

**Portland Development Commission
4th Quarter Housing Evaluation Group Report
FY 1997-98 Adopted Budget
Table of Contents**

	Page
Housing Budget by Fund by Program for Federal and Housing Investment Funds . 1	1
This page represents all housing funds by program under the review of the Housing Evaluation Group Tax Increment Finance funds are not included	
Housing Budget by Fund by Program for CDBG Funds 3	3
This page represents housing expenditures by program for CDBG Funds	
Housing Budget by Fund by Program for HOME Funds 5	5
This page represents housing expenditures by program for HOME Funds	
Housing Budget by Fund by Program for Housing Investment Funds 6	6
This page represents housing expenditures by program for Housing Investment Funds	
Housing Budget by Fund by Program for Rental Rehab Reloan Funds 7	7
This page represents housing expenditures by program for Rental Rehab Reloan Funds	
Chart A.. 8	8
This page represents two-year budget versus actual numbers for closed and committed loans for the period July 1, 1996 to June 30, 1998 In addition, at the bottom of the chart is a reconciliation of the difference between the two-year total budget numbers and two-year actual numbers Tax increment finance dollars are not included	
Chart B 9	9
This page represents FY 1997-98 closed, committed, and reserved dollars for all housing programs by funding source In addition, at the bottom of the chart is a reconciliation of the remaining balance These amounts also include program delivery costs Tax increment finance dollars are not included	
Chart C-1 10	10
This page represents FY 1997-98 closed and committed units by income level by housing program These numbers are based on the production pipeline These means units are counted when committed and the financial statements include carry-over commitments, even though the units may have been counted in a prior year	
Chart C-2 11	11
This page represents FY 1997-98 closed and committed units by housing program by income level These numbers are based on the production pipeline These means units are counted when committed and the financial statements include carry-over commitments, even though the units may have been counted in a prior year In addition, at the bottom of the page is reconciliation between the production pipeline numbers and the financial statements	

Portland Development Commission
4th Quarter Housing Evaluation Group Report
FY 1997-98 Adopted Budget
Table of Contents

Chart D..	12
This page represents FY 1997-98 closed, committed, and reserved by program. In addition, at the bottom of the chart is a reconciliation of the remaining balance. These amounts also include program delivery costs. Tax increment finance dollars are not included.	
Chart E..	13
This page represents FY 1997-98 closed, committed, and reserved by income level and program. These amounts also include program delivery costs. Please note that the remaining balance is different from Chart D due to timing issues with PLPA. In chart D, the amounts are based on financial information, whereas this chart tracks production numbers. Chart D includes PLPA amounts from prior years and chart E does not. Tax increment finance dollars are not included.	
Chart F ..	14
This page represents closed and committed loans by units and dollars for the two-year period July 1, 1996 to June 30, 1998 for rental projects only. This chart does not include Tax Increment Finance.	
Chart F-1	15
This page represents closed and committed loans by units and dollars for FY 1997-98 for rental projects only. This chart does not include Tax Increment Finance.	
Chart F-2.....	16
This page represents closed and committed loans by units and dollars for FY 1996-97 for rental projects only. This chart does not include Tax Increment Finance.	
Chart G.....	17
This page represents closed and committed loans by units for FY 1996-97 for owner rehabilitation and home-buyer projects only. This chart does not include Tax Increment Finance.	
Chart H.....	18
This page represents closed and committed loans by income level for the two-year period July 1, 1996 to June 30, 1998 comparing to council directives. At the bottom of the page reservation have been included to compare production pipeline to council directives.	

**4th Quarter Housing Evaluation Group Report
FY 1997-98 Adopted Budget
Table of Contents**

Chart H-1	19
This page represents closed and committed loans by income level for the two-year period July 1, 1996 to June 30, 1998 comparing to council directives for rental projects only. At the bottom of the page reservation have been included to compare production pipeline to council directives.	
Chart TIF\$	21
This page represents closed and committed loans by income level for the two-year period July 1, 1996 to June 30, 1998 comparing to council directives for rental projects for Tax Increment Finance only.	
Chart TIF Units	22
This page represents closed and committed loans for units and dollars by income level for the two-year period July 1, 1996 to June 30, 1998 comparing to council directives for rental projects for Tax Increment Finance only.	

**HOUSING BUDGET BY FUND BY PROGRAM - PRELIMINARY AND UNAUDITED FINANCIAL INFORMATION
SUMMARY FOR FEDERAL AND HOUSING INVESTMENT FUNDS - ALL DEPARTMENTS EXPENDITURES**

	FY 96 97 REVISED BUDGET	FY 96 97 TOTAL EXPENDITURES	FY 96 97 ENCUMBRANCE	FY 97 98		FY 97 98		FY 97 98		FY 97 98 4TH QTR EPXS HOUSING ONLY	FY 97 98 4TH QTR EPXS OTHER DEPTS	FY 97 98 ENCUMBRANCE	TOTAL CLOSED COMMITTED	FY 97 98 RESERVATIONS	TOTAL CLO COMMITT RESERVE
				ADOPTED BGT HOUSING ONLY	ADOPTED BGT OTHER DEPTS	ADOPTED BGT HOUSING ONLY	ADOPTED BGT TOTAL	4TH QTR EPXS HOUSING ONLY	4TH QTR EPXS OTHER DEPTS						
PERSONAL SERVICES	\$ 1,933,682	\$ 1,740,428	\$	\$ 1,464,001	\$ 305,413	\$ 1,769,414	\$	\$ 1,539,653	\$ 186,725	\$	\$ 1,726,388	\$	\$ 1,726,388	\$	\$ 172
MATERIALS AND SERVICES	\$ 1,000,243	\$ 877,307	\$ 77,521	\$ 717,520	\$ 9,865	\$ 727,385	\$	\$ 512,470	\$ 40,067	\$	\$ 698,964	\$	\$ 698,964	\$	\$ 69
CAPITAL OUTLAY	\$ 1,051,052	\$ 1,053,082	\$	\$ 743,862	\$ 1,000	\$ 744,862	\$	\$ 565,811	\$ 4,800	\$	\$ 570,611	\$	\$ 570,611	\$	\$ 57
FINANCIAL ASSISTANCE	\$ 16,896,970	\$ 12,246,799	\$ 690,000	\$ 25,596,184	\$	\$ 25,596,184	\$	\$ 8,691,767	\$	\$	\$ 6,322,166	\$	\$ 15,013,953	\$	\$ 20,07
FINANCIAL ASSISTANCE PLPA	\$ 3,752,672	\$ 3,321,020	\$	\$ 2,931,827	\$	\$ 2,931,827	\$	\$ 2,370,640	\$	\$	\$	\$	\$ 2,370,640	\$	\$ 2,37
SERVICE REIMBURSEMENTS	\$ 920,877	\$ 873,303	\$	\$ 1,346,156	\$ 21,604	\$ 1,367,960	\$	\$ 1,436,023	\$ 25,942	\$	\$	\$	\$ 1,461,963	\$	\$ 1,46
CONTINGENCY	\$ 52,976	\$	\$	\$ 106,515	\$	\$ 106,515	\$	\$	\$	\$	\$	\$	\$	\$	\$
TOTAL:	\$ 25,698,472	\$ 20,121,939	\$ 757,521	\$ 32,906,065	\$ 338,082	\$ 33,244,147	\$	\$ 15,116,365	\$ 257,542	\$	\$ 6,468,612	\$	\$ 21,842,519	\$	\$ 26,90
% STAFF & OPERATING	11.8%	13.0%		6.6%	93.3%	7.5%									
% INDIRECT ADMINISTRATION	3.6%	4.3%		4.1%	6.4%	4.1%									

**HOUSING BUDGET BY FUND BY PROGRAM - PRELIMINARY AND UNAUDITED FINANCIAL INFORMATION
FUND 110 HOUSING & COMMUNITY DEVELOPMENT - ALL DEPARTMENTS EXPENDITURES**

PROGRAM AREA 11100 MULTI FAMILY HOUSING

	FY 96-97		FY 97-98		FY 97-98		FY 97-98		FY 97-98		FY 97-98		TOTAL CLOSED COMMITTED	FY 97-98 RESERVATIONS	TOTAL CLOSED COMMIT RESERV
	REVISED BUDGET	TOTAL EXPENDITURES	ADOPTED BGT HOUSING ONLY	ADOPTED BGT OTHER DEPTS	ADOPTED BGT TOTAL	4TH QTR EPXS HOUSING ONLY	4TH QTR EPXS OTHER DEPTS	4TH QTR EPXS TOTAL	ENCUMBRANCE	FY 97-98 ENCUMBRANCE	FY 97-98 ENCUMBRANCE	FY 97-98 ENCUMBRANCE			
PERSONAL SERVICES	\$ 687,300	\$ 708,155	\$ 390,273	\$ 182,466	\$ 542,739	\$ 459,642	\$ 98,744	\$ 598,386	\$	\$ 65,915	\$ 65,915	\$	\$ 598,386	\$	
MATERIALS AND SERVICES	\$ 232,575	\$ 132,145	\$ 161,199	\$ 1,537	\$ 162,736	\$ 176,305	\$ 21,918	\$ 264,138	\$	\$	\$	\$	\$ 264,138	\$	
CAPITAL OUTLAY	\$ 20,420	\$ 21,821	\$	\$ 38,966	\$ 1,200	\$	\$ 4,800	\$ 6,000	\$	\$	\$	\$	\$ 6,000	\$	
FINANCIAL ASSISTANCE CDBG	\$ 1,081,055	\$ 577,415	\$ 1,996,897	\$	\$ 1,996,897	\$ 563,313	\$	\$ 1,800,901	\$	\$ 617,588	\$	\$	\$ 1,800,901	\$	
FINANCIAL ASSISTANCE PLPA	\$ 281,822	\$ 483,580	\$ 1,404,577	\$	\$ 1,404,577	\$ 273,100	\$	\$ 273,100	\$	\$	\$	\$	\$ 273,100	\$	
SERVICE REIMBURSEMENTS	\$ 206,051	\$ 187,652	\$ 479,666	\$	\$ 479,666	\$ 421,152	\$	\$ 421,152	\$	\$	\$	\$	\$ 421,152	\$	
TOTAL:	\$ 2,509,223	\$ 2,110,778	\$ 4,461,598	\$ 164,003	\$ 4,625,601	\$ 1,934,712	\$	\$ 2,743,677	\$	\$ 683,503	\$	\$	\$ 2,743,677	\$	
% STAFF & OPERATING	36.7%	39.8%	12.1%	100.0%	15.3%										
% INDIRECT ADMINISTRATION	8.2%	8.9%	10.8%	0.0%	10.4%										

PROGRAM AREA 11200 PUBLIC FACILITIES

	FY 96-97		FY 97-98		FY 97-98		FY 97-98		FY 97-98		FY 97-98		TOTAL CLOSED COMMITTED	FY 97-98 RESERVATIONS	TOTAL CLOSED COMMIT RESERV
	REVISED BUDGET	TOTAL EXPENDITURES	ADOPTED BGT HOUSING ONLY	ADOPTED BGT OTHER DEPTS	ADOPTED BGT TOTAL	4TH QTR EPXS HOUSING ONLY	4TH QTR EPXS OTHER DEPTS	4TH QTR EPXS TOTAL	ENCUMBRANCE	FY 97-98 ENCUMBRANCE	FY 97-98 ENCUMBRANCE	FY 97-98 ENCUMBRANCE			
PERSONAL SERVICES	\$ 31,958	\$ 8,972	\$ 18,554	\$	\$ 18,554	\$ 9,516	\$	\$ 9,516	\$	\$	\$	\$	\$ 9,516	\$	
MATERIALS AND SERVICES	\$ 9,448	\$ 1,175	\$ 693	\$	\$ 693	\$ 291	\$	\$ 291	\$	\$	\$	\$	\$ 291	\$	
CAPITAL OUTLAY	\$ 200,000	\$ 161,337	\$ 359,000	\$	\$ 359,000	\$ 258,255	\$	\$ 358,255	\$	\$ 100,000	\$	\$	\$ 358,255	\$	
FINANCIAL ASSISTANCE CDBG	\$ 5,275	\$ 2,273	\$ 32,048	\$	\$ 32,048	\$ 366,020	\$	\$ 366,020	\$	\$	\$	\$	\$ 366,020	\$	
FINANCIAL ASSISTANCE PLPA	\$ 250,581	\$ 173,777	\$ 410,295	\$	\$ 410,295	\$ 34,112	\$	\$ 34,112	\$	\$	\$	\$	\$ 34,112	\$	
TOTAL:	\$ 567,262	\$ 346,562	\$ 1,169,897	\$	\$ 1,169,897	\$ 668,195	\$	\$ 668,195	\$	\$ 100,000	\$	\$	\$ 668,195	\$	
% STAFF & OPERATING	16.5%	5.6%	4.7%	0.0%	4.7%										
% INDIRECT ADMINISTRATION	3.7%	1.3%	7.8%	0.0%	7.8%										

PROGRAM AREA 12100 NEIGHBORHOOD HOUSING PRESERVATION

	FY 96-97		FY 97-98		FY 97-98		FY 97-98		FY 97-98		FY 97-98		TOTAL CLOSED COMMITTED	FY 97-98 RESERVATIONS	TOTAL CLOSED COMMIT RESERV
	REVISED BUDGET	TOTAL EXPENDITURES	ADOPTED BGT HOUSING ONLY	ADOPTED BGT OTHER DEPTS	ADOPTED BGT TOTAL	4TH QTR EPXS HOUSING ONLY	4TH QTR EPXS OTHER DEPTS	4TH QTR EPXS TOTAL	ENCUMBRANCE	FY 97-98 ENCUMBRANCE	FY 97-98 ENCUMBRANCE	FY 97-98 ENCUMBRANCE			
PERSONAL SERVICES	\$ 703,080	\$ 622,307	\$ 583,958	\$ 68,400	\$ 651,458	\$ 560,235	\$ 31,818	\$ 582,052	\$	\$	\$	\$	\$ 582,052	\$	
MATERIALS AND SERVICES	\$ 250,760	\$ 179,787	\$ 199,219	\$ 8,326	\$ 207,547	\$ 161,790	\$ 8,223	\$ 210,013	\$	\$ 40,340	\$	\$	\$ 210,013	\$	
CAPITAL OUTLAY	\$ 1,000	\$ 7,953	\$ 189,276	\$ 1,000	\$ 190,276	\$ 58,356	\$	\$ 58,356	\$	\$	\$	\$	\$ 58,356	\$	
FINANCIAL ASSISTANCE CDBG	\$ 2,042,273	\$ 1,260,353	\$ 2,576,504	\$	\$ 2,576,504	\$ 1,310,495	\$	\$ 1,354,201	\$	\$ 43,706	\$	\$	\$ 1,354,201	\$	
FINANCIAL ASSISTANCE PLPA	\$ 3,470,850	\$ 2,837,430	\$ 1,827,250	\$	\$ 1,827,250	\$ 1,164,120	\$	\$ 1,164,120	\$	\$	\$	\$	\$ 1,164,120	\$	
SERVICE REIMBURSEMENTS	\$ 213,664	\$ 178,984	\$ 585,798	\$	\$ 585,798	\$ 536,865	\$	\$ 536,865	\$	\$	\$	\$	\$ 536,865	\$	
TOTAL:	\$ 6,661,627	\$ 5,086,854	\$ 5,461,505	\$ 77,728	\$ 5,539,233	\$ 3,791,881	\$	\$ 3,916,057	\$	\$ 84,046	\$	\$	\$ 3,916,057	\$	
% STAFF & OPERATING	14.3%	15.8%	14.3%	98.7%	15.5%										
% INDIRECT ADMINISTRATION	3.2%	3.5%	7.1%	0.0%	7.0%										

PROGRAM AREA 37910 HOUSING GENERAL ADMINISTRATION

	FY 96-97		FY 97-98		FY 97-98		FY 97-98		FY 97-98		FY 97-98		TOTAL CLOSED COMMITTED	FY 97-98 RESERVATIONS	TOTAL CLOSED COMMIT RESERV
	REVISED BUDGET	TOTAL EXPENDITURES	ADOPTED BGT HOUSING ONLY	ADOPTED BGT OTHER DEPTS	ADOPTED BGT TOTAL	4TH QTR EPXS HOUSING ONLY	4TH QTR EPXS OTHER DEPTS	4TH QTR EPXS TOTAL	ENCUMBRANCE	FY 97-98 ENCUMBRANCE	FY 97-98 ENCUMBRANCE	FY 97-98 ENCUMBRANCE			
PERSONAL SERVICES	\$ 71,232	\$ 105,864	\$ 109,943	\$ 9,643	\$ 119,586	\$ 140,110	\$ 3,507	\$ 143,617	\$	\$	\$	\$	\$ 143,617	\$	
MATERIALS AND SERVICES	\$ 16,790	\$ 33,103	\$ 35,423	\$	\$ 35,423	\$ 19,460	\$ (502)	\$ 18,958	\$	\$	\$	\$	\$ 18,958	\$	
CAPITAL OUTLAY	\$ 19,717	\$ 31,129	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
FINANCIAL ASSISTANCE CDBG	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
FINANCIAL ASSISTANCE PLPA	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
SERVICE REIMBURSEMENTS	\$ 107,739	\$ 170,096	\$ 137,825	\$ 9,643	\$ 147,468	\$ 174,186	\$ 3,004	\$ 177,191	\$	\$	\$	\$	\$ 177,191	\$	
TOTAL:	\$ 215,478	\$ 270,192	\$ 263,291	\$ 19,330	\$ 282,621	\$ 333,756	\$ 2,009	\$ 280,774	\$	\$	\$	\$	\$ 280,774	\$	
% STAFF & OPERATING	81.7%	81.7%	98.9%	100.0%	99.0%										
% INDIRECT ADMINISTRATION	0.0%	0.0%	1.1%	0.0%	1.0%										

**HOUSING BUDGET BY FUND BY PROGRAM - PRELIMINARY AND UNAUDITED FINANCIAL INFORMATION
FUND 110 HOUSING & COMMUNITY DEVELOPMENT - ALL DEPARTMENTS EXPENDITURES**

	FY 96-97		TOTAL ALL PROGRAM AREAS - FY 97-98										TOTAL CLOSED COMMITTED	FY 97-98 RESERVATIONS	TOTAL COMM RESER
	FY 96-97 REVISED BUDGET	FY 96-97 TOTAL EXPENDITURES	FY 97-98 ADOPTED BGT HOUSING ONLY	FY 97-98 ADOPTED BGT OTHER DEPTS	FY 97-98 ADOPTED BGT TOTAL	FY 97-98 4TH QTR EPXS HOUSING ONLY	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS HOUSING ONLY	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS HOUSING ONLY			
PERSONAL SERVICES	\$ 1,493,578	\$ 1,445,298	\$ 1,082,828	\$ 240,509	\$ 1,323,337	\$ 1,208,503	\$ 134,068	\$ 106,255	\$ 357,846	\$ 29,729	\$ 4,800	\$ 493,840	\$ 1,343,572	\$ 1	\$ 1
MATERIALS AND SERVICES	\$ 509,573	\$ 346,210	\$ 396,534	\$ 9,865	\$ 406,399	\$ 357,846	\$ 29,729	\$ 106,255	\$ 357,846	\$ 29,729	\$ 4,800	\$ 493,840	\$ 1,343,572	\$ 1	\$ 1
CAPITAL OUTLAY	\$ 21,420	\$ 29,434	\$ 228,242	\$ 1,000	\$ 229,242	\$ 59,556	\$ 4,800	\$ 761,294	\$ 2,132,063	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1	\$ 1
FINANCIAL ASSISTANCE CDBG	\$ 3,343,045	\$ 2,030,234	\$ 4,932,801	\$ 4,932,801	\$ 4,932,801	\$ 2,132,063	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1	\$ 1
FINANCIAL ASSISTANCE PLPA	\$ 3,752,672	\$ 3,321,020	\$ 2,931,827	\$ 2,931,827	\$ 2,931,827	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1,803,240	\$ 1	\$ 1
SERVICE REIMBURSEMENTS	\$ 428,990	\$ 368,909	\$ 898,991	\$ 898,991	\$ 898,991	\$ 1,006,765	\$ 1,006,765	\$ 1,006,765	\$ 6,568,974	\$ 6,568,974	\$ 168,607	\$ 665,104	\$ 665,104	\$ 1	\$ 1
LOAN SERVICING	\$ 9,549,278	\$ 7,541,105	\$ 523,537	\$ 523,537	\$ 523,537	\$ 98,975	\$ 98,975	\$ 98,975	\$ 98,975	\$ 98,975	\$ 98,975	\$ 98,975	\$ 98,975	\$ 1	\$ 1
OTHER ADMIN			\$ 11,093,735	\$ 251,374	\$ 11,345,109	\$ 6,568,974	\$ 168,607	\$ 867,549	\$ 6,568,974	\$ 168,607	\$ 867,549	\$ 7,605,130	\$ 665,104	\$ 8	\$ 8
TOTAL:			\$ 14.1%	\$ 99.6%	\$ 15.1%	\$ 14.1%	\$ 99.6%	\$ 15.1%	\$ 14.1%	\$ 99.6%	\$ 15.1%	\$ 14.1%	\$ 99.6%	\$ 15.1%	\$ 14.1%
% STAFF & OPERATING	21.0%	23.8%	8.6%	0.0%	8.4%	8.6%	0.0%	8.4%	8.6%	0.0%	8.4%	8.6%	0.0%	8.4%	8.6%
% INDIRECT ADMINISTRATION	4.5%	4.9%													

**HOUSING BUDGET BY FUND BY PROGRAM - PRELIMINARY AND UNAUDITED FINANCIAL INFORMATION
FUND 185 HOME - ALL DEPARTMENTS EXPENDITURES**

PROGRAM AREA 11100 MULTI FAMILY HOUSING

	FY 96-97		FY 97-98		FY 97-98		FY 97-98		FY 97-98		FY 97-98		FY 97-98		TOTAL CLOSED COMMITTED	FY 97-98 RESERVATIONS	TOTAL C COMM RESER
	REVISED BUDGET	TOTAL EXPENDITURES	FY 96-97 ENCUMBRANCE	ADOPTED BGT HOUSING ONLY	ADOPTED BGT OTHER DEPTS	ADOPTED BGT TOTAL	FY 97-98 4TH QTR EPXS HOUSING ONLY	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS OTHER DEPTS			
PERSONAL SERVICES	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
MATERIALS AND SERVICES	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
CAPITAL OUTLAY	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
FINANCIAL ASSISTANCE	\$ 3,937,993	\$ 1,693,079	\$	\$ 3,028,739	\$ 3,028,739	\$ 3,028,739	\$ 1,698,512	\$	\$ 1,552,521	\$ 1,552,521	\$ 1,552,521	\$ 1,552,521	\$ 1,552,521	\$ 1,552,521	\$ 2,851,033	\$ 288,000	\$ 3
FINANCIAL ASSISTANCE PLPA	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
SERVICE REIMBURSEMENTS	\$ 52,976	\$ 1	\$	\$ 106,515	\$ 106,515	\$ 106,515	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
CONTINGENCY	\$ 3,990,969	\$ 1,693,080	\$	\$ 3,135,254	\$ 3,135,254	\$ 3,135,254	\$ 1,820,082	\$	\$ 1,552,521	\$ 1,552,521	\$ 1,552,521	\$ 1,552,521	\$ 1,552,521	\$ 1,552,521	\$ 2,972,603	\$ 288,000	\$ 3
TOTAL:	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%
% STAFF & OPERATING	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
% INDIRECT ADMINISTRATION	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

PROGRAM AREA 12100 NEIGHBORHOOD HOUSING PRESERVATION

	FY 96-97		FY 97-98		FY 97-98		FY 97-98		FY 97-98		FY 97-98		FY 97-98		TOTAL CLOSED COMMITTED	FY 97-98 RESERVATIONS	TOTAL C COMM RESER
	REVISED BUDGET	TOTAL EXPENDITURES	FY 96-97 ENCUMBRANCE	ADOPTED BGT HOUSING ONLY	ADOPTED BGT OTHER DEPTS	ADOPTED BGT TOTAL	FY 97-98 4TH QTR EPXS HOUSING ONLY	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS OTHER DEPTS			
PERSONAL SERVICES	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
MATERIALS AND SERVICES	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
CAPITAL OUTLAY	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
FINANCIAL ASSISTANCE	\$ 280,800	\$ 234,143	\$	\$ 980,000	\$ 980,000	\$ 980,000	\$ 48,500	\$	\$ 738,900	\$ 738,900	\$ 738,900	\$ 738,900	\$ 738,900	\$ 738,900	\$ 787,400	\$	\$
FINANCIAL ASSISTANCE PLPA	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
SERVICE REIMBURSEMENTS	\$ 280,800	\$ 234,142	\$ (1)	\$ 980,000	\$ 980,000	\$ 980,000	\$ 192,600	\$	\$ 738,900	\$ 738,900	\$ 738,900	\$ 738,900	\$ 738,900	\$ 738,900	\$ 192,600	\$	\$
TOTAL:	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%
% STAFF & OPERATING	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
% INDIRECT ADMINISTRATION	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

FY 96-97

TOTAL ALL PROGRAM AREAS - FY 97-98

	FY 96-97		FY 97-98		FY 97-98		FY 97-98		FY 97-98		FY 97-98		FY 97-98		TOTAL CLOSED COMMITTED	FY 97-98 RESERVATIONS	TOTAL C COMM RESER
	REVISED BUDGET	TOTAL EXPENDITURES	FY 96-97 ENCUMBRANCE	ADOPTED BGT HOUSING ONLY	ADOPTED BGT OTHER DEPTS	ADOPTED BGT TOTAL	FY 97-98 4TH QTR EPXS HOUSING ONLY	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS OTHER DEPTS	FY 97-98 ENCUMBRANCE	FY 97-98 4TH QTR EPXS OTHER DEPTS			
PERSONAL SERVICES	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
MATERIALS AND SERVICES	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
CAPITAL OUTLAY	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
FINANCIAL ASSISTANCE	\$ 4,218,793	\$ 1,927,222	\$	\$ 4,008,739	\$ 4,008,739	\$ 4,008,739	\$ 1,747,912	\$	\$ 1,891,421	\$ 1,891,421	\$ 1,891,421	\$ 1,891,421	\$ 1,891,421	\$ 1,891,421	\$ 3,638,433	\$ 288,000	\$ 3
FINANCIAL ASSISTANCE PLPA	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
SERVICE REIMBURSEMENTS	\$ 52,976	\$ 1	\$	\$ 106,515	\$ 106,515	\$ 106,515	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
CONTINGENCY	\$ 4,271,769	\$ 1,927,222	\$	\$ 4,115,254	\$ 4,115,254	\$ 4,115,254	\$ 2,061,182	\$	\$ 1,891,421	\$ 1,891,421	\$ 1,891,421	\$ 1,891,421	\$ 1,891,421	\$ 1,891,421	\$ 3,952,603	\$ 288,000	\$ 3
TOTAL:	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%	\$ 0.0%
% STAFF & OPERATING	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
% INDIRECT ADMINISTRATION	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

**HOUSING BUDGET BY FUND BY PROGRAM - PRELIMINARY AND UNAUDITED FINANCIAL INFORMATION
FUND 425 - HOUSING INVESTMENT FUND - ALL DEPARTMENTS EXPENDITURES**

PROGRAM AREA 11100 MULTI FAMILY HOUSING

	FY 96 97 REVISED BUDGET	FY 96 97 TOTAL EXPENDITURES	FY 96 97 ENCUMBRANCE	FY 97 98 ADOPTED BGT HOUSING ONLY	FY 97 98 ADOPTED BGT OTHER DEPTS	FY 97 98 ADOPTED BGT TOTAL	FY 97 98 4TH QTR EPXAS HOUSING ONLY	FY 97 98 4TH QTR EPXAS OTHER DEPTS	FY 97 98 ENCUMBRANCE	TOTAL CLOSED COMMITTED	FY 97 98 RESERVATIONS	TOTAL CI COMMIT RESER
PERSONAL SERVICES	\$ 440,104	\$ 290,827	\$ 38,492	\$ 306,395	\$ 64,904	\$ 371,299	\$ 269,614	\$ 52,667	\$	\$ 322,281	\$	\$
MATERIALS AND SERVICES	\$ 590,670	\$ 442,022	\$ 38,492	\$ 150,966	\$ 64,705	\$ 215,671	\$ 64,705	\$ 10,328	\$ 30,233	\$ 105,266	\$	\$
CAPITAL OUTLAY	\$ 1,029,632	\$ 1,033,648	\$	\$ 499,819	\$	\$ 499,819	\$ 506,255	\$	\$	\$ 506,255	\$	\$
FINANCIAL ASSISTANCE	\$ 9,225,132	\$ 7,334,629	\$ 690,000	\$ 13,695,230	\$	\$ 13,695,230	\$ 4,356,126	\$	\$ 2,583,762	\$ 6,939,888	\$ 2,952,124	\$ 9,892
SERVICE REIMBURSEMENTS	\$ 491,887	\$ 504,052	\$	\$ 402,058	\$ 21,804	\$ 423,862	\$ 372,255	\$ 25,940	\$	\$ 398,195	\$	\$
TOTAL:	\$ 11,777,425	\$ 9,605,186	\$ 728,492	\$ 15,054,486	\$ 86,708	\$ 15,141,196	\$ 5,568,954	\$ 88,935	\$ 2,613,995	\$ 8,271,864	\$ 2,952,124	\$ 11,223,988
% STAFF & OPERATING	8.8%	7.6%		3.0%	74.9%	3.4%						
% INDIRECT ADMINISTRATION	4.2%	5.2%		2.7%	25.1%	2.8%						

PROGRAM AREA 12100 NEIGHBORHOOD HOUSING PRESERVATION

	FY 96 97 REVISED BUDGET	FY 96 97 TOTAL EXPENDITURES	FY 96 97 ENCUMBRANCE	FY 97 98 ADOPTED BGT HOUSING ONLY	FY 97 98 ADOPTED BGT OTHER DEPTS	FY 97 98 ADOPTED BGT TOTAL	FY 97 98 4TH QTR EPXAS HOUSING ONLY	FY 97 98 4TH QTR EPXAS OTHER DEPTS	FY 97 98 ENCUMBRANCE	TOTAL CLOSED COMMITTED	FY 97 98 RESERVATIONS	TOTAL CI COMMIT RESER
PERSONAL SERVICES	\$	\$ 2,797	\$ 14,840	\$ 13,314	\$	\$ 13,314	\$ 7,107	\$	\$ 9,938	\$ 7,107	\$	\$
MATERIALS AND SERVICES	\$	\$ 30,747	\$	\$ 70,000	\$	\$ 70,000	\$ 30,868	\$	\$	\$ 40,806	\$	\$
CAPITAL OUTLAY	\$	\$ 372,414	\$	\$ 15,801	\$	\$ 15,801	\$ 644,876	\$	\$	\$ 644,876	\$ 204,325	\$
FINANCIAL ASSISTANCE	\$	\$ 332	\$	\$ 39,917	\$	\$ 39,917	\$ 52,681	\$	\$	\$ 52,681	\$	\$
SERVICE REIMBURSEMENTS	\$	\$ 406,290	\$ 14,840	\$ 1,186,446	\$	\$ 1,186,446	\$ 735,532	\$	\$ 9,938	\$ 745,470	\$ 204,325	\$
TOTAL:	\$ 0.0%	\$ 833	\$ 14,840	\$ 1,335,478	\$ 86,708	\$ 1,422,186	\$ 1,178,964	\$	\$ 19,876	\$ 1,348,054	\$ 204,650	\$ 1,552,704
% STAFF & OPERATING	0.0%	8.3%		7.0%	0.0%	7.0%						
% INDIRECT ADMINISTRATION	0.0%	0.1%		3.4%	0.0%	3.4%						

PROGRAM AREA 37910 HOUSING GENERAL ADMINISTRATION

	FY 96 97 REVISED BUDGET	FY 96 97 TOTAL EXPENDITURES	FY 96 97 ENCUMBRANCE	FY 97 98 ADOPTED BGT HOUSING ONLY	FY 97 98 ADOPTED BGT OTHER DEPTS	FY 97 98 ADOPTED BGT TOTAL	FY 97 98 4TH QTR EPXAS HOUSING ONLY	FY 97 98 4TH QTR EPXAS OTHER DEPTS	FY 97 98 ENCUMBRANCE	TOTAL CLOSED COMMITTED	FY 97 98 RESERVATIONS	TOTAL CI COMMIT RESER
PERSONAL SERVICES	\$	\$ 1,506	\$ 24,189	\$ 61,464	\$	\$ 61,464	\$ 53,429	\$	\$	\$ 53,429	\$	\$
MATERIALS AND SERVICES	\$	\$ 58,228	\$	\$ 100,000	\$	\$ 100,000	\$ 59,052	\$	\$	\$ 59,052	\$	\$
CAPITAL OUTLAY	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
FINANCIAL ASSISTANCE	\$	\$	\$	\$ 5,190	\$	\$ 5,190	\$ 4,321	\$	\$	\$ 4,321	\$	\$
SERVICE REIMBURSEMENTS	\$	\$ 59,834	\$ 24,189	\$ 166,654	\$	\$ 166,654	\$ 116,802	\$	\$	\$ 116,802	\$	\$
TOTAL:	\$ 0.0%	\$ 100,000	\$ 24,189	\$ 273,208	\$ 86,708	\$ 359,916	\$ 235,283	\$	\$	\$ 359,916	\$	\$ 359,916
% STAFF & OPERATING	0.0%	100.0%		96.9%	0.0%	96.9%						
% INDIRECT ADMINISTRATION	0.0%	0.0%		3.1%	0.0%	3.1%						

TOTAL ALL PROGRAM AREAS - FY 97-98

	FY 96 97 REVISED BUDGET	FY 96 97 TOTAL EXPENDITURES	FY 96 97 ENCUMBRANCE	FY 97 98 ADOPTED BGT HOUSING ONLY	FY 97 98 ADOPTED BGT OTHER DEPTS	FY 97 98 ADOPTED BGT TOTAL	FY 97 98 4TH QTR EPXAS HOUSING ONLY	FY 97 98 4TH QTR EPXAS OTHER DEPTS	FY 97 98 ENCUMBRANCE	TOTAL CLOSED COMMITTED	FY 97 98 RESERVATIONS	TOTAL CI COMMIT RESER
PERSONAL SERVICES	\$ 440,104	\$ 295,130	\$ 77,521	\$ 381,173	\$ 64,904	\$ 446,077	\$ 330,150	\$ 52,667	\$	\$ 382,817	\$	\$
MATERIALS AND SERVICES	\$ 590,670	\$ 531,097	\$ 38,492	\$ 320,966	\$	\$ 320,966	\$ 154,624	\$ 10,328	\$ 40,171	\$ 205,124	\$	\$
CAPITAL OUTLAY	\$ 1,029,632	\$ 1,033,648	\$	\$ 515,620	\$	\$ 515,620	\$ 506,255	\$	\$	\$ 506,255	\$	\$
FINANCIAL ASSISTANCE	\$ 9,225,132	\$ 7,707,043	\$ 690,000	\$ 14,742,644	\$	\$ 14,742,644	\$ 5,001,002	\$	\$ 2,583,762	\$ 7,584,764	\$ 3,156,449	\$ 10,741,213
SERVICE REIMBURSEMENTS	\$ 491,887	\$ 504,394	\$ 767,521	\$ 447,165	\$ 21,804	\$ 468,969	\$ 429,257	\$ 25,940	\$	\$ 455,197	\$	\$
FEE WAIVERS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
BHCD TRANSFER	\$ 400,000	\$ 400,000	\$	\$ 400,000	\$	\$ 400,000	\$ 6,421,268	\$ 88,935	\$	\$ 9,134,157	\$ 3,156,449	\$ 12,290,606
TOTAL:	\$ 12,177,425	\$ 10,671,312	\$ 767,521	\$ 16,807,588	\$ 86,708	\$ 16,894,296	\$ 6,421,268	\$ 88,935	\$ 2,623,933	\$ 9,134,157	\$ 3,156,449	\$ 12,290,606
TOTAL PDC & OTHER	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
% STAFF & OPERATING	8.8%	8.2%		4.3%	74.9%	4.7%						
% INDIRECT ADMINISTRATION	4.2%	5.0%		2.7%	25.1%	2.8%						

HOUSING BUDGET BY FUND BY PROGRAM - PRELIMINARY AND UNAUDITED FINANCIAL INFORMATION
FUND 431 - RENTAL REHAB RELOAN - ALL DEPARTMENTS EXPENDITURES

PROGRAM AREA 11100 MULTI FAMILY HOUSING

	FY 96 97 REVISED BUDGET	FY 96-97 TOTAL EXPENDITURES	FY 96 97 ENCUMBRANCE	FY 97 98 ADOPTED BGT HOUSING ONLY	FY 97 98 ADOPTED BGT OTHER DEPTS	FY 97 98 ADOPTED BGT TOTAL	FY 97 98 4TH QTR EPXS HOUSING ONLY	FY 97 98 4TH QTR EPXS OTHER DEPTS	FY 97 98 ENCUMBRANCE	TOTAL CLOSED COMMITTED	FY 97 98 RESERVATIONS	TOTAL COMA RESE
PERSONAL SERVICES	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
MATERIALS AND SERVICES	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
CAPITAL OUTLAY	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
FINANCIAL ASSISTANCE	\$ 100 000	\$ 582,300	\$	\$ 1,912,000	\$	\$ 1,912,000	\$ (188,310)	\$	\$ 1,085,709	\$ 897,399	\$ 955,011	\$
FINANCIAL ASSISTANCE PLPA	\$	\$	\$	\$	\$	\$	\$ 253,230	\$	\$	\$ 252,230	\$	\$
SERVICE REIMBURSEMENTS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
TOTAL	\$ 100 000	\$ 582,300	\$	\$ 1,912,000	\$	\$ 1,912,000	\$ 64,920	\$	\$ 1,085,709	\$ 1,150,629	\$ 955,011	\$
% STAFF & OPERATING	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%						
% INDIRECT ADMINISTRATION	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%						

TOTAL ALL PROGRAM AREAS - FY 97-98

	FY 96 97 REVISED BUDGET	FY 96-97 TOTAL EXPENDITURES	FY 96 97 ENCUMBRANCE	FY 97 98 ADOPTED BGT HOUSING ONLY	FY 97 98 ADOPTED BGT OTHER DEPTS	FY 97 98 ADOPTED BGT TOTAL	FY 97 98 4TH QTR EPXS HOUSING ONLY	FY 97 98 4TH QTR EPXS OTHER DEPTS	FY 97 98 ENCUMBRANCE	TOTAL CLOSED COMMITTED	FY 97 98 RESERVATIONS	TOTAL COMA RESE
PERSONAL SERVICES	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
MATERIALS AND SERVICES	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
CAPITAL OUTLAY	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
FINANCIAL ASSISTANCE	\$ 100 000	\$ 582,300	\$	\$ 1,912,000	\$	\$ 1,912,000	\$ (188,310)	\$	\$ 1,085,709	\$ 897,399	\$ 955,011	\$
FINANCIAL ASSISTANCE PLPA	\$	\$	\$	\$	\$	\$	\$ 253,230	\$	\$	\$ 252,230	\$	\$
SERVICE REIMBURSEMENTS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
TOTAL	\$ 100 000	\$ 582,300	\$	\$ 1,912,000	\$	\$ 1,912,000	\$ 64,920	\$	\$ 1,085,709	\$ 1,150,629	\$ 955,011	\$
% STAFF & OPERATING	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%						
% INDIRECT ADMINISTRATION	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%						

Portland Development Commission
 Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
 Preliminary and Unaudited Financial Information

Chart A

TOTAL CLOSED AND COMMITTED BUDGET VS ACTUAL 1996-98 FISCAL YEARS							
	Revised Budget 1996-97	Original Budget 1997-98	Revised Budget 1997-98	Total Budgets 1996-98	FY 1996-97 Actuals as of 6/30/97	FY 1997-98 Actuals as of 6/30/98	Two Year Total Actuals 1996-98
HIF	\$ 11,777,425	\$ 12,255,256	\$ 16,494,296	\$ 28,271,721	\$ 10,071,312	\$ 9,134,157	\$ 19,205,469
CDBG	\$ 5,796,606	\$ 5,781,505	\$ 7,790,770	\$ 13,587,376	\$ 4,220,085	\$ 5,801,890	\$ 10,021,975
CDGB - PLPA	\$ 3,752,672	\$ 2,383,772	\$ 2,931,827	\$ 6,684,499	\$ 3,321,020	\$ 1,803,240	\$ 5,124,260
HOME	\$ 4,271,769	\$ 2,559,000	\$ 4,115,254	\$ 8,387,023	\$ 1,927,222	\$ 3,952,603	\$ 5,879,825
Rental Rehabilitation Program	\$ 100,000	\$ -	\$ 1,912,000	\$ 2,012,000	\$ 582,300	\$ 1,150,629	\$ 1,732,929
TOTAL	\$ 25,698,472	\$ 22,979,533	\$ 33,244,147	\$ 58,942,619	\$ 20,121,939	\$ 21,842,519	\$ 41,964,458

Notes

-Please note that the additional column labeled Original Budget 1997-98 is included as requested by the Housing Evaluation Group
 -Reflects loans closed and committed for each fiscal year See Chart B for the rental housing reservations

FY 1996-97 Carry Forward to FY 1997-98 unavailable for new projects 5,780,858
 FY 1997-98 Rental Housing Reservations in pipeline unavailable for new projects 4,860,239
 FY 1997-98 Rental Housing Reservations for Spring 98 RFP unavailable for new projects 3,400,000
 FY 1997-98 Un committed HIF Rental Financial Assistance reserved for Fall 1998 RFP 504,151
 FY 1997-98 Owner Rehabilitation Carry-Forward not listed in charts unavailable for new projects 681,576
 FY 1997-98 Homebuyer Carry-Forward and Reservations not listed in charts unavailable for new projects 931,940
Adjusted Two Year Totals including un-committed PLPA and Administrative Costs
 FY 1997-98 un-used PLPA and Administrative Costs (PLPA is \$561,187) 16,158,764
Adjusted Two Year Totals
819,397
\$16,978,161

Portland Development Commission
 Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
 Preliminary and Unaudited Financial Information

Chart B

Activity	Original Budget	Revised Budget	CDBG	Actual Closed/ HOME	HIF	RRP	Actual Closed/ Committed	Reserved	Total Closed, Committed, Reserved	Remaining Balance
Rental Fin Assist	14,405,801	\$ 20,991,866	\$ 1,539,156	\$ 2,851,033	\$ 6,939,888	\$ 897,399	\$ 12,227,476	\$ 4,860,239	\$ 17,087,715	\$ 3,904,151
Rental PLPA	1,404,577	\$ 1,404,577	\$ 639,120	\$ 121,570		\$ 253,230	\$ 1,013,920		\$ 1,013,920	\$ 390,657
Rental Administration	2,014,668	\$ 2,827,903	\$ 1,333,586		\$ 1,331,996		\$ 2,665,592		\$ 2,665,592	\$ 162,311
Total Rental	17,825,046	\$ 25,224,346	\$ 3,511,872	\$ 2,972,603	\$ 8,271,884	\$ 1,150,629	\$ 15,906,988	\$ 4,860,239	\$ 20,767,227	\$ 4,457,119
Owner Rehab Fin Assist	868,914	\$ 2,010,904	\$ 1,329,328				\$ 1,329,328		\$ 1,329,328	\$ 681,576
Owner Rehab PLPA	413,165	\$ 961,250	\$ 765,240				\$ 765,240		\$ 765,240	\$ 196,010
Owner Administration	984,439	\$ 1,125,983	\$ 1,314,267				\$ 1,314,267		\$ 1,314,267	\$ (188,284)
Total Owner Rehab	\$ 2,266,518	\$ 4,098,137	\$ 3,408,835	\$ -	\$ -	\$ -	\$ 3,408,835	\$ -	\$ 3,408,835	\$ 689,302
Home buyer Fin Assist	1,708,000	\$ 2,593,414	\$ 24,874	\$ 787,400	\$ 849,201		\$ 1,661,475		\$ 1,661,475	\$ 931,940
Home buyer PLPA	566,000	\$ 566,000	\$ 398,880	\$ 192,600			\$ 591,480		\$ 591,480	\$ (25,480)
Home buyer Admin	282,604	\$ 448,128	\$ 83,479		\$ 100,594		\$ 184,073		\$ 184,073	\$ 264,055
Total Homebuyer	\$ 2,556,604	\$ 3,607,542	\$ 507,233	\$ 980,000	\$ 949,795	\$ -	\$ 2,437,028	\$ -	\$ 2,437,028	\$ 1,170,514
General Administration	331,365	\$ 314,122	\$ 177,191		\$ 116,802		\$ 293,993		\$ 293,993	\$ 20,129
Total Program	\$ 19,366,457	\$ 28,528,011	\$ 4,696,597	\$ 3,952,603	\$ 7,789,089	\$ 1,150,629	\$ 17,588,918	\$ 4,860,239	\$ 22,449,157	\$ 6,078,854
Total Administration	\$ 3,613,076	\$ 4,716,136	\$ 2,908,533	\$ -	\$ 1,549,393	\$ -	\$ 4,457,926	\$ -	\$ 4,457,926	\$ 258,210
Total Program/Admin	\$ 22,979,533	\$ 33,244,147	\$ 7,605,130	\$ 3,952,603	\$ 9,338,482	\$ 1,150,629	\$ 22,046,844	\$ 4,860,239	\$ 26,907,083	\$ 6,337,064

Notes
 * Approximately 3.4 million dollars is earmarked for the Spring 1998 RFP
 ** Remaining Owner Rehabilitation Financial Assistance is obligated to specific homeowners and will be carried forward to close in FY 1998-99
 *** Remaining Homebuyer is reserved for Sabin Franciscan Hacienda Winkler and for Share Appreciation Mortgages with the Portland Housing Center

FY 1997-98 Rental Housing Reservations for Spring 98 RFP	3,400,000
FY 1997-98 Un-committed HIF Rental Financial Assistance	504,151
FY 1997-98 Owner Rehabilitation Carry-Forward not listed in charts	681,576
FY 1997-98 Homebuyer Carry-Forward and Reservations not listed in charts	931,940
Adjusted Two Year Totals including un-committed PLPA and Administrative Costs	5,517,667
FY 1997-98 un-used PLPA and Administrative Costs	819,397
Adjusted Two Year Totals	\$6,337,064

**Portland Development Commission
Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
Preliminary and Unaudited Financial Information**

Chart C-1

FY 1997-98 UNITS AND FUNDS CLOSED AND COMMITTED BY INCOME LEVEL 4th Quarter Production Dollars and Units				
Income Group	# of Units	CLOSED AND COMMITTED		% of Total
		% of Total	Dollars	
0-30%				
Rental	160	14%	\$ 4,357,558	29%
Owner Rehab	62	5%	\$ 697,612	5%
Special Projects		0%	\$ -	0%
TOTAL 0-30%	222	19%	\$ 5,055,170	33%
31-60%				
Rental	454	38%	\$ 6,905,263	45%
Owner Rehab	116	10%	\$ 997,031	7%
TOTAL 31-60%	570	48%	\$ 7,902,294	52%
61-80%				
Rental	25	2%	\$ -	0%
Owner Rehab	73	6%	\$ 792,346	5%
Home-buyer	67	6%	\$ 1,435,151	9%
Homeowner Development		0%		0%
TOTAL 61-80%	165	14%	\$ 2,227,497	15%
81+% Rental	226	19%		0%
Non-targeted	0	0%	\$ -	0%
Total Units	1,183	100%	\$ 15,184,961	100%

Notes

- Total Dollars for closed and committed do not match Chart B closed and committed because of timing issues between production reporting and financial statements. For example, financial statement encumbrances roll forward each year until closed. Whereas production number (commitments) are reported in the year the project committed. If production matched the financial statements, you would not get an accurate count of units produced for each reporting year.
- Total includes only commitments made in FY 1997-98 and does not include FY 1996-97 commitments closed in FY 1997-98 committed/closed.
- Home-buyer includes 31 shared appreciation mortgages and 36 mortgage buydowns through the Portland Housing Center.

Portland Development Commission
Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
Preliminary and Unaudited Financial Information

Chart C-2

FY 1997-98 UNITS AND FUNDS CLOSED AND COMMITTED BY ACTIVITY AND INCOME LEVEL 4th Quarter Production Dollars and Units				
Income Group	# of Units	CLOSED AND COMMITTED		
		% of Total	Dollars	% of Total
Rental				
0-30%	160	14%	\$ 4,357,558	29%
31-60%	454	38%	\$ 6,905,263	45%
61-80%	25	2%	\$ -	0%
81+%	226	19%	\$ -	0%
Total Rental	865	73%	\$ 11,262,821	74%
Owner Rehab				
0-30%	62	5%	\$ 697,612	5%
31-60%	116	10%	\$ 997,031	7%
61-80%	73	6%	\$ 792,346	5%
Total Owner Rehab	251	21%	\$ 2,486,989	16%
61-80%		0%		0%
Home-buyer	67	6%	\$ 1,435,151	9%
Homeowner Development	0	0%	\$ -	0%
Total Homebuyer	67	6%	\$ 1,435,151	9%
Total Owner Rehab/ Homebuyer	318	27%	\$ 3,922,140	26%
Non-targeted	0	0%	\$ -	0%
Total Units	1,183	100%	\$ 15,184,961	100%

Notes

-31 homeowners have received Shared Appreciation Mortgage loans through Portland Development Commission's first time home-buyer program

-To reconcile rental financial assistance production to rental financial assistance in Chart D please note the following

Rental Financial Assistance Production Dollars - Chart F	\$ 11,262,821
+ Commitments/Encumbrances carry forward from FY 1996-97	\$ 1,680,593
+ Committed projects from FY 1996-97 that closed in FY 1997-98	\$ 197,982
- Portland Opportunities Industrialization Center, Inc project not reported in the pipeline	\$ (624,275)
Total	\$ 12,517,121

Rental Financial Assistance Financial Statement Dollars Page 1	\$ 12,517,121
Difference	\$ -

Portland Development Commission
Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
Preliminary and Unaudited Financial Information

Chart D

Activity	Closed, Committed and Reserved Funds by Program										
	Original Budget 1997-98	Revised Budget 1997-98	% of Total	Fiscal Year 1997-98 Activity						Closed, Committed Reserved	Remaining Balance
				Closed Expended	Committed Encumbered	Closed & Committed	Reserved	Committed Reserved	Reserved		
Rental Fin Assist	\$ 14,405,801	\$ 20,991,866		\$ 6,687,896	\$ 5,539,580	\$ 12,227,476	\$ 4,860,239	\$ 17,087,715	\$ 3,904,151		
Rental PLPA	\$ 1,404,577	\$ 1,404,577		\$ 1,013,920	-	\$ 1,013,920	-	\$ 1,013,920	\$ 390,657		
Rental - Admins	\$ 2,014,668	\$ 2,827,903		\$ 2,569,445	\$ 96,148	\$ 2,665,592	-	\$ 2,665,592	\$ 162,311		
Total Rental	\$ 17,825,046	\$ 25,224,346	76%	\$ 10,271,261	\$ 5,635,728	\$ 15,906,988	\$ 4,860,239	\$ 20,767,227	\$ 4,457,119		
Owner Rehab Fin Assist	\$ 868,914	\$ 2,010,904		\$ 1,285,622	\$ 43,706	\$ 1,329,328	-	\$ 1,329,328	\$ 681,576		
Owner Rehab - PLPA	\$ 413,165	\$ 961,250		\$ 765,240	-	\$ 765,240	-	\$ 765,240	\$ 196,010		
Owner Rehab - Admins	\$ 984,439	\$ 1,125,983		\$ 1,263,989	\$ 50,278	\$ 1,314,267	-	\$ 1,314,267	\$ (188,284)		
Total Owner Rehab	\$ 2,266,518	\$ 4,098,137	12%	\$ 3,314,851	\$ 93,984	\$ 3,408,835	\$ -	\$ 3,408,835	\$ 689,302		
Home-buyer	\$ 1,708,000	\$ 2,593,414		\$ 718,250	\$ 943,225	\$ 1,661,475	-	\$ 1,661,475	\$ 931,940		
Home-buyer - PLPA	\$ 566,000	\$ 566,000		\$ 591,480	-	\$ 591,480	-	\$ 591,480	\$ (25,480)		
Home buyer - Admins	\$ 282,604	\$ 448,128		\$ 184,073	\$ -	\$ 184,073	-	\$ 184,073	\$ 264,055		
Total Homebuyer	\$ 2,556,604	\$ 3,607,542	11%	\$ 1,493,803	\$ 943,225	\$ 2,437,028	\$ -	\$ 2,437,028	\$ 1,170,514		
General Administration	\$ 331,365	\$ 314,122		\$ 293,993	\$ -	\$ 293,993	\$ -	\$ 293,993	\$ 20,129		
Total Production	\$ 19,366,457	\$ 28,528,011	86%	\$ 11,062,407	\$ 6,526,511	\$ 17,588,918	\$ 4,860,239	\$ 22,449,157	\$ 6,078,854		
Total Administration	\$ 3,613,076	\$ 4,716,136	14%	\$ 4,311,500	\$ 146,426	\$ 4,457,926	\$ -	\$ 4,457,926	\$ 258,210		
Total	\$ 22,979,533	\$ 33,244,147	100%	\$ 15,373,907	\$ 6,672,937	\$ 22,046,844	\$ 4,860,239	\$ 26,907,083	\$ 6,337,064		

Notes

Please note that PLPA has been separated from financial assistance to show what funds are available
FY 1997 98 Rental Housing Reservations for Spring 98 RFP
FY 1997-98 Un-committed HIF Rental Financial Assistance
FY 1997-98 Owner Rehabilitation Carry-Forward not listed in charts
FY 1997 98 Homebuyer Carry-Forward and Reservations not listed in charts

Adjusted Two Year Totals including un-committed PLPA and Administrative Costs

FY 1997-98 un-used PLPA and Administrative Costs

Adjusted Two Year Totals

3,400,000
504,151
681,576
931,940
5,517,667
819,397
\$6,337,064

Portland Development Commission
Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
Preliminary and Unaudited Financial Information

Chart E

Loans Closed, Committed, and Reserved by Income Level and Program based on the Housing Development Finance front page information													
Fiscal Year 1997-98 Activity													
Activity	Original Budget 1997-98	Revised Budget 1997-98	% of Total	Closed		Committed		Closed & Committed		Reserved		Closed, Committed Reserved	Remaining Balance
				Expended	Encumbered	Encumbered	Committed	Committed	Reserved	Reserved			
Rental Owner Rehab Special Projects				\$ 2,344,284	\$ 2,315,206	\$ 4,659,490	\$ 2,549,589	\$ 697,612	\$ 697,612	\$ 7,209,079	\$ 7,209,079	\$ 20,129	
Subtotal 0-30%	N/A	N/A	N/A	\$ 697,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,267,002	
Rental Owner Rehab				\$ 3,041,896	\$ 2,315,206	\$ 5,357,102	\$ 2,549,589	\$ 5,357,102	\$ 7,906,691	\$ 7,906,691	\$ 7,906,691	\$ 258,210	
Subtotal 31-60%				\$ 4,073,257	\$ 3,224,374	\$ 7,297,631	\$ 1,710,650	\$ 997,031	\$ 997,031	\$ 9,008,281	\$ 9,008,281	\$ 6,525,212	
Rental Owner Rehab				\$ 997,031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal 61-80%	N/A	N/A	N/A	\$ 5,070,288	\$ 3,224,374	\$ 8,294,662	\$ 1,710,650	\$ 8,294,662	\$ 10,005,312	\$ 10,005,312	\$ 10,005,312	\$ -	
Rental Owner Rehab Home-buyer				\$ 660,000	\$ -	\$ 660,000	\$ -	\$ -	\$ 660,000	\$ -	\$ 660,000	\$ -	
Subtotal 81+% Rental				\$ 792,346	\$ 43,706	\$ 836,052	\$ -	\$ -	\$ 836,052	\$ -	\$ 836,052	\$ -	
Non-targeted Innovative				\$ 1,309,730	\$ 943,225	\$ 2,252,955	\$ -	\$ -	\$ 2,252,955	\$ -	\$ 2,252,955	\$ -	
General Administration	\$ 331,365	\$ 314,122	1%	\$ 2,762,076	\$ 986,931	\$ 3,749,007	\$ -	\$ -	\$ 3,749,007	\$ -	\$ 3,749,007	\$ -	
Total Program	\$ 19,366,457	\$ 28,528,011	86%	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ 600,000	\$ -	\$ 600,000	\$ -	
Total Administration	\$ 3,613,076	\$ 4,716,136	14%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Program/Admins	\$ 22,979,533	\$ 33,244,147	100%	\$ 15,185,759	\$ 6,672,937	\$ 21,858,696	\$ 4,860,239	\$ 21,858,696	\$ 26,718,935	\$ 4,860,239	\$ 26,718,935	\$ 6,525,212	

Notes

- PDC does not budget expenditures on an income level, however, pipeline reports are used to track expenditures by income level in accordance with policies, resolutions, and other directives
- Closed/expended is different from closed/expended in Chart D due to timing differences with PLPA monies as explained in the Portland Housing Center for units counted in FY 1996-97
- Totals does not include FY 1996-97 commitments closed in FY 1997-98
- Rental financial assistance do not include the Portland Opportunities Industrialization Center project of \$624,275, public facility loans are not included in the pipeline. However, public facility loans are tracked in the financial statements

99 21 7 99

Portland Development Commission
Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
Preliminary and Unaudited Financial Information

Chart F

Two Year Total Rental Loans Closed and Committed Projects based on the Housing Development Finance Front Page information											
Two Year Total - Rental Projects											
	Closed and Committed	Number of Projects	Number of Units	SRO	Studio	1 BR	2 BR	3 BR	4BR	5BR	
0-30%	\$ 6,209,150	18	245	80	24	40	58	38	5	0	
31-60%	\$ 17,892,282	42	1234	9	366	550	238	62	8	1	
61-80%	\$ 660,000	6	137	0	7	56	50	15	9	0	
81+%	\$ 244,568	8	485	0	5	252	187	41	0	0	
Innovative or non-targeted	\$ -	0	0	0	0	0	0	0	0	0	
Mixed-income	N/A	18	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Total	\$ 25,006,000	56	2,101	89	402	898	533	156	22	1	

Notes

-This chart has been revised to show units for the two years FY 1996-97 and FY 1997-98. Charts F-1 and F-2 show individual years
-Units include only projects funded by CDBG, HOME, RRP, and HIF. Tax Increment Finance units are excluded
-Closed and committed does not equal Chart E closed and committed due to timing issues between the financial and production data. In the financial system, commitments (encumbrances) roll forward and at year-end, there are some timing issues of loans closing and actual entry into the system. On the production side units are counted when committed. There will always be a difference between financial and production data due to these issues.

Portland Development Commission
Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
Preliminary and Unaudited Financial Information

Chart F-1

FY 1997-98 Rental Loans Closed and Committed Projects based on the Housing Development Finance Front Page information												
	Closed and Committed	Number of Projects	Number of Units	SRO	Studio	1 BR	2 BR	3 BR	4BR	5BR	FY 1997-98 Rental Projects	
											Projects	Units
0-30%	\$ 4,357,558	14	160	17	24	26	50	38	5	0		
31-60%	\$ 6,905,263	17	454	4	62	196	123	61	7	1		
61-80%	\$ -	1	25	0	0	0	14	8	3	0		
81+%	\$ -	4	226	0	0	126	72	28	0	0		
Innovative or non-targeted	\$ -	0	0	0	0	0	0	0	0	0		
Mixed-Income	N/A	10	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Total	\$ 11,262,821	26	865	21	86	348	259	135	15	1		

Notes

- New chart for the this report
- Units include only projects funded by CDBG, HOME, RRP, and HIF Tax Increment Finance units are excluded
- Closed and committed does not equal Chart E closed and committed due to timing issues between the financial and production data In the financial system commitments (encumbrances) roll forward and at year-end, there are some timing issues of loans closing and actual entry into the system On the production side units are counted when committed There will always be a difference between financial and production data due to these issues

Portland Development Commission
 Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
 Preliminary and Unaudited Financial Information

Chart F-2

FY 1996-97 Rental Loans Closed and Committed Projects
 based on the Housing Development Finance Front Page information

	Closed and Committed	Number of					1 BR	2 BR	3 BR	4BR	5BR
		Projects	Units	SRO	Studio	BR					
0-30%	\$ 1,851,592	4	85	63	0	14	8	0	0	0	
31-60%	\$ 10,987,019	25	780	5	304	354	115	1	1	0	
61-80%	\$ 660,000	5	112	0	7	56	36	7	6	0	
81+%	\$ 244,568	4	259	0	5	126	115	13	0	0	
Innovative or non-targeted	\$ -	0	0	0	0	0	0	0	0	0	
Mixed-Income	N/A	8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Total	\$ 13,743,179	30	1,236	68	316	550	274	21	7	0	

Notes
 -New chart for the this report
 -Units include only projects funded by CDBG, HOME, RRP, and HIF Tax Increment Finance units are excluded
 -Closed and committed does not equal Chart E closed and committed due to timing issues between the financial and production data In the financial system commitments (encumbrances) roll forward and at year-end, there are some timing issues of loans closing and actual entry into the system On the production side units are counted when committed There will always be a difference between financial and production data due to these issues

Portland Development Commission
Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
Preliminary and Unaudited Financial Information

Chart G

FY 1997-98 Homeowner Programs Closed and Committed					
Owner Occupied Rehabilitation Closed and Committed			Home-buyer Projects Closed and Committed		
Income Level	# of Units	% of Total	Income Level	# of Units	% of Total
0-30%	62	25%	0-30%	0	0%
31-60%	116	46%	31-60%	0	0%
61-80%	73	29%	61-80%	67	100%
81+%	0	0%	81+%	0	0%
Non-targeted	0	0%	Non-targeted	0	0%
Total	251	100%	Total	67	100%

Notes

-31 home-ownership Shared Appreciation Mortgage loans have been committed/close Portland Development Commission's first time home-buyer program

Portland Development Commission
 Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
 Preliminary and Unaudited Financial Information

Chart H

Income Level	Council Directive - Two Year Allocation by Income Level and Program - CDBG,HOME,RRP, and HIF All Programs								
	CDBG/HOME/RRP			HIF			CDBG/HOME/RRP/HIF		
	Resolution % Allocated	Actual Closed/ Committed	Actual Percent	Resolution % Allocated	Actual Closed/ Committed	Actual Percent	Resolution % Allocated	Actual Closed/ Committed	Actual Percent
0-30%	52%	\$ 5,547,427	33%	18%	\$ 1,229,015	7%	33%	\$ 6,776,442	20%
31-60%	48%	\$ 6,671,782	39%	53%	\$ 13,932,001	84%	51%	\$ 20,603,783	61%
61-80%	0%	\$ 4,748,015	28%	11%	\$ 1,259,672	8%	6%	\$ 6,007,687	18%
81+%	0%	\$ -	0%	10%	\$ 244,568	1%	6%	\$ 244,568	1%
Innovative Fund	0%	\$ -	0%	8%	\$ -	0%	4%	\$ -	0%
	100%	\$ 16,967,224	100%	100%	\$ 16,665,256	100%	100%	\$ 33,632,480	100%

-Please note that the above numbers only contain financial assistance
 -Please note that reservations are not included in these numbers Below is a list of reservations as of 6/30/1998, that will significantly change the
 income level mix percentages

	Reservations 1996-98	Reserved Closed and Committed	Actual Percent
0-30%	\$ 2,549,589	\$ 9,326,031	24%
0-60%	\$ 1,710,650	\$ 22,314,433	58%
0-80%	\$ -	\$ 6,007,687	16%
81+%	\$ -	\$ 244,568	1%
Innovative Funds	\$ 600,000	\$ 600,000	2%
	\$ 4,860,239	\$ 38,492,719	100%

Portland Development Commission
 Housing Evaluation Group Report for the period July 1, 1997 to June 30, 1998
 Preliminary and Unaudited Financial Information

Chart H-1

Income Level	CDBG/HOME/RRP				HIF				CDBG/HOME/RRP/HIF			
	Resolution % Allocated	Actual Closed/ Committed	Actual Percent	Resolution % Allocated	Actual Closed/ Committed	Actual Percent	Resolution % Allocated	Actual Closed/ Committed	Actual Percent	Resolution % Allocated	Actual Closed/ Committed	Actual Percent
	0-30%	52%	\$ 4,580,135	50%	18%	\$ 1,229,015	8%	33%	\$ 5,809,150	23%		
31-60%	48%	\$ 4,588,174	50%	53%	\$ 13,704,108	87%	51%	\$ 18,292,282	73%			
61-80%	0%		0%	11%	\$ 660,000	4%	6%	\$ 660,000	3%			
81+%	0%		0%	10%	\$ 244,568	2%	6%	\$ 244,568	1%			
Innovative Fund	0%	\$	0%	8%	\$	0%	4%	\$	0%			
	100%	\$ 9,168,309	100%	100%	\$ 15,837,691	100%	100%	\$ 25,006,000	100%			

This chart represents only rental housing dollars for the two year period 1996-97 to 1997-98
 -Please note that the above numbers only contain financial assistance
 -Please note that reservations are not included in these numbers Below is a list of reservations as of 6/30/1998, that will significantly change the
 income level mix percentages
 -Please note that Housing Development Finance has been separated from Neighborhood Housing Preservation to provide a more accurate comparison to
 council resolution

	Reservations 1996-98	Reserved Closed and Committed	Actual Percent
0-30%	\$ 2,549,589	\$ 8,358,739	28%
31-60%	\$ 1,710,650	\$ 20,002,932	67%
61-80%	\$	\$ 660,000	2%
81+%	\$	\$ 244,568	1%
Innovative Funds	\$ 600,000	\$ 600,000	2%
	\$ 4,860,239	\$ 29,866,239	100%

Portland Development Commission
 Housing Evaluation Group Report for the period July 1, 1996 to June 30, 1998
 Preliminary and Unaudited Financial Information

Chart TIF \$

Two Year Allocation by Income Level - Tax Increment Financing Funds Housing Development Finance																
Income Level	Resolution % Allocated		Actual Closed/Committed		Resolution % Allocated		Reserved		Actual Percent		Resolution % Allocated		Closed/Committed Reserved		Actual Percent	
	0-30%	33%	\$ 289,501	3%	\$ -	33%	\$ -	0%	33%	\$ 289,501	2%	33%	\$ 289,501	2%	33%	\$ 289,501
0-60%	51%	\$ 8,297,335	87%	\$ 6,943,804	51%	\$ 6,943,804	95%	51%	\$ 15,241,139	90%	51%	\$ 15,241,139	90%	51%	\$ 15,241,139	90%
0-80%	6%	\$ 33,000	0%	\$ -	6%	\$ -	0%	6%	\$ 33,000	0%	6%	\$ 33,000	0%	6%	\$ 33,000	0%
81+%	6%	\$ 954,600	10%	\$ 348,196	6%	\$ 348,196	5%	6%	\$ 1,302,796	8%	6%	\$ 1,302,796	8%	6%	\$ 1,302,796	8%
Innovative Fund	4%	\$ -	0%	\$ -	4%	\$ -	0%	4%	\$ -	0%	4%	\$ -	0%	4%	\$ -	0%
	100%	\$ 9,574,436	100%	\$ 7,292,000	100%	\$ 7,292,000	100%	100%	\$ 16,866,436	100%	100%	\$ 16,866,436	100%	100%	\$ 16,866,436	100%

-Urban Renewal Districts included in the above chart are
 Downtown Waterfront
 South Park Blocks
 Convention Center
 Central Eastside

-Please note that this chart was provided as information only Tax Increment Finance dollars are restricted
 -by the urban renewal plans for each district and are not part of the resolution guidelines

Portland Development Commission
 Housing Evaluation Group Report for the period July 1, 1996 to June 30, 1998
 Preliminary and Unaudited Financial Information

Chart TIF Units

Two Year Allocation by Income Level and Unit Size - Tax Increment Financing Funds based on the Housing Development Finance Front Page information												
Two Year Total - Rental Projects												
	Closed and Committed	Number of Projects	Number of Units	SRO	Studio	1 BR	2 BR	3 BR	4BR	5BR		
0-30%	\$ 289,501	2	9	0	0	0	5	3	1	0		
31-60%	\$ 8,297,335	9	472	0	357	67	27	12	9	0		
61-80%	\$ 33,000	1	0	0	0	0	0	0	0	0		
81+%	\$ 954,600	3	244	0	0	176	68	0	0	0		
Innovative or non-targeted	\$ -	0	0	0	0	0	0	0	0	0		
Mixed-Income	N/A	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Total	\$ 9,574,436	11	725	0	357	243	100	15	10	0		

Notes
 -Units include only projects funded by Tax Increment Finance

RESOLUTION No

35739

Accept the Housing and Community Development Commission Report entitled Implementation of Housing Assistance Programs including new Housing Investment and Federal Housing Fund income and activity allocation guidelines (Resolution)

WHEREAS, the Housing and Community Development Commission (HCDC) is the Countywide citizen's body charged by Chapter 3 38 of Title 3, Administration, of the Code of the City of Portland to advise the participating jurisdictions on policy matters related to low and moderate income housing needs,

WHEREAS, HCDC recommended an allocation formula for the HIF in May of 1996,

WHEREAS, the City Council adopted Resolution Number 35521 on May 29, 1996 which specified income and activity allocations for the Housing Investment Fund, incorporating the expected amount of Community Development Block Grant and HOME funds and directed HCDC, in collaboration with the Livable City Housing Council, to review program guidelines developed by PDC and annually assist City Council in the review of program performance,

WHEREAS, HCDC created the Housing Evaluation Group to review PDC's performance and report annually on implementation of PDC's expenditure of HIF and Federal housing funds,

WHEREAS, HCDC reviewed, amended and unanimously accepted the second annual HEG report on PDC's implementation of the Housing Investment fund after considering written and oral testimony by BHCD and PDC on October 7, 1998,

WHEREAS, HCDC's report includes recommended allocation guidelines for the 1998-00 biennium,

NOW, THEREFORE, BE IT RESOLVED that the income and activity allocations for the Housing Investment Fund, and Community Development Block Grant and HOME funds received by the City from the federal government and dedicated to housing, be as follows

HIF/HOME/CDBG Allocation Guidelines for 1998-2000 Biennium

Housing Type	Percentage	Targeted Income
Rental	75%	See table below
Home Owner Rehab	11%	0-80% MFI*
Home Buyer	6%	0-100% MFI
Innovative	8%	No targeting

*Up to 80% in neighborhoods with BHCD target areas, citywide up to 50%

Housing Development Finance (Rental) Income Guideline Targets

Income	Percentage
0-30%	33%
31-50%	40%
51-60%	20%
61-80%	7%

BE IT FURTHER RESOLVED that the following definitions and guiding principles are incorporated in this resolution to clarify the intent of the above activities as well as other relevant housing activities

- Rental housing should continue to be the primary focus of these funds, particularly for households below 50 percent MFI. The need for more affordable rental housing has not decreased as rents continue to rise faster than wages. Funds should be targeted at below 50 percent MFI because market rents in several areas of the city are at 60 percent MFI,
- Preservation of existing affordable housing at risk of loss should be prioritized equally with new production so that production progress is not decreased by the loss of existing affordable units and public funds are used as efficiently as possible,
- Income categories should be broken out by targeting at 0-30 percent, 31-50 percent, 51-60 percent, 61-80 percent and 81-100 percent MFI. Much of the city's rental housing market is at 60 percent MFI. Public funds should be used to create and preserve below market rate housing. Setting guidelines and goals at 31-50 percent will encourage the development of more below market rate affordable housing,
- Adopt the target of 50 percent of total production of units with 2 or more bedrooms to prioritize needed family housing,
- HIF/federal funds available citywide for owner occupied rehabilitation should be prioritized for very low-income homeowners. Demand for rehabilitation assistance from owners at or below 50 percent MFI exceeds funds available and PDC now offers Fannie Mae rehabilitation and refinance products which are designed to serve moderate income owners. In neighborhoods with BHCD target areas, households at 51-80 percent MFI who can not qualify for Fannie Mae products should be eligible for HIF/Federal rehabilitation assistance,
- Homebuyer assistance should be limited to first time homebuyers with incomes up to 100 percent MFI. Although federal funds can only be used for households at or below 80 percent MFI. HIF guidelines should reflect the realities of our high cost local market. All homeownership assistance will include mandatory recapture and/or retention of affordability

- Innovative Housing is defined as new housing production that would otherwise not occur but for a limited public subsidy. Innovative housing must be mixed income. Mixed income shall mean that at least 20 percent of the units produced would be affordable to households at or below 60 percent of median income. Innovative Housing may include development of housing for homeownership. Innovative housing would also have to meet one or more of the following criteria
 - High Density Model – (in areas of the city where it is not occurring)
 - Mixed Use Model
 - Transit Oriented Model
 - Targeted Neighborhoods (located in non-poverty impacted neighborhoods to contribute to greater economic integration in the city)
- PDC should build on its success using RFPs to encourage development types and target specific income groups. Review criteria should be used to encourage new affordable housing in areas of the city which have not traditionally carried a share of this type of development, but where the need does exist.
- PDC and BHCD should explore developing a comprehensive asset management system to protect the significant investment of public funds that has been made in housing over the past few years. Asset management should include compliance monitoring for rental rates and occupant incomes, site visits, periodic assessment of project stability, review of sponsor capacity, replacement reserves, project maintenance and upkeep.
- The City has been able to meet both affordability and 2040 production goals over the past two years. These two-year guideline recommendations reflect the current market. Future guidelines should be reviewed and monitored regularly to determine if any adjustments are needed as market conditions change.
- Continue to use TIF resources for affordable housing within urban renewal districts as stated in the March 1998 TIF Housing Advisory Committee Report. TIF districts with housing funds should also have affordable housing goals appropriate to the neighborhood or community. PDC should consider using an RFP process in TIF districts because of the success PDC has had using RFPs to meet performance targets for other funds.
- The City should continue to work with the State Legislature to fully fund the Housing Trust Fund and develop a long term dedicated funding resource for affordable housing statewide.

BE IT FURTHER RESOLVED that that the Portland Development Commission be directed to follow these guidelines in consultation with the HCDC, its staff, and the Bureau of Housing and Community Development,



October 28, 1998

Mayor Vera Katz
Commissioner Charlie Hales
Commissioner Jim Francesconi
Commissioner Gretchen Miller Kafoury
Commissioner Erik Sten

RE The Housing and Community Development Commission report on the Housing Investment Fund

Dear Mayor Katz and Portland City Council,

Attached is the second annual report on the Portland Development Commission's (PDC) implementation of the Housing Investment Fund (HIF) produced by the Housing Evaluation Group and amended by the Housing and Community Development Commission (HCDC). The report covers FY 97/98 and the two-year period FY 96-98. Also included are the Housing and Community Development Commission recommendations and recommended HIF/Federal guideline allocations for the next biennium.

When Council established the HIF, it adopted allocation guidelines for both the HIF (general fund) and federal housing funds contracted through the Bureau of Housing and Community Development. Council also charged HCDC to review PDC's adherence to the guidelines and assist Council with review of HIF program performance.

The Housing Evaluation Group (HEG), a subcommittee of HCDC, assists with the HIF evaluation. It consists of representatives of HCDC, the former Livable City Housing Council, the Housing Authority, lenders, non- and for-profit developers. PDC and BHCD housing staff serve as liaisons. The HEG also looks at how PDC's housing activities are meeting the principles and priorities of the Consolidated Plan.

The HIF has been a major success. For the two-year biennium loans were closed on or committed for 2,101 rental units, over 550 home repair loans were made and more than 100 first time home buyers were assisted with HIF and Federal funds.

PDC has been able to address housing needs of low and extremely low-income households while simultaneously supporting 2040 production goals. Production numbers show that affordability and production are not mutually exclusive, at least in our current housing market. It may be necessary to adjust program strategies as market conditions change.



PDC's housing programs are in close alignment with HIF guidelines and CHAS/ Consolidated Plan principles and priorities. While expenditures over the two-year period did not meet allocation guidelines, the past year's focus brought biennium totals much closer than 96/97 activity had led us to believe possible. This was due in large measure to the use of RFPs with criteria, which encouraged projects that fit our goals. Production of extremely low-income units increased, as did the production of units with 2 or more bedrooms.

During the first year PDC had some problems providing information to the HEG. With the support of PDC management, the process this past year was much smoother. Information was gathered in a timely manner for citizen review and staff responded professionally and swiftly to questions and requests.

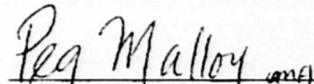
PDC also has made a variety of positive changes including the revision of loan documents, the elimination of loan fees, an analysis of per unit subsidy, open customer meetings and the production of a monthly newsletter.

The recommendations for new two-year guidelines emphasize the ongoing need for rental housing particularly for households below 50 percent MFI. Our recommendations also reflect the current market and recent production experience, but we note that future guidelines should be reviewed and monitored regularly to determine if conditions have changed.

Overall, the work over the past two years of PDC, BHCD and the HEG illustrate the public benefits that can be achieved when a citizen group and public agencies work collaboratively.

Please contact one of us or our staff if you have questions or comments.

Sincerely,


Peg Malloy, Co-Chair


Michael Silver, Co-Chair

enc

IMPLEMENTATION OF HOUSING ASSISTANCE PROGRAMS

Portland Development Commission

1996 - 1998

July 1, 1996 through June 30, 1998

Prepared by the

Housing Evaluation Group

And Amended By The

Housing and Community Development Commission

October 7, 1998

**Housing and Community
Development Commission**

Peg Malloy, Co-Chair
Mike Silver, Co-Chair
Neal Beroz
Roberto Berry
Willie Brown
Paul Dagle
Judy Estes
Bertha Ferràn
Terry Fitch
Janice Frater
Sam Galbreath
Diane Meisenhelter
Phillip Mockel
Mike Peterson
Micky Ryan

Housing Evaluation Group

Janice Frater, Chair
Dick Anderson
Helen Barney
Maxine Fitzpatrick
Sam Galbreath
Steve Rudman
Dave Summers
Dee Walsh
Will White

HCDC Staff

Marge Ille
Wendy Cherubini

Technical Assistance

Robin Boyce, PDC
Margaret Bax, PDC
Martha McLennan, BHCD
Tom Ruddiman, PDC

Summary of Findings and Recommendations

The Housing and Community Development Commission (HCDC) is pleased to present the second annual report by the Housing Evaluation Group (HEG), a subcommittee of HCDC charged with evaluating the Portland Development Commission's use of federal housing funds contracted through the Bureau of Housing and Community Development (BHCD) and the Housing Investment Fund. The report covers both FY97/98 and the 1996-98 biennium and reflects amendments made by HCDC at its October 7, 1998 Commission meeting.

Findings

Portland Development Commission (PDC) continued to bring its housing programs into closer alignment with CHAS/Consolidated Plan principles and priorities and the Housing Investment Fund's (HIF) allocation guidelines during FY 97/98. PDC has been able to provide subsidy to address the housing needs of low- and extremely low-income households while simultaneously supporting its share of the City's Region 2040 housing production goals. Production numbers show that affordability and production are not mutually exclusive, at least in Portland's current housing market. As noted in last year's report, however, affordable housing resources are decreasing. The City and PDC need to focus on new resource development including increased private sector participation and state housing funds.

There was a significant difference in the quality of information provided by PDC this year. The Housing Evaluation Group's (HEG) ability to identify areas that needed improvement and PDC's responsiveness led to significant progress and improvements in several areas. This process illustrates the public benefits that can be achieved when a citizen oversight group and a public agency work collaboratively.

Overall, the system has improved and done so very rapidly. In large part this is due to the addition of a budget analyst to PDC's Housing Program, revised loan documents, elimination of loan fees, analysis of per unit subsidy, open customer meetings and publication of a monthly newsletter. The HEG has advocated for a more open tax increment (TIF) housing fund allocation and guideline discussion, and helped make the PDC Five Year Business Plan development process more open and inclusive.

During FY 97/98, PDC funded 865 new and rehabilitated rental units with HIF and federal funds. Over the two-year period, \$58 million was expended, closed, committed or reserved and 2,101 rental units were funded. An additional 725 rental units were funded with TIF dollars, but are not part of this report, nor are special allocations for projects such as Hamilton II replacement housing.

PDC did not originally budget HIF and federal funds using the guidelines found in Council Resolution 35521, and does not do so now. However, the agency has used the guidelines to measure performance over the past two years. This has enabled the agency to better track performance against the guidelines and design RFP (request for proposals) criteria to encourage development targeted to particular income groups and family sizes that would otherwise not occur.

In the 1996-97 HEG report, we noted that PDC's financial reporting system inadequately supported program staff, citizen review and evaluation. PDC has addressed this by hiring a budget analyst who has focussed on developing meaningful budget and expenditure reports that are used both internally and externally. The agency also developed a methodology for determining the amount of local subsidy provided to various units in mixed income projects. PDC has produced quarterly reports for the HEG on time, and HEG has reviewed them throughout the year. The fourth quarter report is attached.

PDC has made significant progress this year in developing its financial information system. Budget reports, revenue and expenditure data are now available in a timely manner. Loan servicing was outsourced this year for all housing projects with simple amortizing loans. Deferred payment loans and projects with a cash flow split will continue to be serviced in-house.

Housing program data (incomes served, unit sizes, and subsidy per project) have not yet been fully integrated with fiscal data. An interim database was developed which provided information for PDC's Program Guidelines Committee, underwriting and analysis of policy implementation. PDC expects to have this completed for the single family rehabilitation program by the end of the first quarter FY 98/99, and for rental housing by the end of the fiscal year.

Two Year Production Summary

PDC has funded 2,101 rental units using HIF and federal funds. Over 80% of funds went to housing affordable to households at or below 60% median family income (MFI). While the actual guidelines set out by Council resolution for the expenditure of these funds were not met over the two-year period, the following information is provided for consideration.

All HIF/CDBG/ HOME Housing Programs 96-98

Income	Resolution Guideline	Actual (Including Reservations)
0-30% MFI	33%	25%
31-60% MFI	51%	57%
61-80% MFI	6%	16%
81% + MFI	6%	1%
Innovative	4%	2%

Housing Development Fund

PDC's rental housing development program utilizes over 75 percent of all PDC non-TIF housing resources. When City Council adopted the guidelines, there were several projects already in PDC's pipeline. Achievement of two-year performance goals was hindered by these projects which were primarily for units affordable at 31-60 percent MFI (see chart below). In the fall of 1996 PDC issued a Request for Proposals (RFP) for 0-30 percent MFI family housing projects. Most of the actual commitments and closings for these funds occurred in FY 97/98. During this second year, PDC continued to make a concerted effort through marketing and RFP design to encourage production of units affordable to the 0-30 percent MFI population. This brought production more in line with performance guidelines.

There is less of a need to subsidize rental units affordable to 61-80 percent MFI and 81+ percent MFI. In many areas of the city the market is producing housing at these income levels on its own. Consequently, and appropriately in our opinion, PDC limited the use of subsidy for these projects.

Housing Development Finance Program (Rental) 96-98

Income	Resolution Guideline	Actual (Including Reservations)	Units Developed
0-30% MFI	33%	23%	245
31-60% MFI	51%	73%	1,234
61-80% MFI	6%	3%	137
81% + MFI	6%	1%	485
Innovative	4%	0%*	0*
TOTAL	100%	100%	2,101

* Innovative units are included in other income categories

Neighborhood Housing Program

This program's use of funds for homeowners and buyers at 60 - 80 percent MFI caused the total performance for this income category to exceed the Council guidelines (see chart below). This use of funds is appropriate because of Portland's high priced housing market and the need to provide assistance for home ownership to people at 60 - 80 percent and even 100 percent MFI who are otherwise unable to purchase a home.

Neighborhood Housing Program 96-98

Income	Resolution Guideline	Actual (Including Reservations)
0-30% MFI	33%	11%
31-60% MFI	51%	27%
61-80% MFI	6%	62%
81% + MFI	6%	0%
Innovative	4%	0%

Other Performance Observations

- HIF and Federal funds were used almost exclusively in Portland neighborhoods, not urban renewal districts in the Central City. However, a considerable portion of total housing production did occur in the Downtown because of the availability of Tax Increment Financing (TIF). Every effort should continue to be made to use TIF housing resources for affordable housing within urban renewal districts as stated in the March, 1998 TIF Housing Advisory Committee Report. We believe that all TIF districts with housing funds should also have affordable housing goals appropriate to the community or neighborhood.

- A significant shift to larger family rental units was made, this year 47 percent of new rental units had two or more bedrooms. The goal was 50 percent.
- RFPs targeted to the production of units for larger families and lower incomes were successful, requests for funding consistently exceeded resources available.
- The addition of a budget analyst focussing on housing and development of an interim database have resulted in increased accuracy and timely reporting of financial and performance data.
- 35 percent of respondents to a customer survey indicated that PDC's service has improved over the past year.
- Survey respondents gave PDC their highest ratings for "staff has good construction oversight knowledge" and "loan amounts for the project were fair".
- Results of the customer survey also indicated a need to clarify guidelines with all staff who work directly with customers to minimize confusion and frustration that terms for a project change as the project moves through underwriting to loan approval.
- Survey responses also highlighted the need to clarify decision-making authority within and outside the organization for both customers and other partners, although respondents indicated that things are moving in the right direction.
- PDC instituted a 60-year affordability requirement for family sized units affordable at 0-30 percent MFI. Efforts should continue to implement the Consolidated Plan's Principle III *There should be a direct relationship between the amount of public subsidy and the number of units affordable for a minimum of 60 years* by developing an implementation plan.

The allocation guidelines and principles adopted by City Council for the Housing Investment Fund are helping the city meet its affordability goals without jeopardizing the achievement of its total production goals. More funds have been directed to lower income households as per the guidelines. PDC has improved its management of housing funds in a manner more consistent with the guidelines and has encouraged mixed income projects. The housing finance system appears to be more focused and strategic *vis a vis* the types of housing supported, geographic dispersion, populations and incomes served.

Recommendations

New HIF/Federal Housing Guidelines

The success PDC has had measuring performance according to the allocation guidelines illustrates the value of such guidelines to achieving policy objectives. New guidelines should be developed for HIF and Federal housing resources for the next biennium. The following are HCDC's recommendations for the guidelines.

- Rental housing should continue to be the primary focus of these funds, particularly for households below 50 percent MFI. The need for more affordable rental housing has not decreased as rents continue to rise faster than wages. Funds should be targeted at below 50 percent MFI because market rents in several areas of the city are at 60 percent MFI,
- Preservation of existing affordable housing at risk of loss should be prioritized equally with new production so that production progress is not decreased by the loss of existing affordable units and public funds are used as efficiently as possible,
- Change how income categories are broken out by targeting at 0-30 percent, 31-50 percent, 51-60 percent, 61-80 percent and 81-100 percent MFI. Much of the city's rental housing market is at 60 percent MFI. Public funds should be used to create and preserve below market rate housing. Setting guidelines and goals at 31-50 percent will encourage the development of more below market rate affordable housing,
- Adopt the target of 50 percent of total production of units with 2 or more bedrooms to prioritize needed family housing,
- HIF/federal funds available citywide for owner occupied rehabilitation should be reserved for very low-income homeowners. Demand for rehabilitation assistance from owners at or below 50 percent MFI continues to exceed funds available and PDC will begin offering Fannie Mae rehabilitation and refinance products in FY98/99 which are designed to serve moderate income owners. In neighborhoods with BHCD target areas, households at 51-80 percent MFI who can not be served by the Fannie Mae products should be eligible for HIF/Federal rehabilitation assistance,
- First time homebuyer assistance should continue to be available to households up to 100 percent MFI. Although federal funds can only be used for households at or below 80 percent MFI, the guidelines should reflect the realities of our high cost local market
- Change the definition of "innovative housing" to add certain geographic areas of the city where affordable housing is not being developed and eliminate high density housing as an innovative housing type except in areas where it is not occurring. High density should not always be considered innovative. In some areas of the city the purpose for using this strategy has been achieved, and we are currently seeing high-density housing developed on its own in the market

HEG Recommended Guidelines for 1998-2000 Biennium

Housing Type	Original Guidelines	New Recommendation	Targeted Income
Rental	73%	75%	See table below
Home Owner Rehab	13%	11%	0-80% MFI*
Home Buyer	6%	6%	0-100% MFI
Innovative	8%	8%	No targeting

*Up to 80% in neighborhoods with BHCD target areas, citywide up to 50%

Housing Development Finance (Rental) Income Guideline Targets

Income	Original Guideline	New Recommendation
0-30%	33%	33%
31-50%	51%	40%
51-60%	6%	20%
61-80%	6%	7%
Innovative	4%	0%*

*Innovative categorized separately

Request for Proposals

PDC should build on its success using RFPs to encourage development types and target specific income groups. Scoring criteria should be used to encourage new affordable housing in areas of the city which have not traditionally carried a share of this type of development, but where the need does exist.

Asset Management

PDC and BHCD should begin to explore developing a comprehensive system to protect the significant investment of public funds that has been made in the past few years. Asset management should include compliance monitoring for rental rates and occupant incomes, site visits, periodic assessment of project stability, review of sponsor capacity, replacement reserves, project maintenance and upkeep.

Production and Affordability

The City has been able to meet both affordability and 2040 production goals over the past two years. These two-year guideline recommendations reflect the current market. Future guidelines should be reviewed and monitored regularly to determine if any adjustments are needed as market conditions change.

TIF Districts

- Continue to use TIF resources for affordable housing within urban renewal districts as stated in the March 1998 TIF Housing Advisory Committee Report
- All TIF districts with housing funds should also have affordable housing goals appropriate to the neighborhood or community
- PDC should consider using an RFP process in TIF districts because of the success they have had in meeting performance targets for other funds

State Funding for Housing

The City should continue to work with the State Legislature to fully fund the Housing Trust Fund and develop a long term dedicated funding resource for affordable housing statewide

Introduction

Background

In May, 1996, recognizing that a new local funding source was needed to address the housing affordability gap for low and moderate income households, the City Council allocated \$24.6 million from the General Fund to a Housing Investment Fund (HIF) to be used with federal HOME and CDBG housing funds over a two-year period. An additional \$3.4 million was allocated in September 1997 and available in January 1998. In adopting guidelines which allocated HIF and federal housing funds to various income levels and activities, the Council attempted to balance the city's need for affordable housing for lower income households and its commitment to meeting its growth management goals.

When the HIF was established, City Council designated the Portland Development Commission (PDC) as the administrator of the City's housing funds. The Council also charged the Housing and Community Development Commission (HCDC) and the Livable City Housing Council (LCHC), with the responsibility of reviewing program guidelines developed by PDC for the use of these funds and to *"annually assist City Council in the review of program performance"*. This is the second annual report and a two-year evaluation of the original HIF allocation guidelines.

Process

The Housing and Community Development Commission created the Housing Evaluation Group (HEG) to assist with the HIF evaluation. It consists of representatives of HCDC, the former Livable City Housing Council, the Housing Authority, lenders, non- and for-profit developers. PDC and BHCD housing staff serve as liaisons. The HEG agreed that four general standards or criteria would serve as the basis for review of the Portland Development Commission's administration of City housing funds. As a subcommittee of HCDC, the HEG also looks at how PDC's housing activities are meeting the principles and priorities of the Consolidated Plan.

The following are the principles/criteria adopted by the HEG to assist in the assessment of program performance:

- 1 *Implementation will be guided by the allocation guidelines by income group and housing activity adopted by City Council (Council Resolution No. 35521, p. 2, "Resolution" and p. 3, no. 4)*
- 2 *The City's investment in rental housing should be tied to the length of affordability and incomes served (Council Resolution No. 35521, p. 3, no. 6)*
- 3 *Home buyer assistance should be limited to first time home buyers. All home ownership assistance will include mandatory recapture and/or retention of affordability (Council Resolution No. 35521, p. 3, no. 7)*
- 4 *Customers and others in the community should participate in program development and be involved in ongoing feedback on programs and loan process*

PDC agreed to collect data and provide information that would enable the Housing Evaluation Group to evaluate compliance with the criteria. In addition to an analysis of the collected data, the HEG assisted PDC with development of a survey instrument to obtain qualitative information for Criterion 4.

Report

This report prepared by the Housing Evaluation Group provides a review of Portland Development Commission's implementation of housing programs funded by the City's Housing Investment Fund and locally received federal funds from July 1, 1996 through June 30, 1998.

The report is divided into five sections. Four focus on one of the above mentioned criteria. Each section reviews (1) the status of implementation, accomplishments to date and (2) an assessment and recommendations regarding implementation. The fifth section contains recommended revisions to the original Housing Investment Fund Guidelines and recommendations for funding.

The HEG presented its report to the Housing and Community Development Commission at the Commission's October meeting.

CRITERION 1

Implementation will be guided by the allocation guidelines by income group and housing activity adopted by City Council (Council Resolution No 35521, p 2 and "Resolution", p 3, no 4)

STATUS OF IMPLEMENTATION

PDC has focused on meeting production goals in accordance with the allocation plan outlined in the Council Resolution by revising policies and programs to better direct public subsidy to income levels of target populations

Volume of Production

When City Council discussed Resolution 35521, the City's projected share of meeting the region's 2040 housing goals was 2,500 units per year PDC estimated that with HIF, federal funds and TIF it could provide financial assistance to facilitate the development of one half of the City's goal There was concern at that time about the market's ability to meet the remainder of the two-year goal of 5,000 units However, according to the Bureau of Buildings, permits were issued in 1996 for 2,807 units, in 1997 for 3,273 units and through the first half of 1998 for 1,879 units Using permits as an indicator, it appears that Portland is surpassing its Region 2040 housing production goals without using subsidy for that specific purpose

For the two-year period 1996-98, PDC closed or committed financial assistance to produce 2,826 rental units, 113 percent of its two-year target This total includes TIF expenditures and commitments HIF and federal funds were used to close or commit loans for 2,101 rental units The City continues to be able to meet both affordability goals and 2040 production goals in our current housing market

In FY 97/98 PDC targeted funds more specifically to lower income large family units as per the Consolidated Plan and HIF allocation guidelines As Chart F (in the appendix) illustrates, over 47 percent of rental housing units assisted with HIF/Federal funds were 2 or more bedrooms Nineteen percent of rental units in closed or committed projects were for households at 0-30 percent median family income (MFI), compared with 7 percent in 1996/97

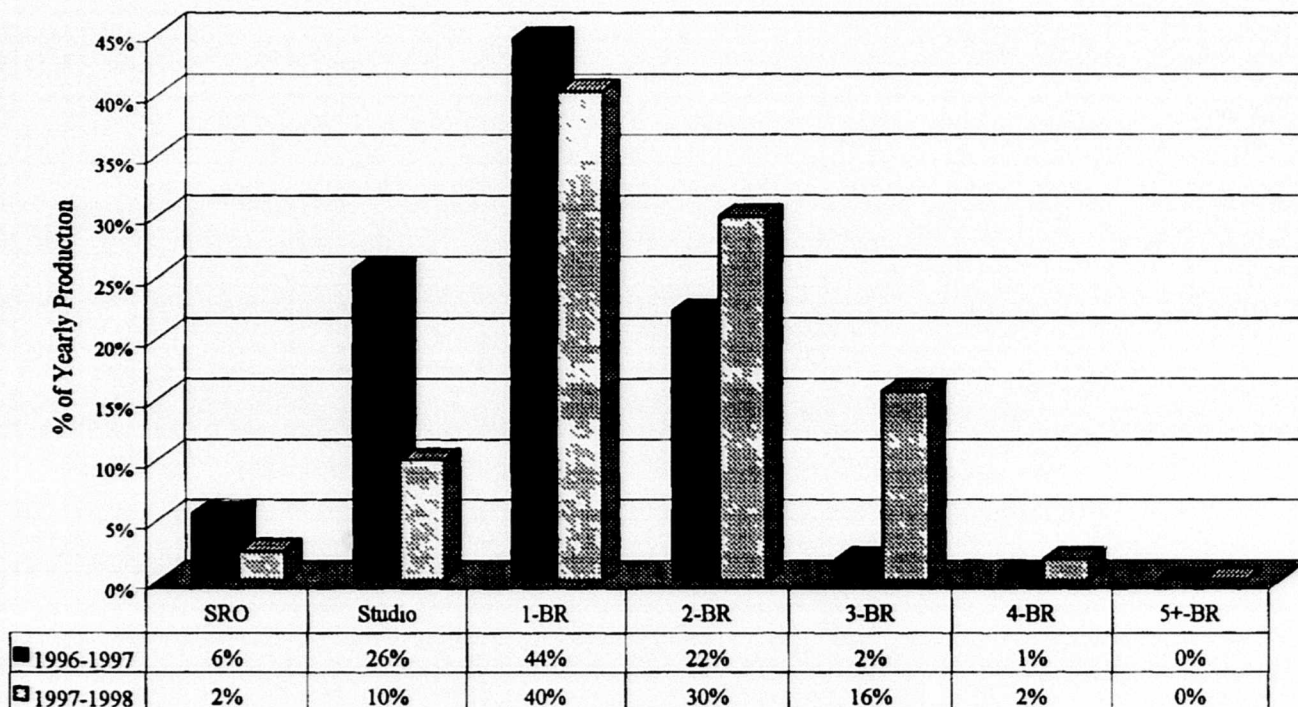
Available Funds

Resolution 35521 applied only to funds from HOME, Community Development Block Grant and the Housing Investment Fund Council guidelines estimated that \$43.8 million would be available for the biennium The two year revised budget shows \$58,942,619 available and \$41,964,458 closed and committed through 6/30/98 (See Chart A which also details reservations and the spring '98 RFP allocation) PDC has improved financial reporting of budget revisions and adjustments to the HEG by providing quarterly reports, which are reconciled and more easily understood by citizen reviewers

Unit Size of Rental Units

In the fall of 1996, after reviewing rental housing production over the previous five years, HCDC recommended to PDC that at least half of the units it funds be 2 bedroom or larger. The chart below indicates that PDC has made significant progress in this direction, particularly when compared with the previous year.

Rental Units by Percentage of Type Produced and Fiscal Year



Subsidy Per Unit

Data on PDC direct subsidy costs (net of program delivery costs) by unit size and income served show an average per unit subsidy of \$11,115 for rental housing, excluding TIF funded projects. PDC has also begun to calculate its subsidy by unit size, incomes served and persons housed. This analysis (CHART II below) indicates the different subsidy amounts needed for certain types of projects and allows PDC to better assess the proposals it receives through the RFP (request for proposal) process.

Average Subsidy Per Unit

HIF, Federal, and PLPA Funds <i>Average Subsidy Per Unit</i>	
Rental Housing	
Income Level Served	Average Subsidy per Unit
0-30%	\$ 23,016
31-60%	\$ 13,621
61-80%	\$ 4,818
81+% - Untargeted	\$ 504
Average	\$ 11,115

All Funds HIF, Federal, PLPA, and TIF <i>Average Subsidy Per Unit</i>	
Rental Housing	
Income Level Served	Average Subsidy per Unit
0-30%	\$ 23,833
31-60%	\$ 14,406
61-80%	\$ 4,818
81+% - Untargeted	\$ 4,286
Average	\$ 12,178

Geographic Distribution

Last year's report noted that a majority of rental units funded by PDC were in the downtown area, however, that included units funded with tax increment funds (TIF) which can only be expended in Urban Renewal Districts. For the two-year period 1996-98, HIF and federal housing funds were almost exclusively used outside urban renewal districts, however, significant production such as Pearl Court and Village at Lovejoy did occur downtown outside urban renewal areas. As the chart below illustrates, more units were assisted in North/Northeast Portland than in all of Southeast. In one instance HIF funds were used within a TIF district because there were no TIF monies available.

Geographic Distribution of Units Funded with HIF/Federal Funds

Closed and Committed	Total Funding	Total Units
Rental Housing (1996-98 Fys)		
Downtown*	\$ 4,067,497	555
North/Northeast	\$ 12,053,017	994
Inner Southeast	\$ 1,260,386	70
Outer Southeast	\$ 4,252,536	298
Citywide	\$ 1,590,000	184
Production Total	\$ 23,223,436	2,101
No Production**	\$ 1,782,564	0
Actual Total	\$ 25,006,000	2,101

See Chart F (in appendix) for funding totals and number of units

*Downtown expenditures include the Union Station Loan Guarantee for \$1million, this guarantee will be released for new commitments in the 98-99 fiscal year

** Refinancing, pre-development assistance and sprinklers Administration of Housing Programs

The HEG was unable to evaluate the efficiency or effectiveness of PDC's administrative costs for its housing programs. CDBG funds are used to fund most administrative costs including those associated with the other federal funds, specifically HOME and Rental Rehabilitation. CDBG funds are used also to maximize the availability of more flexible HIF funds. In order to assess administrative costs, research comparing PDC with other public and private lenders offering a similar range of products (bonds, fee waivers, property tax abatements, tax credits and pre-development project planning assistance) and services would be necessary. The HEG was not able to complete such an analysis this year.

Last year the HEG raised some concerns about the loan fees charged by PDC. PDC has eliminated loan fees for all housing loans with the exception of the Fannie Mae single family products.

Guideline Consistency

Two-year targets for incomes set in Resolution 35221 were not met. As Chart H (appendix) illustrates, two-year totals for closed and committed loans exceeded the guideline parameters for housing for households between 31-60 percent and 61-80 percent MFI housing, but fell short of the 0-30 percent goal. Chart H-1 (appendix) shows that twenty-three percent of the rental housing funds were closed, committed or reserved for 0-30 percent MFI, the guideline is 33 percent. Seventy-three percent of the assistance was for 31-60 percent MFI. The higher income (81+) and innovative targets were not met.

Very low income and higher income/innovative goals were not reached primarily because during the first year of HIF (1996/97) PDC funded projects in its existing application pipeline. Most large projects in the pipeline were either Low Income Housing Tax Credit or Tax Exempt Mortgage Revenue Bond financed projects for households at 50 percent and 60 percent MFI. Once these projects had been financed, PDC began to use the RFP process to stimulate production in accordance with the guidelines for HIF/Federal funds.

As the charts demonstrate, bond and tax credit financing continue to drive a great deal of Portland's assisted housing development. Chart H-3 shows that 81 percent of TIF was directed to projects for households at 31-60 percent MFI. PDC intends to continue to use semi-annual RFP cycles to more closely manage and encourage specific types of projects and incomes served. We recommend using guidelines and an RFP process for TIF housing funds, which will enable PDC to be more directive about the types of projects it assists in the future.

Sixty percent of all housing loans closed and committed for the two-year period ending June 30, 1998, were targeted to 0-60 percent MFI, although the allocation guidelines set a target of 51 percent. As noted above this is due primarily to PDC's initial focus on the pre-existing pipeline projects during FY 96/97. Last year only 7 percent of funds closed and committed (\$1.3 million) were for 0-30 percent MFI units, this year the cumulative percentage rose to 21 percent compared to the allocation target of 33 percent. If reserved funds and homebuyer assistance also are included, the cumulative percentage is 25 percent of all housing funds.

should include compliance monitoring for rental rates and occupant incomes, periodic assessment of project stability, review of sponsor capacity, use of project maintenance reserves and project upkeep

Production and Affordability

The City has been able to meet both affordability and 2040 production goals over the past two years. These two-year guideline recommendations reflect that success and our current real estate market. Future guidelines should be reviewed and monitored regularly to determine if any adjustments are needed as market conditions and circumstances change.

State Funding

The City should continue to work with the State Legislature to fully fund the Housing Trust Fund and develop a long term dedicated funding resource for affordable housing statewide.

owners of currently affordable rental housing to convert units to market rentals, condominiums or other uses. Preservation of the *existing* affordable housing stock has become a much higher priority, especially when production goals for *new* units are being met citywide. Future local housing expenditures should prioritize preservation needs equally with new production goals to avoid a net loss of affordable housing.

HEG Recommended Guidelines for 1998-2000 Biennium

Housing Type	Original Guidelines	New Recommendation	Targeted Income
Rental	73%	75%	See table below
Home Owner Rehab	13%	11%	0-80% MFI*
Home Buyer	6%	6%	0-100% MFI
Innovative	8%	8%	No targeting

*Up to 80% in neighborhoods with BHCD target areas, citywide up to 50%

Housing Development Finance (Rental) Income Guideline Targets

Income	Original Guideline	New Recommendation
0-30%	33%	33%
31-50%	51%	40%
	(at 60% MFI)	
51-60%	6%	20%
	(at 61-80% MFI)	
61-80%	6%	7%
Innovative*	4%	0%

*Innovative categorized separately

TIF Districts

Local HIF and federal housing funds should continue to be used citywide, but outside of urban renewal districts. Every effort should continue to be made to use TIF resources for affordable housing within urban renewal districts as stated in the March, 1998 TIF Housing Advisory Committee Report. We believe that all TIF districts with housing funds should have affordable housing goals. We note the success PDC has had meeting performance targets by using the RFP tool and suggest PDC consider using an RFP process in TIF districts.

Asset Management

Since 1995 Portland has invested (closed, committed and reserved funds) over \$58 million in housing citywide. PDC should begin to explore developing a comprehensive system to protect this significant investment of public funds. Such a system is the logical next step for the agency and city. This initiative

Recommendations: HIF/Federal Funds Guidelines and Funding for Housing

Revised HIF/Federal Housing Guidelines

The success PDC has had measuring performance according to the allocation guidelines illustrates the value of such guidelines to achieve policy objectives. New guidelines should be developed for HIF and federal housing resources for the next biennium. We recommend that rental housing continue to be the primary focus of these funds, particularly for households below 50 percent MFI and that preservation of existing affordable housing at risk of loss should be prioritized equally with new production.

We suggest a change in how income categories are broken out by targeting at 0-30 percent, 31-50 percent, 51-60 percent, 61-80 percent and 81-100 percent MFI. At this time much of the city's rental housing market is at 60 percent MFI. Public funds should be used to create and preserve below market rate housing. Setting guidelines and goals at 31-50 percent will encourage the development of more below market rate affordable housing.

Family sized units of 2 bedrooms or more remain a priority and we support continuing to target 50 percent of production for this type of unit recognizing the higher subsidy per unit cost.

HIF/federal funds available city wide for owner occupied rehabilitation should be reserved for very low-income homeowners. PDC has become a Fannie Mae Seller/Servicer and will begin offering homebuyer and rehabilitation loans for qualified customers in FY98/99. This new resource will be available for households with 60 percent MFI and higher incomes decreasing the need for HIF and federal funds for this population. These new loans are expected to generate revenue for the agency. These revenues should be dedicated to additional deferred payment loans for very low-income homeowners. In neighborhoods with BHCD target areas, households at 51-80 percent MFI who can not be served by the Fannie Mae products should be eligible for HIF/Federal rehabilitation assistance.

First time homebuyer assistance should continue to be available to households up to 100 percent MFI. Although federal funds can only be used for households at or below 80 percent MFI, the guidelines should reflect the realities of our high cost local market.

Innovative housing should continue to be an eligible activity for HIF. We recommend changing the definition of innovative housing to add certain geographic areas of the city where affordable housing is not being developed and eliminating high density housing as an innovative housing type except in areas where it is not occurring. High density should not always be considered innovative. It is currently being developed without subsidy in some areas of the city. Innovative funds have been used to fill gaps in projects specifically related to the innovative aspect of the project, e.g. design, transit oriented, mixed income and mixed use.

Preservation Projects

As we noted last year, the need for affordable housing in the city continues to increase as housing prices and rental rates outpace wages, particularly for lower and moderate-income households. At the same time federal support for housing continues to decrease as the real estate market is creating strong incentives for

- Review of Loan Guidelines, supported elimination of loan maximums and use of published loan averages (by unit type and income level) as basis for funding decisions,
- Review of PDC Development fee policy and staff recommendations for changes to guidelines, (ongoing), and
- Review and comments to PDC on Pre-development Loan and Loan Guarantee Programs, including new application form and checklist

Future work plan items include implementation issues related to 60 year binding affordability and discussion of equity investment, cash flow and performance bonds. The committee will also be looking at loan program guidelines overall for clarity and consistency as per the customer survey.

ASSESSMENT AND RECOMMENDATIONS

PDC has begun to produce a newsletter and should continue to do so. Informational meetings to announce changes to program guidelines or new RFP criteria are helpful to customers and should be scheduled on an as-needed basis.

In response to the survey, PDC should work internally with staff to ensure that guidelines are clearly understood and communicated to customers consistently throughout the RFP and underwriting processes. As the survey suggests, decision-making authority within the agency and with BHCD should be clarified internally and with customers. The Program Guidelines Committee should review the survey comments regarding programmatic suggestions with PDC staff to see if implementing them would improve services. PDC should report on its progress in these areas to the HEG.

PDC and the Program Guidelines Committee should continue to work on implementation of the 60-year affordability requirement for locally subsidized housing.

CRITERION 4

Customers and others in the community should participate in program development and be involved in ongoing feedback on programs and loan processing

PDC's housing staff has continued to involve customers and others in program review and design of rental and home ownership programs. Customer meetings and the publication of a monthly bulletin are specific efforts PDC has made to improve communication.

Customer Survey

A customer survey was developed by the HEG and distributed in June to a wide variety of persons who interact with PDC's Housing Development Finance Program. There was a 29 percent response rate, with most of the respondents for- and non-profit developers. (A summary of the survey results is attached.)

Over one third of respondents indicated that service at PDC had improved, 11 percent felt it had gotten worse. For-profit developers were more likely to state that service had improved.

Highest ratings for the agency were given for construction oversight, willingness to solve problems and loan amounts and terms being fair. Lowest ratings were in the area of program guideline clarity and consistent application of guidelines as well as clear communication to facilitate future project planning needs. There were also several comments indicating a need to clarify decision-making authority both within PDC Housing and between PDC and the City's Bureau of Housing and Community Development (BHCD).

Those who provided comments said that staff lacked decision-making authority and respondents were unsure who had the authority to make decisions. Others said loan documents were unclear and turn-around time on documents was too long. Concerns about guideline clarity, including the influence of politics on funding, and concerns about consistency of application were also raised. When asked how PDC could provide better information, respondents offered suggestions of monthly newsletters or seminars.

PDC housing management will use the survey results for organizational and staff development and improvement. Some suggestions such as publication of a monthly newsletter have already been implemented.

Program Guidelines Committee

The Program Guidelines Committee is made up of HEG members, housing developers, BHCD and PDC staff. During FY 97/98 the committee continued to work on several issues including

- Reviewing funding criteria, priorities and process for Fall, 1997 and Spring, 1998 HOME/CDBG/HIF RFP,
- Supported PDC recommendation to eliminate loan fees for housing development projects,
- Assisting in update of PDC loan documents (begun 12/97, ongoing),
- Review of roles and responsibilities of PDC Housing and Development Departments,

Last year PDC received an overwhelming and steady number of requests for home repair assistance from low-income homeowners in non-target area neighborhoods. The new Fannie Mae resource will be even more important as PDC tries to meet the demand of low income homeowners both in and out of target areas.

ASSESSMENT AND RECOMMENDATIONS

Retention and recapture provisions are essential to ensure that homes will be available in the future for low- and moderate-income families to purchase. All home ownership programs supported with public resources (CDBG, HOME, HIF) require either retention of affordability or recapture of public funds for future use.

PDC should monitor costs and revenues associated with the Fannie Mae loans to see if loan projections are met. An assessment of this activity should also include whether resources for and the number of loans made to very low-income households increased.

CRITERION 3

Home buyer assistance should be limited to first time home buyers All home ownership assistance will include mandatory recapture and/or retention of affordability (Council Resolution No 355212, p 3, no 7)

STATUS OF IMPLEMENTATION

Last year PDC reported that \$980,000 had been reserved for 44 new construction home buyer projects sponsored by four non-profits under the Shared Appreciation Mortgage program

During FY 1997-98, several projects receiving reservations of funds from the March 1997 RFP were committed and closed Two projects (Durham and Winkler) utilized HIF and TIF funds during construction, with the subsequent Shared Appreciation Mortgages using HOME funds All remaining projects used HOME funds The status of the projects as of June 30, 1998 is summarized below

<u>Sponsor</u>	<u>Reserved Amount</u>	<u>Reserved Units</u>	<u>Actual Amount</u>	<u>Actual Units</u>	<u>Status</u>
NECDC	\$300,000	20	\$297,000	11	\$27,273 average loan, funding complete
Durham	\$180,000	10	\$180,000	N/A	under construction
Franciscan	\$ 50,000	2	\$ 50,000	N/A	committed, closing 8/98
Hacienda	\$ 60,000	2	\$ 60,000	N/A	committed, closing 8/98
Sabin	\$390,000	10	\$390,000	N/A	committed, closing 9/98
Winkler*	\$300,000	15	\$223,500	8	\$27,938 average loan, 2-3 more in 98/99

*TIF money reserved outside of RFP

All projects except one use the Shared Appreciation Mortgage mechanism to recapture the initial public subsidy plus a percentage of the appreciated value of the home in the future Sabin's 10-unit project will use the Ground Lease mechanism to ensure permanent affordability of all units

Project Buydown, administered by the Portland Housing Center, helped 34 households become home owners with funding (\$500,000) received from PDC Project Buydown offers a principal buy down to assist first-time buyers qualify for mortgage loans in today's high cost market The maximum subsidy for this program, which has recapture provisions, is \$15,000

PDC applied for and been approved as a Fannie Mae Seller/Servicer and will begin to offer Fannie Mae homebuyer loan products in FY 98/99 These loans will be available to households with incomes up to 120 percent MFI Fees generated by this activity are anticipated to exceed costs The additional revenue will enable PDC to use more CDBG funds for home owner rehabilitation loans for very low income owners PDC estimates that \$16 million in new loans (purchase plus rehab and refinance with rehab) will be originated during FY 98/99

be something less than 100 percent of the units in a project City Council approved the revised Consolidated Plan in May, 1998

Assessment and Recommendations

PDC should work with the Program Guidelines Committee to develop an implementation plan and methodology for determining the number of designated units in assisted projects as soon as possible, but complete it before the end of FY 98/99 Affordability restrictions should be tied to the land not specific loan or financing documents

CRITERION 2

The City's investment in rental housing should be tied to the length of affordability and incomes served (Council Resolution No 35521, p 3, no 6)

STATUS OF IMPLEMENTATION

This criterion is based on Principle III of the Portland/Multnomah Consortium's Consolidated Plan, which was revised by HCDC in April and City Council in May, 1998 to link amount of subsidy to the number of units affordable for a minimum of 60 years

Length of Mandatory Affordability

PDC has required rental housing projects receiving assistance to maintain affordability restrictions for 30 years. Since the Spring of 1997, units for families at or below 30 percent MFI with two or more bedrooms have been required to have 60 year affordability based on the deeper local subsidy required to develop these units.

During the summer of 1997, HCDC formed a work group to examine increasing the affordability term required for locally subsidized rental housing. The work group considered various ways of maximizing the unit years of affordability so as to provide the most public benefit for the public's investment. The group's report, *Long Term Affordability for Publicly Funded Rental Housing*, was presented to HCDC in February 1998. Below are the report's recommendations:

- Local subsidies should be used to encourage the development of stable mixed income communities. These subsidies should target a variety of income levels within projects.
- Local subsidies for substantial rehabilitation and new construction of rental housing should require a minimum of 60 years affordability with rent restrictions to run with the property separate from loan terms.
- When a unit is identified as a *designated unit*, that unit should remain affordable for a minimum of 60 years regardless of the income group targeted or size of the unit.
- The number of designated units in a project should be related to the amount of subsidy.
- Longer affordability terms than 60 years, or a greater number of designated units than required, may be used as RFP selection criteria or bonus rating points.
- Loan repayment terms may or may not extend to 60 years.
- The City should devote resources to ongoing monitoring of assisted housing to ensure compliance and to evaluate the effects of this policy on the utilization of public resources as well as progress toward achieving City housing goals.
- Identification and further study of market indicators should be undertaken to allow periodic policy review.

The work group recommended increasing affordability terms to 60 years for all units *designated* by PDC as affordable and revising Principle III of the Consolidated Plan to link the amount of subsidy provided to the number of units affordable for a minimum of 60 years. HCDC approved the recommendations and revised Principle III accordingly. HCDC stated its clear preference for mixed income projects, indicating that the number of designated units should not only relate logically to the amount of local subsidy, but also

Two Year Guidelines

The original guidelines for the Housing Investment Fund and Federal housing funds were for the 1996-98 biennium and assumed the future availability of a statewide dedicated affordable housing resource. The State Legislature did not create such a resource during the 1997 session. Funds available for affordable housing in the future in the City will be limited to CDBG, HOME, HIF program income, smaller general fund allocations and TIF in specific urban renewal districts with housing goals. PDC has also developed new revenue generating activities in the Single Family Rehabilitation and HomeBuyer program areas. Because of these changes the HEG and HCDC believe that the HIF/Federal Allocation Guidelines should be amended for the next two-year period.

New guidelines for HIF and federal funds should be developed. The Housing and Community Development Commission's recommendations are found in Section 5.

PDC should consider using the RFP tool as a way to encourage a broader mix of incomes both within projects and, while not HCDC's charge, within TIF districts. The re-emergence of TIF increases its importance as an affordable housing resource in the city's urban renewal districts. Eighty-one percent of TIF funds over the past two years have been used to finance housing for 31-60 percent MFI housing, a function of larger financing tools that drive new rental construction.

The improved fiscal information also supported program staff's ability to plan RFP offerings, begin to analyze funds per project, per unit and by persons housed, and inform customers of funds available

Reporting Program Information

Although some changes have been made, the information and reporting system is not fully on line. Loan servicing has been contracted out for simple amortizing loans. PDC's Housing Department did develop an interim database system this year and PDC estimates that the full system will be operational by 6/30/99.

PDC should complete the development and implementation of an information and reporting system linked to the financial system to facilitate analysis and evaluation of housing activities. PDC should continue to update its database information on current construction costs. HEG expects to receive quarterly progress reports on the system.

Assistance According to Guidelines

PDC does not budget according to the guidelines (Chart E), but has used the RFP process to align expenditures more closely with them. By looking at activity in the second year compared to the first, one can see what can happen when programs are managed and targeted to develop housing for specific income groups, family sizes and to support public policies. These efforts should continue, particularly as resources for very low-income renters decrease. In addition PDC should continue to take advantage of the role it plays as a critical gap financing source for projects which would otherwise be targeted to a narrow income range such as LIHTC financed projects. The need for local funds can be used to encourage a broader mix of incomes and increase the number of lower income units.

Production

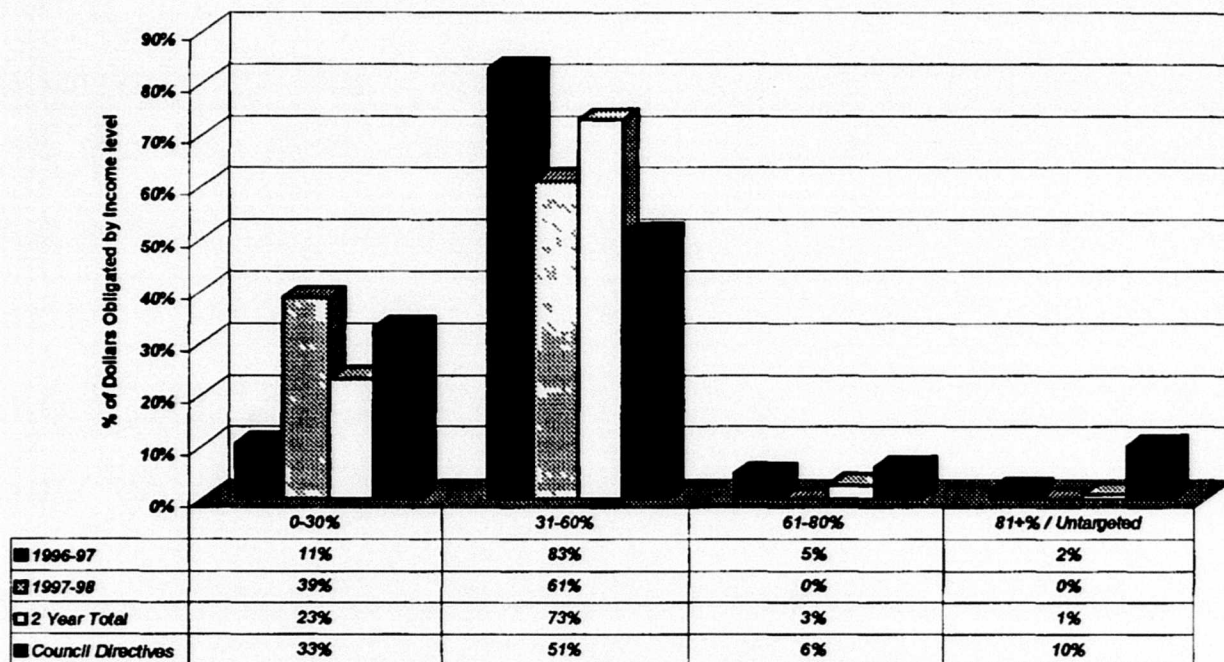
PDC assisted 2,826 rental units (including TIF financed units) over 2 years, exceeding its production target of 2,500. Since January 1996 the City issued permits for 7,959 units, also exceeding its expectations. As the report stated last year, conversion of older affordable units to higher end market units or condominiums erodes progress made and highlights the continuing need for affordable housing resources.

Every effort should be made to continue to use TIF housing resources in urban renewal districts for housing development as recommended by the TIF Housing Advisory Committee to maximize the amount of HIF and federal funds available and used in other neighborhoods citywide.

We recommend continuing to seek additional affordable housing resources to support both new production and preservation of the city's affordable housing stock.

Twenty-four percent of all rental loans closed and committed for the two year period were for 0-30 percent MFI units, 72 percent for 31-60 percent units. Sixty-two percent of homeowner rehabilitation assistance went to households with incomes at 0-80 percent MFI.

Percentage of Rental Dollars Obligated by Income Level and Fiscal Year



In addition to the HIF/Federal funds, PDC has used TIF resources to purchase 333 Oak (a preservation project), fund the Hamilton II replacement housing, and fund rental housing targeted to 0-30 percent and 31-60 percent MFI households in urban renewal districts.

PDC issued two RFPs during FY97/98 to target housing resources to lower income and larger households, distribute housing geographically and to encourage innovative housing types such as transit-oriented housing along light rail. Requests for funding consistently exceeded resources available. The level of response would appear to indicate that there is sufficient capacity in the community to develop lower income housing if resources are specifically targeted for such housing.

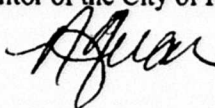
ASSESSMENT AND RECOMMENDATIONS

Last year the HEG report raised serious concerns about PDC's ability to generate accurate and generally understandable financial information about the public housing funds it is responsible for. Over the past year PDC has improved its fiscal systems and both internal and external reporting of financial information. Accurate and consistent quarterly reports were provided on time to the HEG throughout the year. PDC incorporated suggestions of committee members, such as including extensive budget notes detailing various adjustments or revisions.

BE IT FURTHER RESOLVED that the City Council will annually review the performance of programs funded by the Housing Investment Fund and federal programs with the advice of the Housing and Community Development Commission

Passed by the Council, **NOV 04 1998**

Commissioner Gretchen Miller Kafoury
Wendy Cherubini
November 4, 1998

BARBARA CLARK
Auditor of the City of Portland
By  Deputy

Agenda No **1641**

RESOLUTION NO

Title **35739**

Accept the Housing and Community Development Commission Report entitled Implementation of Housing Assistance Programs including new Housing Investment and Federal Housing Fund income and activity allocation guidelines (Resolution)

INTRODUCED BY	Filed OCT 29 1998
Commissioner Gretchen Miller Kafoury	Barbara Clark Auditor of the City of Portland
NOTED BY COMMISSIONER	
Affairs <i>Gretchen M. Kafoury (to)</i>	By <u><i>Cay Kuschner</i></u> Deputy
Finance and Administration	For Meeting of _____
Safety	
Utilities	
Works	
BUREAU APPROVAL	ACTION TAKEN
Bureau Housing & Community Development	
Prepared by Date Wendy Cherubini 10/30/98	
Budget Impact Review	
Completed x Not Required	
Bureau Head Steven D Rudman, Director <i>S. Rudman psc</i>	

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS	
		YEAS	NAYS
Consent Regular <input checked="" type="checkbox"/>	Francesconi	Francesconi	✓
NOTED BY	Hales	Hales	✓
City Attorney	Kafoury	Kafoury	✓
City Auditor	Sten	Sten	✓
City Engineer	Katz	Katz	✓