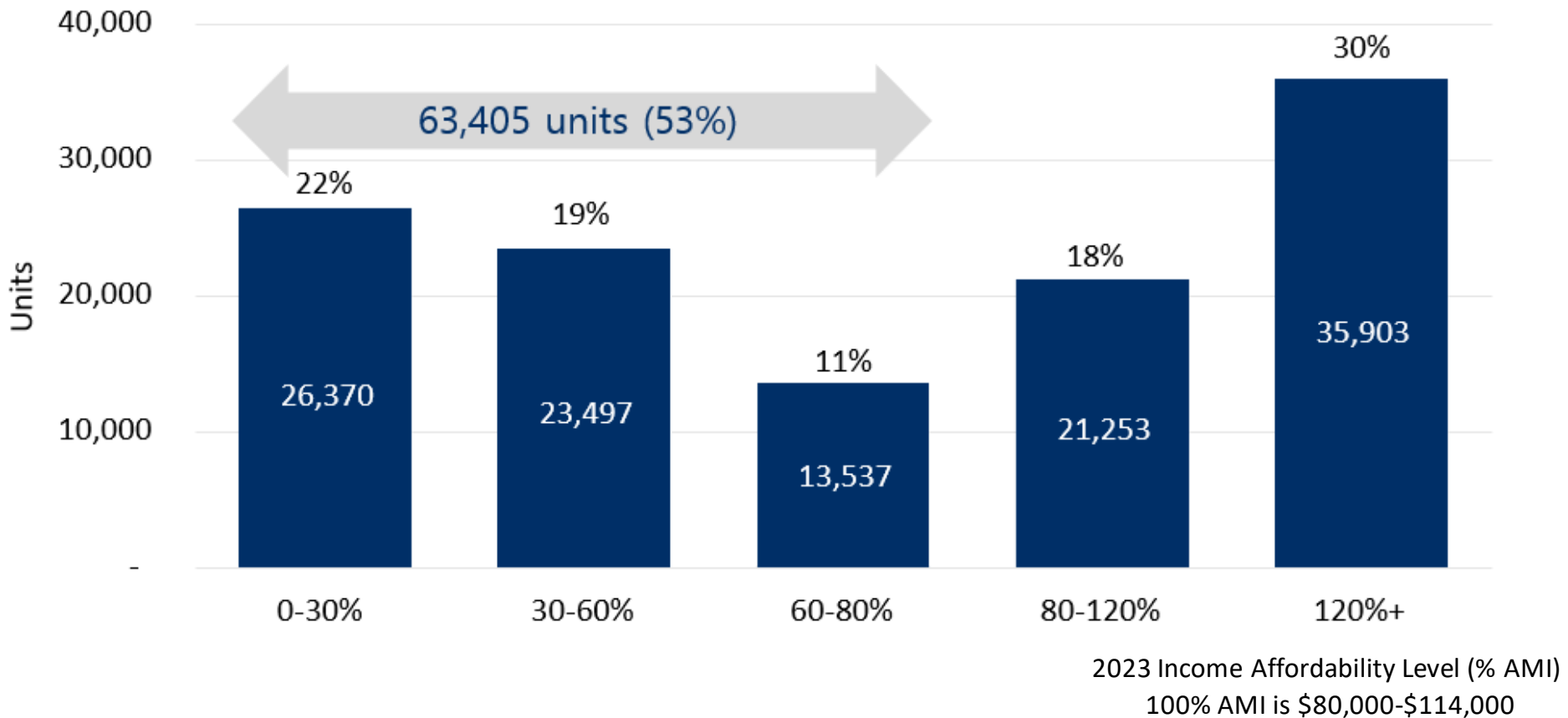


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Housing Bureau Priority Areas

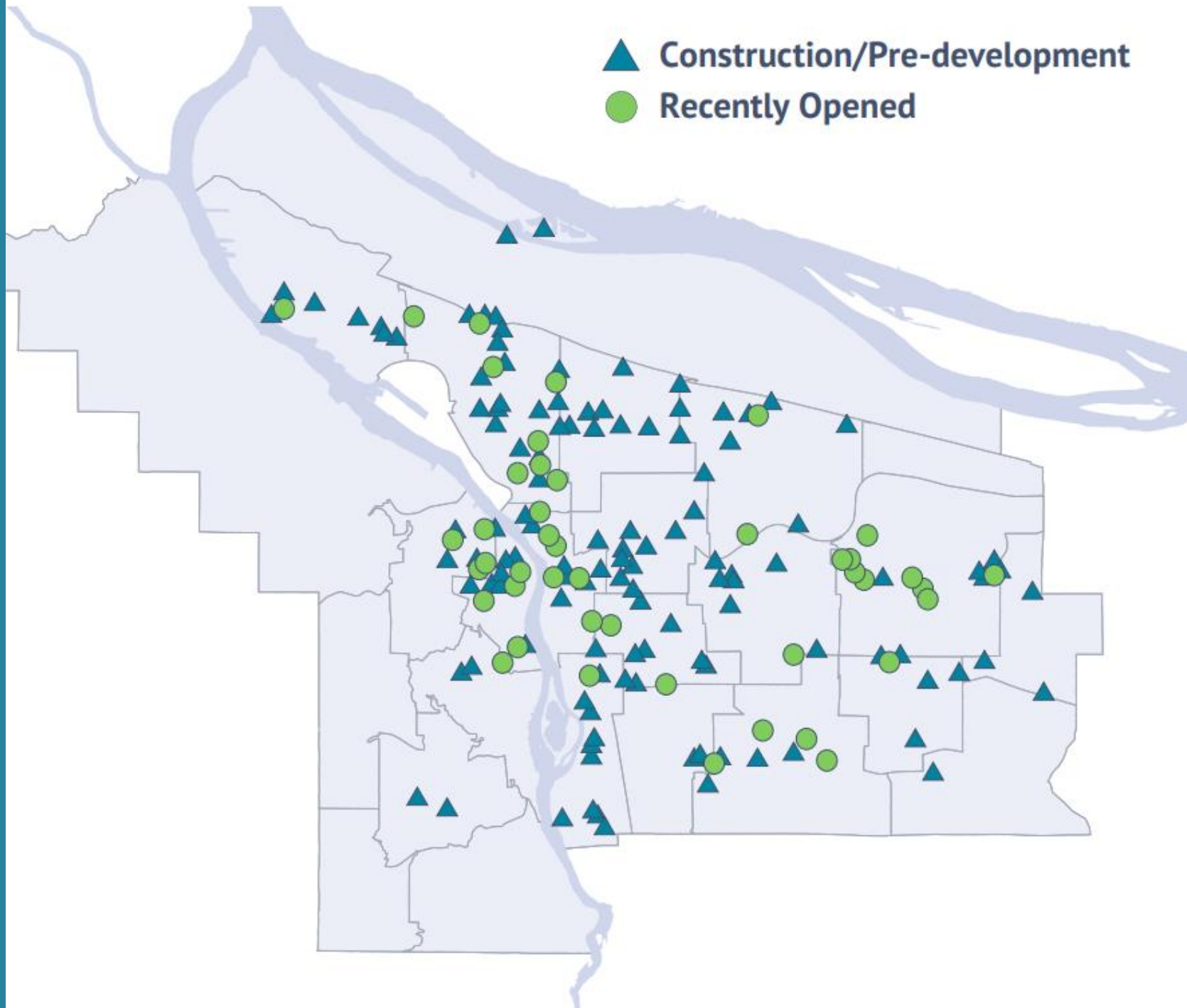
Current Housing Need

Over the next 20+ years, we will need over 60,000 affordable housing units and over 20,000 moderate income housing units.



Rental Housing Production (2015 - 2023)

- 4,860+ affordable units opened
- 9,580+ people provided homes
- 3,900+ affordable units in development



Homeownership Access & Retention

Households Receiving Homebuyer Education + Counseling:

- **1,277 households** (*FY 22-23*)

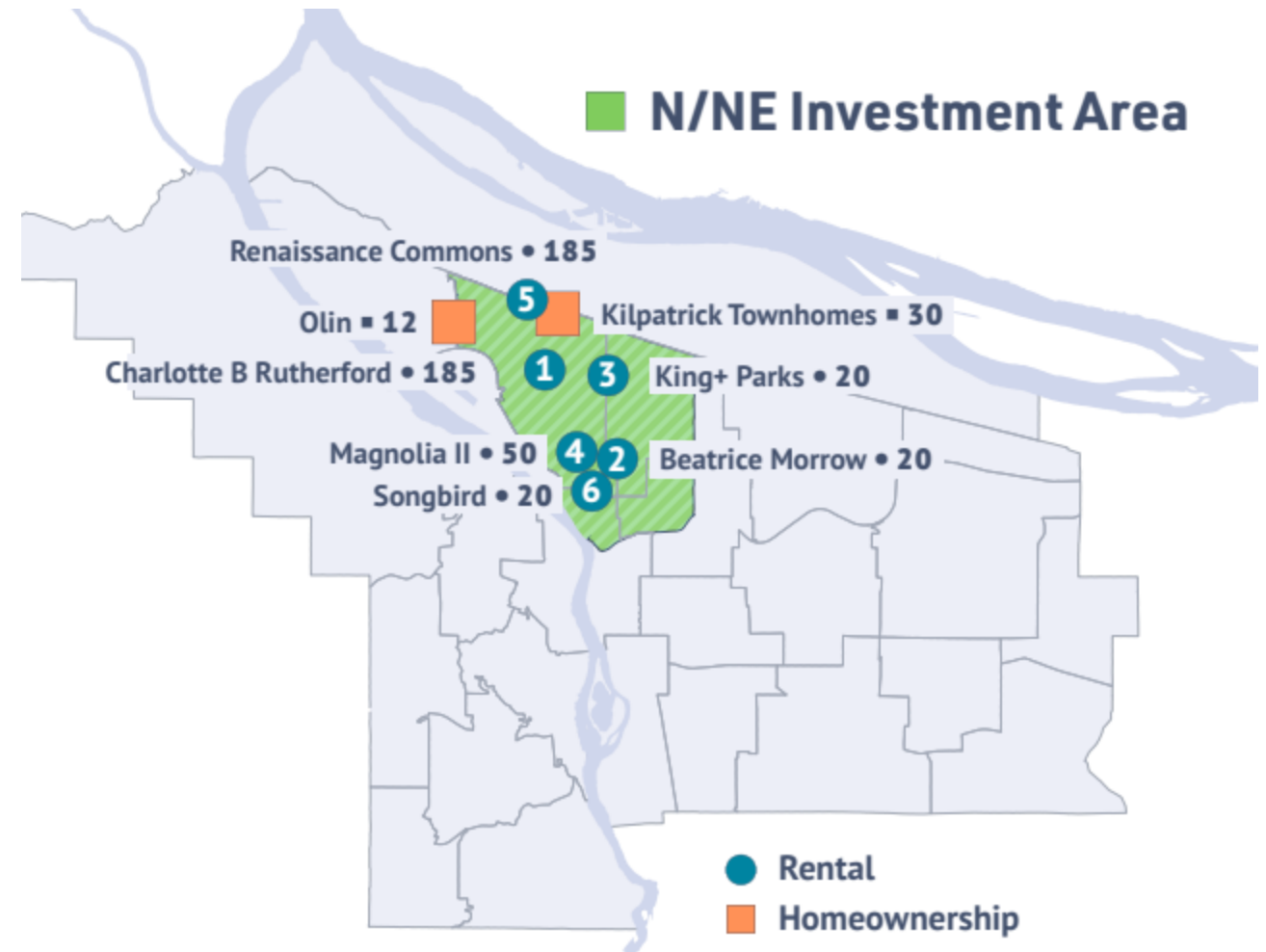
Home Repair Loans and Grants:

- **502 households** received home repairs (*FY 22-23*)



N/NE Neighborhood Housing

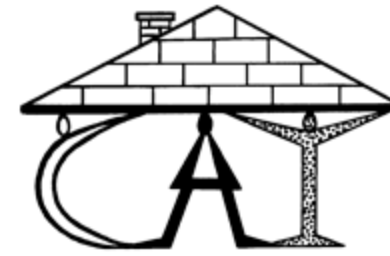
- **501** rental units open for leasing
- **375** rental units in progress
- **821** home repair grants
- **158** home repair loans
- **127** new homeowners



Property names are followed by number of Preference Policy units within

Rental Services Office

- Households provided legal services for housing access or stabilization
1,440+ households per year
- Individuals provided landlord/tenant education, informational or referral services
7,088 people per year
- Households provided in-depth housing stabilization services by community partners
1,075 households per year



Legal Aid Services of Oregon



Urban League of Portland



Bureau of Development Services
FROM CONCEPT TO CONSTRUCTION



Portland Housing Bureau

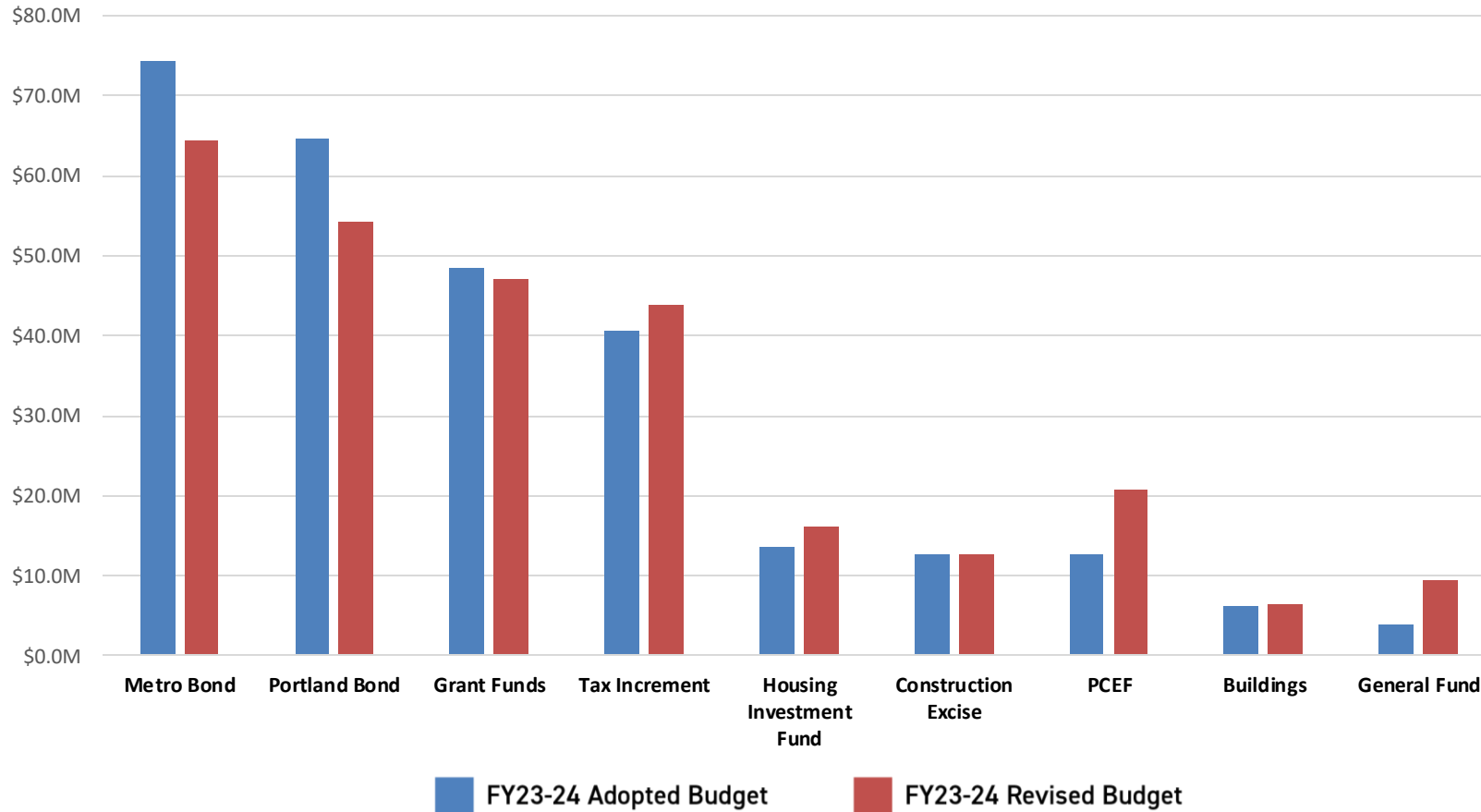
Housing Bureau Current Budget

Funding Sources

FY23-24 Revised Budget

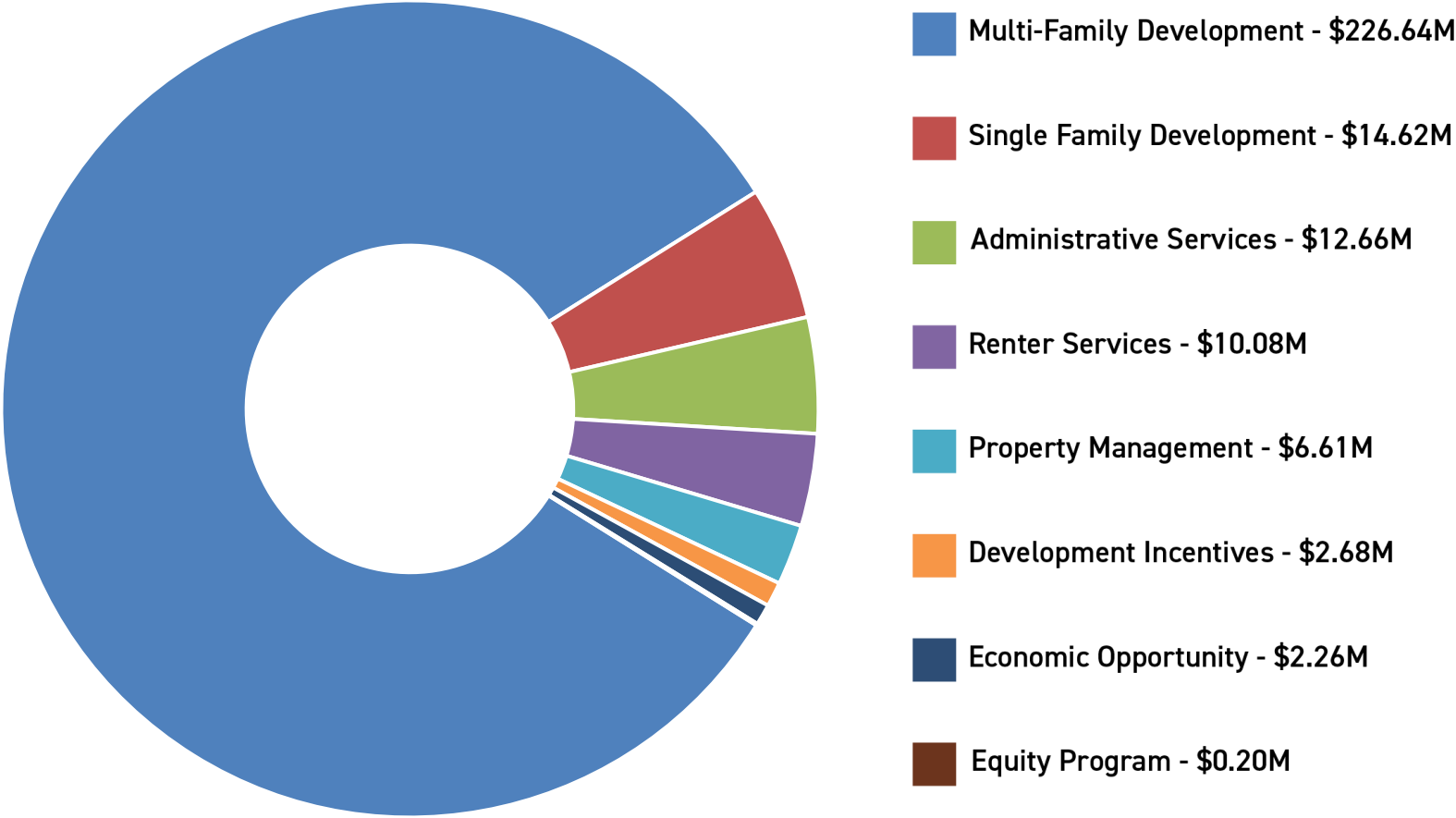
\$275,749,790

FY 23-24 Adopted and Revised Budget - Sources

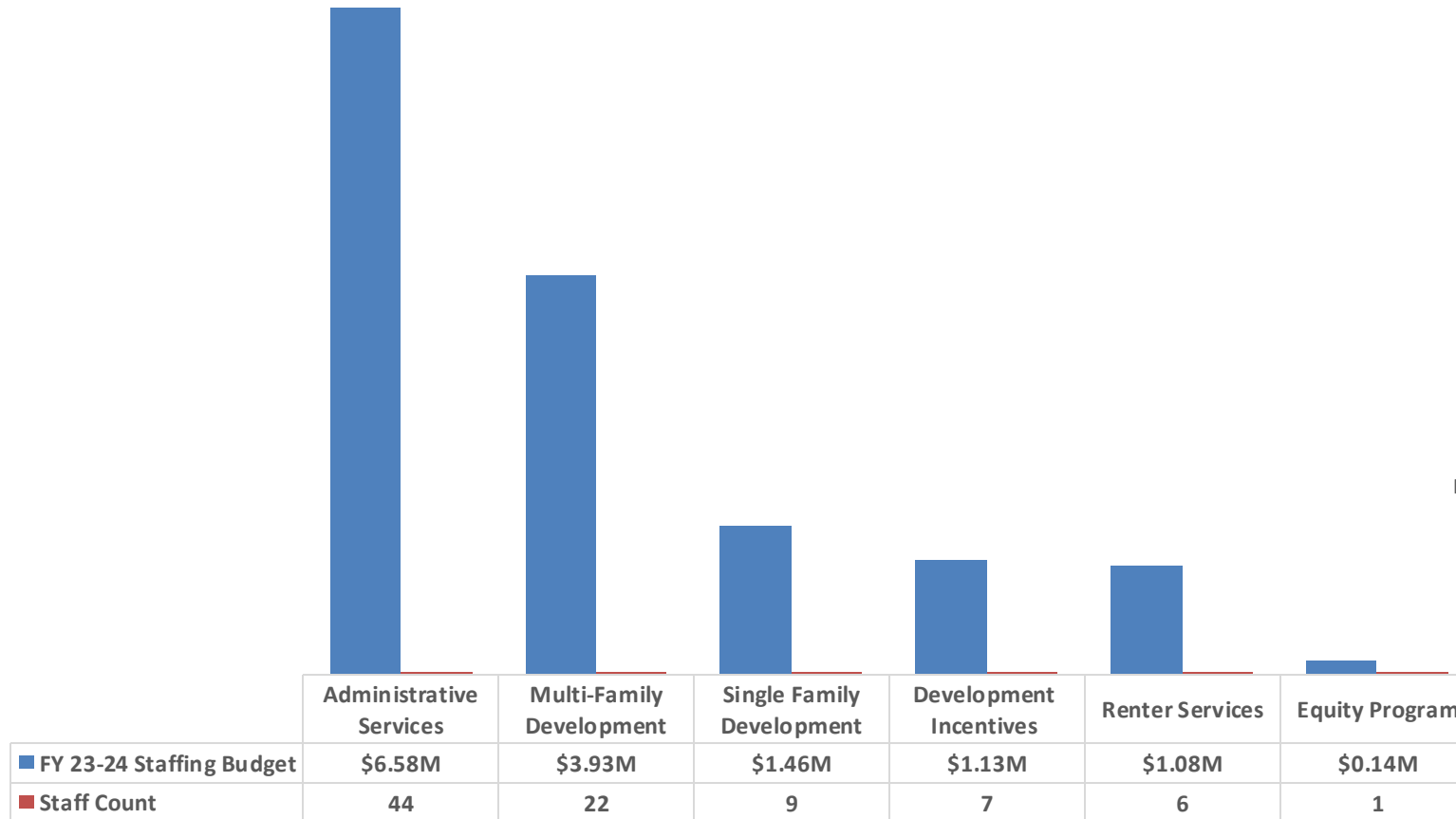


FY23-24 Revised Budget by Program

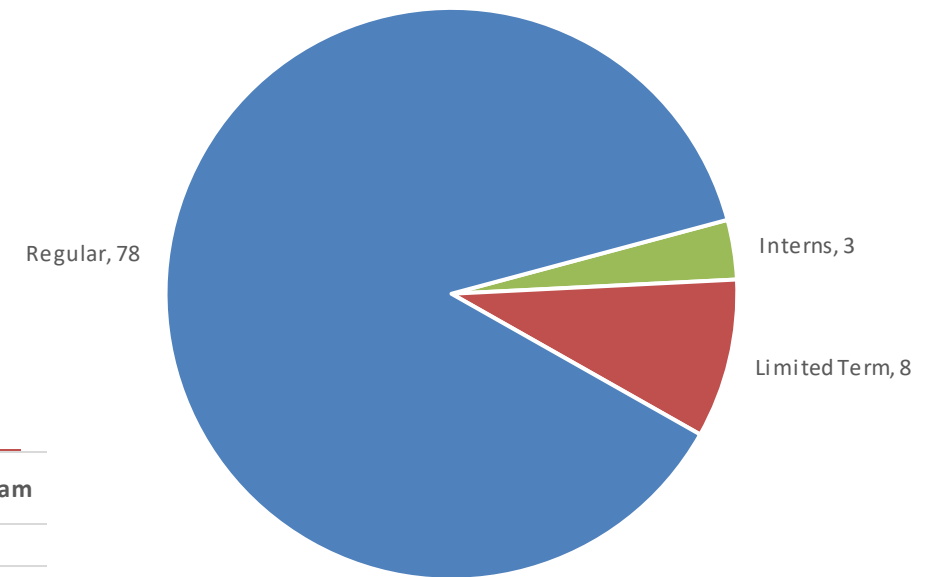
Total: \$275,749,790



PHB Staffing Count and Budget – FY23-24



Staff Count by Position Type



- **PHB budgeted staffing cost for FY23-24 is \$14.32M**
- **The budget covers 89 positions.**



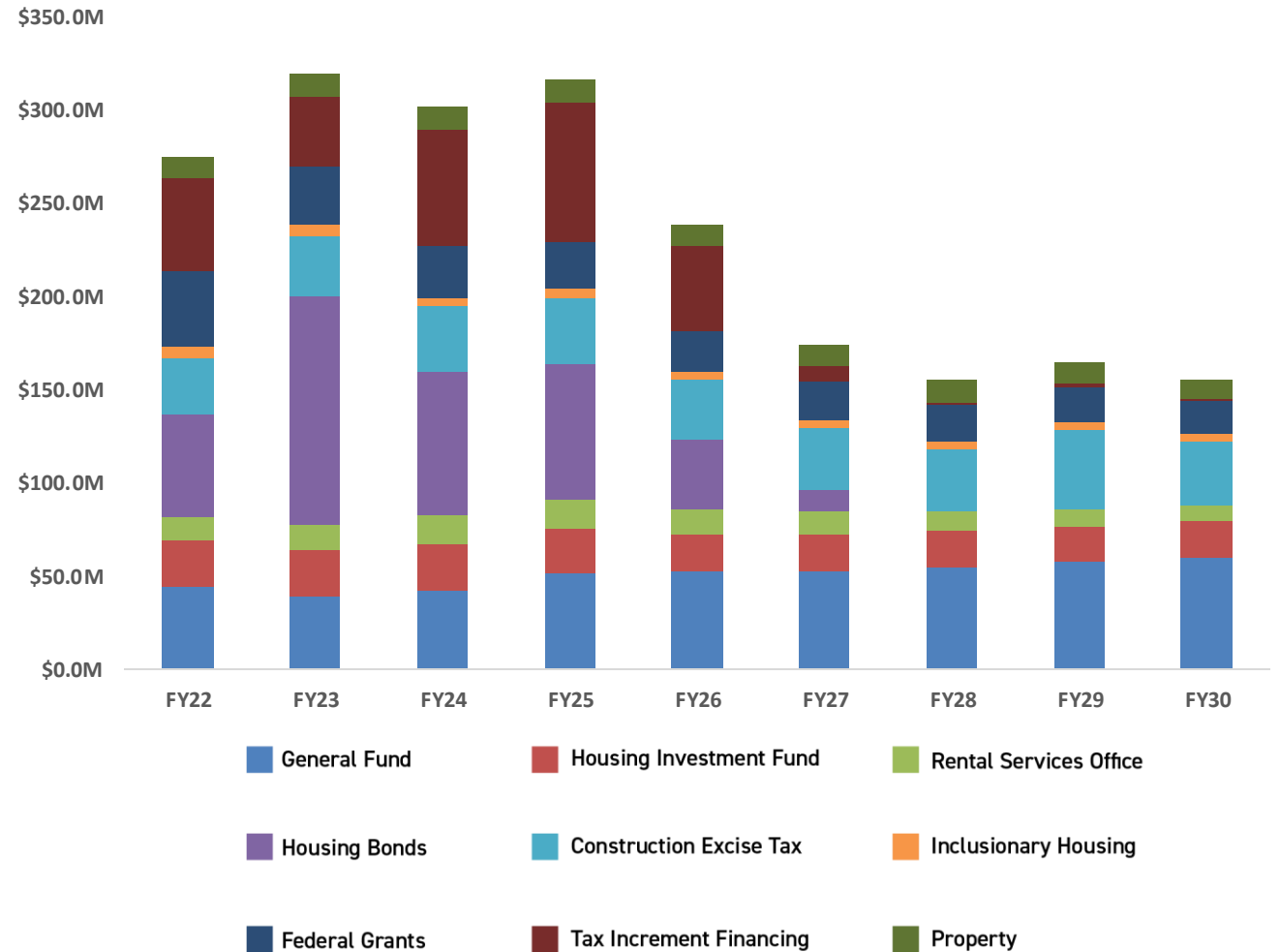
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Housing Bureau Financial Forecast

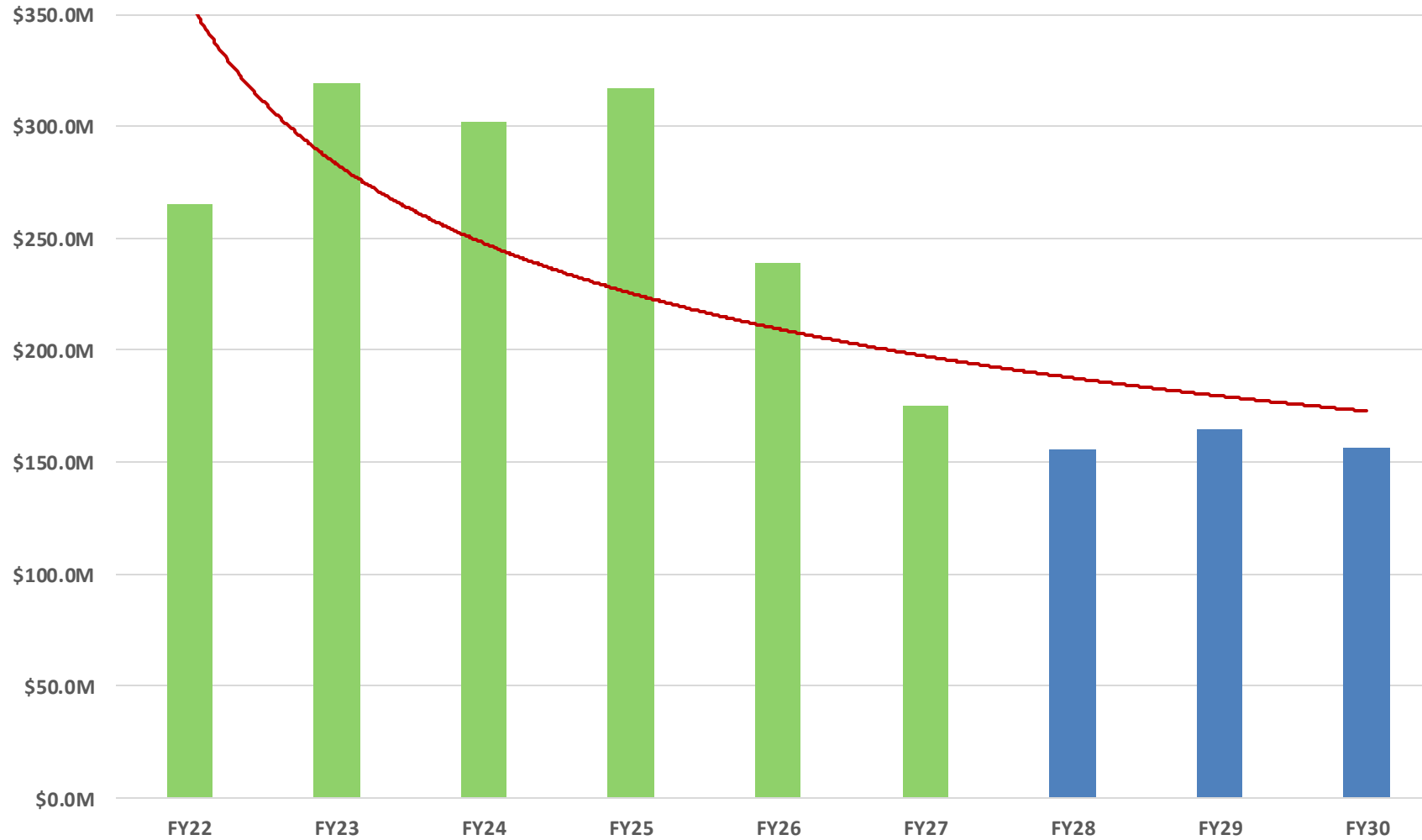
Resource Challenge

Affordable Housing Resource Challenge

- Historically Tax Increment Financing largest source
- Recent bond measures temporarily replaced TIF largest source
- Decline of bond revenue and TIF projected to co-occur



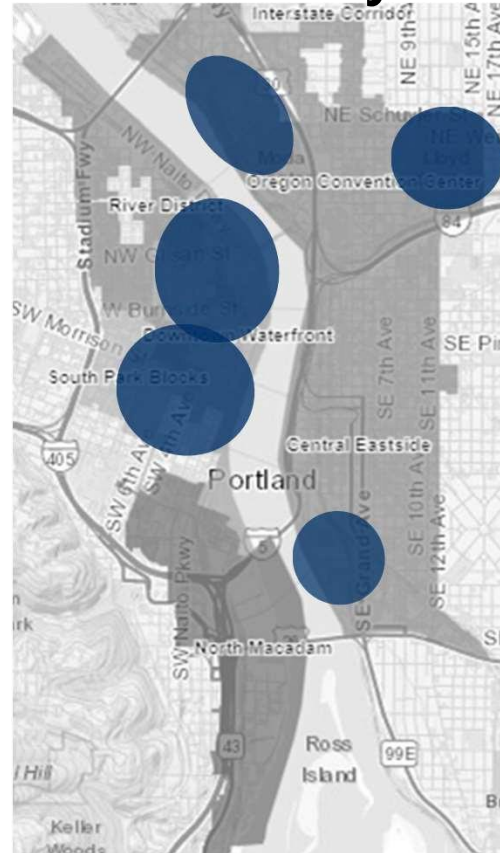
Forecast Trend



TIF Exploration

- In 2023, Council approved \$8 million - 25% of TIF returning to the City from expiring TIF districts - for the Housing Bureau's FY 2024-25 budget.
- Recent creation of the new Cully TIF district
- Exploration of potential new TIF districts in East Portland and Central City

Central City



East Portland



Portland Clean Energy Fund

- The Portland Clean Energy Fund (PCEF) is a grant program administered through PHB to provide up to \$60 million over 5 years to regulated multifamily affordable housing projects located in the city of Portland.
- The goal of this program is to raise the bar on efficiency and renewable energy upgrades in new and redeveloped affordable housing projects serving low-income and other frontline communities.





Portland Housing Bureau

Public Testimony



Portland Housing Bureau

Questions & Discussion

Group Discussion

- 1) The 5% budget constraint equates to 1% of the Bureau's budget and approximately \$212K; we intend to reduce administrative costs that can be absorbed without impacting services to the community or reducing our workforce. Do you agree with this approach?
- 2) What opportunities do you see for the bureau as we move to a new form of government? What excites you? What concerns you?
- 3) Regardless of budget, where would you most like to see PHB focus in the year ahead?