

HOUSING PRODUCTION & PRESERVATION/ Housing Development & Finance Tools

The goal of the Housing Development & Finance Tools program is to invest housing resources along the housing continuum, with an emphasis on homes for those households not served by the private marketplace, to maximize long-term outcomes, increase leverage, and promote cost-effectiveness.

Housing Development and Finance Needs

See Market Analysis for a discussion of housing needs.

Housing Development & Finance Tools Program Description

The Housing Development & Finance Program provides financing tools for the development of rental housing projects, home ownership opportunities, public facilities, and related infra-structure. Those tools include obtaining Float Loans and Section 108 loan guarantees; making loans and/or grants of housing and community development formula funds to sponsors of development projects that meet housing policy objectives; and leveraging other local, state, and federal resources.

The Program seeks to identify sources of rent subsidy, e.g. a Project-Based Section 8 voucher or VASH voucher. When it can do so, PHB will create permanent supportive housing units, pursuant to the joint City-County 10-Year Plan to End Homelessness. The Housing Development & Finance Program also provides technical assistance on project financing to potential project sponsors.

The Housing Development & Finance Tools Program works in coordination with State Department of Housing and Community Services Consolidated Funding Cycle, in order to position projects for tax credits and other development resources administered by the State.

Housing Development & Finance Tools

HOME

See strategy following this section.

HOPWA

See strategy following this strategy.

FLOAT

CDBG float is a method to assist in financing projects by providing short-term loans interest-free or at favorable interest rates. Loans are for a maximum of 30 months.

Float loans are available when all of the City’s CDBG resources are not needed in the year for which they are budgeted. Federal funds drawn in the year in which they are budgeted but not actually spent in that year can be used on a short-term basis until they are needed for the projects for which they were budgeted.

When float repayments are received, the repayments of principal and interest are considered program income. The program income is used to fund the projects for which the funds were originally budgeted. Any excess is used to fund other projects included in the *One-Year Action Plan*.

The City may, from time to time, and subject to availability of resources, use the float-financing tool for projects. The projects may be public facilities or improvements, acquisitions, rehabilitation, and/or construction. The City will select projects based upon whether the project furthers the principles and priorities expressed in the *Consolidated Plan* and the City’s strategic plan.

At such time as the City decides to use the float-financing tool, it will prepare a *Consolidated Plan* amendment and publish it for public comment. The notice will include the name of the float, the intended recipient, the loan amount, the term (not to exceed 30 months), the anticipated program income over the term of the loan, and the form of security for the loan. A copy of the Amendment will be filed with HUD within a reasonable period following its adoption.

The City currently has no float loans outstanding. If the City desires to make a float loan, PHB will summarize it in the form set at **Table 11**.

TABLE 1: OUTSTANDING FLOAT

Name of Float Loan:	Project One	Project Two
Recipient of Float Loan:		
Loan Amount:		
Term of Loan:		
Action Plan Describing Use of Funds:		
Date of Amendment to Action Plan:		
Anticipated Program Income over Term of Loan:		
Form of Security:		
Additional Information:		

BEDI/Section 108 Loan Guarantees

Section 108 Loan Guarantees provide financing to projects that create significant employment opportunities or provide other significant public benefits to low-income residents. The Loan Guarantee may be used to meet local needs for redevelopment of actual or perceived Brownfield sites, or projects that would create jobs but require additional funding to proceed. The City successfully applied in FY 2008-09 for a

\$15,000,000 Section 108 loan guarantee to fund preservation of expiring-use projects and other key development projects.

Training and technical assistance for potential project sponsors.

Coordination with private pre-development loans from Enterprise Community Partners,

Coordination with service funding from Multnomah County and/or the State of Oregon, to provide housing linked with services for people experiencing homelessness.

Housing Development & Finance Tools Project Selection Criteria

PHB will make the funds available through a competitive Request for Proposal Process. The RFP will provide information about policy objectives and available funding, including rent subsidies and service funding, where available. The RFP will be advertised broadly, to for-profit and non-profit developers. A public bidders' meeting will be held to answer questions. Technical assistance will be available to project sponsors. PHB will convene a selection committee. The selection committee will include at least one community representative. The selection committee will make funding recommendations to the Director. The Director is not bound by those recommendations. The Director, in consultation with the Housing Commissioner, will make the final decision.

Program Eligibility

Project sponsors may be private for-profit companies and/or nonprofit organizations. Project sponsors must demonstrate capacity for development, ownership and long-term management. For projects awarded HOME funding, preferences will be given to organizations that are certified Community Housing Development Organizations.

Potential Barriers

Services are a critical element of Permanent Supportive Housing. The identification and long-term commitment of service funding to PSH projects continues to be a challenge as federal, state, and local budget cuts erode the social service system.

Increased costs in materials and services to build housing units will affect the number of units that PHB can produce.

A decline in Federal housing development resources will adversely affect the number of units that PHB can produce.

A decline in available TIF resources will adversely affect the number of units that PHB can produce.

The high demand for the limited supply of federal Low Income Housing Tax Credits and the difficulty of obtaining project financing from private sources may adversely affect the ability of sponsors to obtain a complete financing package for projects that PHB has

selected for funding, and could result in project delay or, in some cases, project discontinuation.

Partner Agencies and Organizations

The Housing Development Center provides technical assistance in project development, construction management and asset management to the nonprofit community development organizations who make up the majority of project sponsors.

The Network for Oregon Affordable Housing is an association of financial institutions that provides lines of credit for working capital, bridge and construction loans; maintains the housing preservation database and provides technical assistance on preservation of expiring use properties.

The Oregon Opportunity Network organizes input from the non-profit community development sector on housing policy, underwriting guidelines, and asset management guidelines. Oregon ON also provides training and technical assistance to its members.

Enterprise Community Partners provides limited pre-development funding to non-profit project sponsors to allow them ample time to gain site control and perform appropriate due diligence before making application for project funding.

The Neighborhood Partnership Fund and the Community Development Law Center provide training and technical assistance to the nonprofit project sponsors in the areas of board development, fiscal management, project development, project management, asset management, and other organizational issues.

Complementary National, Regional and Local Efforts

This Administration has paid renewed attention to the important role rental housing plays in the lives of many Americans. This strategy provides financing tools to address the documented shortage of deeply affordable rental housing for low-income Portland residents, including those transitioning out of homelessness. The private market has not addressed these needs at the necessary scale.

This strategy can be used to accomplish other important goals in HUD's Strategic Plan, including the creation of sustainable communities of opportunity.

This program complements regional affordable housing goals established by METRO in its 2040 Plan by encouraging the development of additional housing within the City of Portland and in proximity to its mass transit system. This program also fulfills the City's obligations under Title VII of Metro's functional plan, related to the development of more affordable housing.

Geographic Service area (including areas of low-income families and/or racial/minority concentration)

The Housing Finance & Development Tools program is available Citywide. Publicly funded rental housing development is subject to the City's location policy, adopted by ordinance by the Portland City Council .

The goal of the location policy is to discourage the concentration of poverty. The policy limits the development of new units of City-subsidized affordable housing in Impact Areas, census block groups where the majority of residents are low-income and twenty percent or more of the housing units are publicly assisted. Under the location policy, affordable housing projects applying for City-controlled funding must either locate outside of Impact Areas or must meet certain exception criteria to remain eligible for financial support. Exceptions are available for proposed projects that meet local community needs or the objectives of an adopted neighborhood plan.

The full text of the local policy is at

<http://www.portlandonline.com/phb/index.cfm?c=52981>

PHB anticipates that it will review the policy in the next 18 months in connection with development of a 10-Year Housing Strategy.

3. Monitoring

PHB will monitor compliance with Federal regulations, as set out in Section 1.

4. Outcomes and Measures

Information and program outcomes to follow.

Public Facilities

The goal of the program is to develop or rehabilitate public facilities such as day shelters, food bank warehouses, or group homes, in order to improve the living environment for low-income City residents and to serve low-and moderate income neighborhoods.

Public Facility Needs

Public facilities are an indispensable part of the infrastructure of a sustainable urban community. The need for public facilities funding is demonstrated by the frequent requests submitted to PHB and elected City Commissioner's offices by nonprofit organizations that want to upgrade facilities in order to serve low-income people or low-and moderate-income neighborhoods.

On occasion, plans developed with extensive public input have also called for public facilities. For example, the need for a day shelter for homeless adults has been identified in *Home Again: a 10-Year Plan to End Homelessness*.

Description of Public Facilities Program

The program funds nonprofit organizations that serve low-income people or low-and moderate- income neighborhoods to upgrade and/or develop new facilities. The program funds such projects as improving the heating system of a homeless shelter, constructing a food box distribution center, reorganizing and upgrading the storage and operation space of a food bank, building a new day shelter, or acquiring and rehabilitating a group home.

Program Tools

Access to debt-free working capital for facility upgrades and/or new development. Funding may be provided in the form of a grant or a loan, depending on the financial need of the project and the sponsoring organization.

Project Selection

Projects are selected through an annual competitive Request for Proposals Process. The criteria are included in the application materials, and include the extent to which the project aligns with PHB's three strategic objectives: ending the institution of

homelessness, increasing the range of housing opportunities for low-income people; and expanding economic opportunities for low-income people. A selection committee that includes members of the public ranks all applications and makes recommendations to the PHB Director and the Commissioner-in-Charge, who make the final decision.

Program Eligibility

Projects receiving assistance under this program must be able to document that they will meet the HUD national objectives of serving either low/mod clientele or a low/mod area.

Eligible types of facilities and improvements include
facilities for persons with special needs
facilities for the homeless
facilities serving low-income people
facilities serving low- and moderate-income neighborhoods

Potential Barriers to Success

Through this program, PHB can provide capital funding for a public facilities project. However, the project sponsor must be prepared to pay the ongoing operating expenses of the public facility, including utilities, staffing costs, and ongoing maintenance. Because it can be difficult to find a secure financing stream for operating costs, fewer public facilities are created than are needed.

Cuts to federal funding or changes to the funding formulae that either directly diminish PHB's entitlement or decrease prospective sponsors' to carry operating expenses would decrease the number of public facilities projects funded under this program.

Partner Agencies and Organizations

PHB is open to partnering with other agencies and organizations on public facilities projects. In the past, PHB has partnered with the City of Portland Parks Department, the Oregon Food Bank, and a variety of community-based organizations on public facilities projects. To create a day center for adults experiencing homelessness, PHB would seek to partner with one or more of the agencies currently serving adults currently experiencing chronic homelessness. However, as described above, all specific projects would be selected through a competitive RFP process.

Complementary National, Regional and Local efforts

This program can complement other initiatives by providing funding for capital projects that house important social programs. For example, if the Public Facilities Program is used to fund the day center linking adults experiencing homelessness to housing, services, and employment, it would complement our local homeless plan, *Home Again: the 10-Year Plan to End Homelessness*, and national efforts to end chronic homelessness. Funding for food bank and food pantry facilities complements the Governor's statewide campaign to end hunger.

Geographic Service Areas (including areas of low-income families and/or racial/minority concentration)

This program is available to fund projects citywide.

Monitoring

This program will follow the monitoring protocols described in Section ___.

Draft Strategy 4/13/11

Outcomes and Measures
Information and program outcomes to follow.

Infrastructure Improvements

The goal of this program is to promote a sustainable living environment by funding the infrastructure to support new affordable rental housing developments.

Infrastructure Needs

Frequently, the development of affordable rental housing prompts off-site infrastructure improvements, e.g. streets, sidewalks, curbs and gutters, water and sewer, storm drainage, street trees, dry wells. The City's Bureau of Development Services requires these improvements when a new project is built. Rehab projects may also trigger these Code requirements.

Adding the costs of new streets and/or other infrastructure to the development costs of an affordable housing project would make it very difficult to meet the City's goals of building more housing affordable at 0-30% MFI, including Permanent Supportive Housing and large family housing. At a minimum, these costs would add debt to the project, requiring the developer to charge higher rents and reducing the ability of the project to house very low-income people. At worst, the additional infrastructure costs would make the project financially unfeasible.

The Infrastructure Improvements program treats off-site infrastructure improvements adjacent to new affordable housing development as a separate activity, funded out of CDBG. This relieves the housing project of the expense, and makes it possible for developers to create housing affordable to households with incomes from 0-30% MFI.

Infrastructure Improvements Program Description

The Infrastructure Improvements Program provides resources for off-site improvements undertaken in coordination with the development of new publicly-funded affordable rental housing. This program is separate and distinct from the Affordable Rental Housing Development program.

PHB will typically enter into intergovernmental agreements with the City of Portland Water Bureau, Bureau of Environmental Services, and/or the Department of Transportation to carry out the improvement(s).

Program Tools

CDBG funds are used to pay for off-site improvements.

Intergovernmental agreements are developed with the City Departments responsible for carrying out those improvements. CDBG funds are used to reimburse expenses incurred by the Department in performing the work.

Project Selection

Housing development projects seeking Infrastructure Improvement funds come to PHB through many doors. Typically, Infrastructure Improvement projects will be selected in

conjunction with the Affordable Rental Housing development Request for Proposals (RFP) process described at p. _____. The RFP funds may be used for Infrastructure Improvements. Project sponsors that apply for Affordable Rental Housing development funds in the RFP may specify their intent to use a portion of the funds for Infrastructure Improvement. The Infrastructure Improvement activity will be set up separately from the development activity.

On occasion, Infrastructure Improvement projects will come to the attention of PHB through a request for financial restructuring, a site-based initiative undertaken to preserve existing affordable housing or to respond to a unique opportunity, or after HUD has selected a project to receive Section 202 or 811 funding. If PHB has Infrastructure Improvement funds available, it will consider applications for Infrastructure Improvement funds on a case by case basis. It will take into account whether expenditure of these funds on a particular project would further PHB's strategic objectives: ending the institution of homelessness, increasing the range of housing opportunities for low-income people; and expanding economic opportunities for low-income people.

Program Eligibility

Affordable housing development projects that receive CDBG, HOME, other Federal or local funding are eligible to apply.

Potential Barriers

Increases in the cost of infrastructure improvements, or changes in local policy exempting most affordable housing development from system development charges, would result in fewer projects.

Cuts to federal funding for HUD programs, or changes to the allocation formulae used by HUD, would reduce the number of affordable housing development projects funded, with a corresponding reduction in the number of projects eligible for the Infrastructure Improvement program.

Partner agencies and organizations

PDC manages the Affordable Rental Housing RFP. Projects may apply in that RFP for Infrastructure Improvement funds.

HUD selects Section 202 and 811 housing development projects. Those projects are eligible to apply for Infrastructure Improvement funds.

The City's Bureau of Development Services determines the extent of off-site infrastructure improvements required in conjunction with the development of a new affordable housing project.

The City Water Bureau, Bureau of Environmental Services, and Department of Transportation carry out the infrastructure development work.

PHB documents the project's eligibility and reimburses the City Bureaus for expenses.

Complementary National, Regional and Local Efforts

By paying for off-site Infrastructure Improvements, this program keeps down the cost of developing affordable housing, and supports the development of housing serving extremely low-income households (0-30% MFI). As discussed in the Affordable Housing Development section at p.____, above, units that are affordable at 0-30% MFI are a necessary component of any effort to end chronic homelessness, end family homelessness, and provide housing for individuals and families with special needs.

Geographic Service Areas (including areas of low-income families and/or racial/minority concentration)

City-wide.

Monitoring

Infrastructure Improvements activities will be monitored as described in Section 1. There is no on-going or annual monitoring requirement after the infrastructure is built.

4. Outcomes and Measures

Information and program outcomes to follow.

Housing Services: Access and Stabilization Program

The goal of the program is to promote long-term housing stability by providing a continuum of services that assist individuals and families in locating, obtaining, and maintaining decent affordable housing.

Need for Housing Services

Low-income households may face multiple barriers in locating, obtaining, and maintaining decent affordable housing, including:

Lack of income to pay monthly rent, utilities, etc.

Lack of funds to pay initial move-in costs

Inability to meet tenant screening criteria, including criminal history, poor credit history, poor tenant history

Inability to locate appropriate housing (can't find or don't know how to look)

Inability to retain housing over time
Inability to maintain unit to required standards
Discrimination in housing or other impediments to Fair Housing
Landlord-tenant issues
Lack of documented resident status
Structurally unsafe housing, including units that do not meet City housing code, and/or have lead, mold, or other environmental hazards
Displacement due to gentrification

Need for Fair Housing

The most recent Analysis of Impediments to Fair Housing (AOI) was completed in 1996. An updated AOI will be completed by September 2005. Portland residents filed a total of 189 fair housing complaints with HUD from 1996 to mid-2004.

Need for Rent Assistance

Rent assistance is an important tool to ease the rent burden on low-income households. Multnomah County residents have an extraordinarily high rent burden. An analysis of the number of Multnomah County households paying more than 30% of their income for rent is at p. ____.

Over the last 10 years, the City has invested federal and local funds to develop affordable housing under the ownership and management of local non-profit community development corporations (CDCs). Rents for these properties were set to be affordable to households with incomes between 30% and 60% MFI. However, a 2004 survey of CDC members of the Community Development Network indicated that 68% of tenants in CDC housing have incomes of only 15% to 30 % MFI. This means that 68% of the residents of the existing affordable non-profit owned housing stock are experiencing significant rent burden. *See CDN Property and Asset Management Working Group Presentation at CDN Public Forum 6-17-04*

Rent assistance is also an important tool for preventing and ending homelessness. The professional evaluation of the Transitions to Housing short-term rent assistance program documented the need for additional rent assistance based on the fact that available funds were completely subscribed, and agencies had to turn away many requests for assistance.

Need for Access, Placement and Retention Services

On average, 3,500 searches for housing are completed each week on HousingConnections.org, illustrating the demand for an affordable housing locator. The Ready to Rent program graduated 429 people in FY 2003. The Portland Housing Center has licensed 52 community agencies to provide Ready to Rent training to their clients. [The Fresh Start program helps people who would not pass standard tenant screening criteria to access permanent affordable housing. The need for the program is evidenced by the strong interest local agencies have shown in becoming Fresh-Start certified. Currently, ten local agencies are Fresh Start certified. This means that they have agreed to support their clients in](#)

permanent housing for up to one year, and can refer tenants for placement into permanent housing operated by providers that have agreed to participate in the Fresh Start program. From March 1998 to August 2000, 210 units were rented to households as a result of Fresh Start referrals. Seventy-seven percent of these tenants (167) went on to become successful renters. Due to lack of administrative support, the program was put on hiatus until 2003, when it was identified as a tool to prevent and end homelessness. Possible pull quote:

360 low-income individuals were served by the Shared Housing project in FY 2003. The need for relocation services varies from year to year, depending on the number of households that required assistance in relocating units that have significant lead hazards or otherwise do not meet Housing Code requirements.

1092 low-income individuals used the Renters Hotline in FY 2003 for information and referral about landlord-tenant issues, habitability issues, and related housing issues.

The Housing Development White Paper prepared in association with *Home Again: the 10-Year Plan To End Homelessness*, identified the need for a Risk Mitigation Pool. The goal of the pool is to open up new housing opportunities for individuals and families that face multiple barriers to housing, while at the same time providing financial stability to the publicly subsidized housing inventory. The Risk Mitigation Pool would set aside funding to mitigate potential financial risks to owners of new or existing units programmed for occupancy by homeless households. These risks were identified by housing providers, and include excessive wear and tear, unpaid rent, vacancy loss, higher turnover, and the need for increased maintenance or security. These risks were not addressed in underwriting of existing projects, since the units were not intended for the homeless population that nonprofits now are being asked to serve. New projects will be able to use the pool to keep development costs down. The nonprofit affordable housing community is participating in the design of the Risk Mitigation Pool.

Program Description

The Housing Services program area addresses barriers to locating, obtaining, and maintaining decent affordable housing. Program staff monitor the housing market and gather data from service providers to determine the most significant barriers, and then fund programs to address those barriers. When necessary, existing programs are restructured to better address barriers. Housing Services activities that no longer meet current barriers or are not meeting performance outcomes are discontinued, and the resources are moved to fund services that address current needs.

The **Fair Housing** activities are primarily directed at increasing public awareness of and enforcing fair housing laws. The Siting Council is a citizen panel that facilitates siting of publicly or privately funded housing projects and public facilities, when the populations housed or served may raise concerns in the community. , a web-based housing locator, to present a wide array of housing opportunities to all prospective tenants, without regard to protected class status. HousingConnections.org is a web-based housing locator service that furthers fair housing by presenting a wide array of housing opportunities to all prospective tenants, without regard to protected class status.

Short term rent assistance has been identified as a significant tool in preventing and ending homelessness. Short term rent assistance programs like Transitions to Housing

provide shallow rent assistance, move-in costs, security deposits, and other flexible financial assistance to support low-income households in permanent housing. The local systems for accessing short term rent assistance funded by the City of Portland, Multnomah County, the City of Gresham and the Housing Authority of Portland are undergoing a redesign. A multi-jurisdictional planning process that incorporated significant public participation has made a series of recommendations: The goals of the short term rent assistance program should be safety off the streets, placement into permanent housing, and retention of permanent housing. The current short term rent assistance programs should be merged into a single unified system. The system should be administered through a single entity, selected by a competitive procurement process. The final decision regarding the rent assistance redesign will be made by the City and County Commissioners, and should be complete by close of 2005.

PHB employs many **access, placement and retention** strategies. Housing Connections, a web-based housing locator, currently lists over 54,000 units in the four-county Portland-Vancouver metro region with a special focus on affordable, accessible and special needs units. Housing Connections has also just implemented a housing services database to assist households to find services that will help them obtain and maintain housing. Shared Housing helps elderly and other low- and moderate- income people who cannot afford or do not want to live alone, to locate, evaluate, and select shared housing and living situations that meet their economic and social needs. Shared Housing will match people who wish to share their homes with people seeking a shared housing arrangement.

Ready to Rent, Fresh Start, and the Risk Mitigation Pool are a set of programs that increase **access to housing** low-income households that have difficulty meeting the tenant screening criteria due to criminal history, poor credit history, and or poor rental history. All three programs include a guarantee fund that provides some financial compensation to the landlord or property manager if the tenant damages the unit or vacates the unit without full payment. Ready to Rent is focused on households that have participated in a training designed to help them be successful tenants. Fresh Start is focused on populations who are likely to need on-going case management to address issues that could jeopardize their housing. Agencies that receive a Fresh Start certification may place their clients in permanent housing. The Risk Mitigation Pool, a new program, will assist housing providers to serve populations that face multiple barriers to housing. To participate in all three programs, the housing provider must agree to use alternative screening criteria. The following table compares these access programs.

	Tenant Training	Case Management	Improved Access to Housing	Assist Tenant to Maintain Housing
Ready to Rent	X		X	
Fresh Start		X	X	X
Risk Mitigation Pool			X	

The Bureau provides **relocation assistance** to households that need to move out of structurally unsafe housing including units that do not meet City code, and/or have lead, mold, or other environmental hazards. Relocation assistance includes help in finding new appropriate housing and payment of reasonable moving costs.

PHB funds a **renter's rights hotline** and **tenant education**. Tenants who understand their rights and responsibilities may be in a better position to retain their housing.

TOOLS

Fair Housing

Education in fair housing rights and responsibilities

Outreach to tenants and property owners/managers

Enforcement of local, state, and federal fair housing laws

Testing for evidence of discrimination

Siting Council

HousingConnections.org

Short term Rent Assistance

Flexible funds to prevent eviction and assist homeless households to become rapidly rehoused.

Access, Placement and Retention

HousingConnections.org housing locator

ServicePoint, a web-based housing services database

211 information and referral

Shared housing

Ready to Rent tenant education and landlord risk mitigation program

Fresh Start landlord risk mitigation program

Risk Mitigation Pool

Relocation services

Renters' Rights Hotline for information and referral on tenant rights

Project Selection

A variety of mechanisms have been used to select programs over the past five years, including competitive Requests for Proposals and renewals of exiting contractors. In future, PHB will fund programs that:

Streamline access to information about housing opportunities, rental assistance and service linkages.

Have a proven ability to promote housing stability, particularly for households at 0-30% MFI.

Provide services that affirmatively further fair housing and reduce disparities in access to housing opportunities.

PHB is commencing a review of each Housing Services project to determine whether the project meets these criteria. Services that do not meet these criteria will be discontinued or restructured, with changes reflected in the contractors' scope of work. PHB will also assess the performance of current contractors. In the event that a service is significantly restructured

and/or the contractor is not performing, PHB will use a competitive Request for Proposals process to select a new contractor unless there is very clearly only one contractor qualified to do the work. In an RFP process, the selection criteria would be included in the RFP materials, and there would be public participation in the selection process. The selection committee would make recommendations to the Director of PHB and the Commissioner-in-Charge, and the final decision would be theirs.

Program Eligibility

Fair housing services are available to all persons, without regard to income.

HousingConnections.org is a web based service that may be accessed by anyone with a computer. However, only properties affordable to households with incomes at or below 80% MFI may be listed in the Housing Connections database.

Other housing services programs are generally open to households with incomes at or below 50% MFI . For some housing service programs, a household member may need to belong to a specific target population to be eligible, e.g. single adults who meet the federal definition of “chronically homeless.”

Potential Barriers

Cuts in federal funding or changes to the formulae for entitlement grants would reduce the federal funds available to provide housing services.

Cuts to Medicaid and other funding streams for case management and treatment services would also have a direct negative impact on programs like Fresh Start that rely on the availability of these services.

A tighter rental market with lower vacancy rates could reduce the willingness of property owners and managers to participate in programs like Ready to Rent, Fresh Start, or the Risk Mitigation Pool. They also could be less willing to rent to households that do not meet their standard rental criteria.

Partner Agencies and Organizations

The Contractors for FY 2005 are listed in the Action Plan.

Fair Housing Council of Oregon provides Fair Housing education, outreach, enforcement and testing services.

Legal Aid represents tenants with Fair Housing complaints

Oregon Bureau of Labor and Industry (BOLI): processes complaints of discrimination under state law in employment, housing, and public accommodations. BOLI is seeking authority from the legislature to process complaints under federal law, as well.

City of Portland, Office of Neighborhood Involvement facilitates the residential siting process.

Housing Authority of Portland (HAP) provides housing and relocation services to its tenants and is a likely applicant to provide similar services under contract with the City. HAP also administers RASP, a short term rent assistance program included in the short term rent assistance redesign.

Ecumenical Ministries of Oregon operates the Shared Housing Program.

211info performs an outreach function for Housing Connections to renters and agencies; provides phone and e-mail support to renters, agencies and landlords; and provides data quality review.

Community Alliance of Tenants operates the Renter's Rights Hotline.

Multnomah County, Department of School and Community Partnerships operates the Short Term Rent Assistance Clearinghouse and is a participant in the rent assistance redesign

HCDC provides policy oversight

Inter-jurisdictional Short-term Rent Assistance Workgroup includes representatives from Multnomah County, HAP, the City of Portland, and the City of Gresham, and has developed recommendations for redesign of the short term rent assistance system. Its recommendations must be adopted by the County, the Portland and Gresham City Councils, and the HAP Board.

Housing and Service Partnerships Oversight Committee develops working partnerships between housing providers and service providers. These partnerships are necessary for programs like Fresh Start, and permanent supportive housing projects, to succeed.

Fresh Start Agencies: to date, nine agencies have been certified by Fresh Start and may place clients in permanent housing through the program. The agencies are:

Multnomah County Aging and Disability Services and Developmental Disabilities

Metropolitan Family Services

Cascadia Behavioral Healthcare

Central City Concern

Transition Projects, Inc.

Catholic Charities: El Programa Hispano

Human Solutions

Portland Impact

Outside In

The Community Development Network Resident Tenant Services Network working group is composed of residential service coordinators who seek to improve their professionalism and service quality, and provide mutual support.

Complementary national, regional and local efforts

The provision of a range of housing services is necessary to support implementation of a number of initiatives, including *Home Again: the 10-Year Plan to End Homelessness*, and the Special Needs Report recommendations.

Housing services also support the work of the Multnomah County Transitions Services Unit to reintegrate ex-offenders into the community.

Geographic service areas (including areas of low-income families and/or racial/minority concentration)

City-wide. In some cases a service is only provided by one organization, and outreach is critical to inform eligible households that the service is available. In other cases, the service is provided by a number of organizations and may be accessed in multiple locations.

Monitoring

A description of PHB's monitoring practices is at p. ____.

4. Outcomes and Measures

Information and program outcomes to follow.

Housing: Health and Safety, Mold, Lead Program ALREADY DONE

1. Needs

List and describe the information/data you have about the need for this program.

Two factors in the Portland metropolitan area contribute to a significant level of risk of lead poisoning for young children: age of housing and number of children under the age of six living in poverty. In 2004, census data estimates that there were approximately 140,477 households in the Portland region with incomes under 50% of area median income, with 16,588 of those households living in North and Northeast Portland neighborhoods.

The Portland metropolitan region has a significant amount of older housing stock, with 273,420 units (45%) built before 1950. In North and Northeast Portland, 60% of the total housing stock was built before 1950. There are approximately 19,246 children under six in the region living in poverty in areas where there are concentrations of pre-1950 housing.

Since June of 1992, the Portland metropolitan region has seen over 2300 reported cases of elevated blood lead levels, with 1873 (87%) of those occurring in Multnomah County. On average, the Portland metropolitan area sees an average of 140 cases of elevated blood levels per year. The PLHCP believes that this number does not truly indicate the number of EBL cases that exist in the region since the low levels of blood lead testing by private physicians and Medicaid programs do not provide sufficient mechanisms for identifying or screening young children that are potentially at risk of blood lead poisoning.

Describe what problems/obstacles/barriers this program is intended to address.

This program is intended to address lead hazards in homes, which can cause lead poisoning in young children.

2. Program Description

Describe what the program does.

The Portland Lead Hazard Control Program contracts with the Portland Development Commission to provide free lead hazard reduction assistance to low-income families with children under the age of six. The program also funds free blood lead testing, conducts extensive education and outreach to the community around lead hazards, and provides support and incentives to contractors working with lead hazards.

List and describe the tools that the program uses to carry out its goals.

This program uses HUD Lead Hazard Control grant funds and CDBG resources to conduct the following activities:

Lead outreach (marketing, public awareness campaigns, community events)

Lead education (the LeadLine, Community Energy Project Growing Gardens, MCHD, CAT, PSR)

Blood lead testing (MCHD, PSR)

Identification and remediation of lead hazards in the home (PDC)

Integration of lead safe work practices and lead reduction into existing federally-funded rehab programs in the four county Portland metropolitan area

Increase the willingness and ability of construction contractors to work with lead safe work practices

Describe how projects carried out by the program are selected.

Projects self select and self refer to the program based on federal requirements for lead hazard reduction and parental concern for their children.

Describe the goals of the program.

The goal of the program is to reduce lead poisoning by increasing awareness of lead hazards in the community and by providing resources to reduce lead hazards in the home.

Describe who /what is eligible to receive assistance under this program.

Households under 80% mfi with children under the age of six are eligible for assistance.

Explain the factors that might prevent this program from being as successful as it could be.

Community awareness and concern regarding lead hazards continues to limit general demand for services. To ensure that program goals are met, partnerships have been formed with organizations that have a need to provide lead-safe housing, including Housing Authority Section 8 programs and nonprofit housing providers.

List the agencies and organizations that play a role in this program and explain their roles.

Portland Development Commission--receives PHB funds to manage and coordinate the day-to-day functions of lead hazard reduction

Portland Water Bureau--contributes \$443,000 annually as match to the HUD lead grant for lead education and outreach activities. Funds are contracted to community organizations (CAT, Growing Gardens, Physicans for Social Responsibility) that conduct outreach about the availability of free lead hazard reduction through the PLHCP.

Multnomah County Health Department--receives PHB funds to evaluate the PLHCP, all community referrals are made through the LeadLine, which is housed at MCHD, they also provide free blood lead testing through the County clinics and their mobile immunization clinic.

Explain how this program complements other national, regional and local efforts to meet the needs describe above.

This program supports the requirements of Title X regulations that require all federally funded housing programs to address lead hazards in pre-1978 housing. Funding provided by this program supplements the costs of complying with the regulations to lessen their impact on CDBG and HOME funded rehab programs.

Additionally, this program supports the congressional mandate of HUD, CDC, and the EPA to end lead poisoning by the year 2010. It is a vital part of the State of Oregon's strategy for meeting the goals of this federal initiative.

Describe the geographic areas (including areas of low-income families and/or racial/minority concentration) in which the program will be directed.

The PLHCP is provided throughout the four county Portland metro area, including Clark County, Washington. Education and outreach efforts are targeted to areas where there are *concentrations of low-income families with young children living in older housing.*

3. Monitoring

Describe how PHB will monitor compliance with Federal regulations, other program requirements and comprehensive planning regulations, if applicable.

4. Outcomes and Measures

Information and program outcomes to follow.

Asset Management Program

The goal of the asset management program is to ensure the long-term sustainability of new and existing non-profit owned housing.

Asset Management Needs

Because Portland law requires subsidized properties to remain affordable for sixty years, there is a great incentive to ensure the sustainability of new and existing non-profit owned housing.

The City will be dedicating more of its housing production to permanent supportive housing and 0-30% MFI housing, in keeping with the policy objectives and strategies recommended in *Home Again: the 10-Year Plan to End Homelessness*, and the *Special Needs Reports*. The City is also deliberately seeking to increase the number of existing units that serve people with multiple barriers to housing, a population that is more expensive to house due to higher turn-over, and the need for enhanced property management. Simultaneously, the availability of long-term rent subsidies is declining. Achieving sustainability under these circumstances is extremely challenging and requires new tools.

In January 2004, the Enterprise Foundation released a report, *Resource Mapping: Charting a Course to Successful Social Housing in Portland, Oregon*, that identified the three components of a *healthy housing system* that is sustainable over the long-term: successful residents; stable properties and portfolios; and thriving organizations. The Asset Management program focuses on stabilizing properties and portfolios, and supporting non-profit organizations.

Individual properties and non-profit portfolios developed with public funding are facing financial challenges due to a number of factors:

Market rents are low and the vacancy rate is high. This has created an environment where non-profit housing providers are charging rents that are higher than private market rents for comparable units.

Rent-burdened tenants are not able to afford rents, leading to lower revenues, greater eviction rates and higher turnover costs. The cause of this problem is straight-forward: non-profit housing developments were typically underwritten with the assumption that resident households would have incomes between 30% and 60% MFI, and rents were set accordingly. However, a 2004 survey of non-profit members of the Community Development Network indicates that 68% of their tenants have household incomes of only 15% to 30% MFI, meaning that 68% of the residents cannot afford their rent. Past underwriting practices used other assumptions that have proven too optimistic, resulting in cash flow problems now.

Past underwriting practices did not take into account the greater operating expenses for rehabilitated units, or large family units.

Past underwriting practices did not reflect the need for enhanced property management, including base operating expenses, additional maintenance, 24-hour front desk coverage,

increased security, more frequent lease up and turn over, resident service coordination. In order to meet the policy objectives of *Home Again: a 10-year Plan to End Homelessness*, and the *Special Needs Reports*, the City has asked non-profits to play a much larger role in housing individuals and families who have significant barriers to housing. This has sharply increased the need for enhanced property management. Projects were not underwritten to reflect the cost of rehabilitating older properties to assure that they could remain in service for the full 60-year affordability term. In many cases, project reserves will be inadequate for the long-term.

Non-profit organizations are facing pressure due to a number of inter-related factors: Revenues from sources other than rents are down. Decreased levels of production have meant fewer development fees, and non-profits are often asked to accept reduced developers' fees or waive the fees entirely on new projects. National foundations have reduced levels of operating support, citing economic conditions.

Other systemic issues also require an asset management approach. As the housing portfolio ages, there is an increased need for staffing and systems to manage these assets. Some affordable housing assets are in jeopardy. A number of project-based Section 8 agreements between HUD and private owners of multi-family properties are nearing expiration. In addition, Portland's first Low Income Tax Credit projects are reaching the end of their fifteen year "compliance period." There are currently not enough resources to preserve the affordability of all units in these categories.

Asset Management Program Description

To support the *healthy housing system model* identified in the Enterprise Foundation's *Resource Mapping Report* as the best practice for securing the long-term sustainability of new and existing non-profit owned housing, the Asset Management Program has identified four main focus areas:

Links to Services

For residents to be successful, they must be able to find housing they can afford that fits their needs. They must be able to access that housing through meeting screening criteria. Services must be available to enable them to succeed in housing. This component of the healthy housing model is primarily addressed by the Housing Services. However, structuring project finances to support resident services is an Asset Management Program function.

Long-term Financial Stability

For each property and portfolio of properties to be stable, the financing must cover the true costs of operating that property, including costs of maintenance, resident services, and development of a reserve sufficient to meet the long-term needs of the property. The Asset Management Program addresses these needs.

Technical Assistance and Capacity Building

In addition to adequate financial resources, appropriate systems must be in place to assure the stability of non-profit housing developers. This program focus provides assistance in the development of systems to support individual organizations, as well as the non-profit housing industry. PHB brings partners together or collaborates with partners to provide these services.

Compliance

There is a special focus on compliance within asset management. PHB and PDC staff work in partnership to ensure all compliance factors are reviewed and managed appropriately.

The Asset Management Program at PDC is a combined effort of Loan Servicing and Asset Management operations at PDC. The Program is contractually-obligated to ensure that publicly- financed housing projects perform as projected, benefit intended populations, remain assets in the community, and achieve long-term sustainability. The Loan Servicing team monitors the financial aspect of the projects, monitors annual financials and tracks loan repayment.. Loan Servicing also monitors replacement reserves transactions. Asset Management monitors all regulatory and affordability agreements, ensuring that all conditions have been met. This also includes monitoring the actual project rent levels, tenant household incomes, management practices, physical property and tenant file inspections. Projects are evaluated for annual financial performance as compared to original underwriting standards. Borrowers receive annual evaluation reports. The compliance period for a typical project can be up to 60 years.

Required areas of reporting are:

Tenant Income and Project Rent Compliance

Project Financial Performance

NOI (Net Operating Income)

DCR (Debt Coverage Ratio)

Reserve Funding

Affirmative Marketing/Tenant Screening

The Asset Management and Loan Servicing Programs are continually seeking input from borrowers, stakeholders and PHB to improve the performance of the program.

Program Tools

Links to Services

Innovative underwriting criteria allows non-profit housing developers to include an “above the line” line item for resident services in their operating budgets.

The Housing and Services Partnership Committee, made up of housing providers and service providers, oversees the Fresh Start program and develops improved working relationships for the benefit of tenants who experience multiple barriers to housing.

A collaboration with the Neighborhood Partnership Fund supports the enhancement of resident services, and ensures that resident services work in tandem with property management and supportive services provided by partner agencies.

Long-term Financial Stability

Financial restructuring continues to be an important tool to bring financial health to a troubled project. Restructuring of loans primarily occurs in conjunction with the rehabilitation of properties.

The revised PDC Program Guidelines contain new underwriting standards that allow expenses for asset management and resident services coordination.

The Asset Management team at PDC centralizes staffing resources and encourages greater coordination.

The Housing Development Center provides technical assistance to non-profit developers so that they can right-size their projects and their financing.

The Risk Mitigation Pool, now under development, will safeguard owners against the financial risks of renting to tenants with multiple barriers, when owners’ expenses exceed a certain annual budget threshold. Over five years, the pool will cover 1,200 new 0-30% units (based on total production of 2,050 new 0-30% units) and distribute \$1,900,000 (approximately \$10,000 per unit per turn over¹).

Operating Subsidy Pool, now under development, will support units or projects that have little or no predictable, long-term cash flow from rents or rent subsidies. Over five years, this pool will support 1,100 0-30% units (based on total production of 2,050 new 0-30% units) and distribute \$12,250,000 (approximately \$4,000 per unit per year).

Technical Assistance and Capacity Building

Organizational assessments for CHDOs and CBDOs

Development of a sustainability plan for CHDO and CBDO portfolios of properties.

Asset management training provided by the Neighborhood Partnership Fund .

Technical assistance

Compliance

PDC Asset Management Program

Financial review of projects that have received public funding

Tenant Survey

Operating Statement

Affirmative Marketing re-certification forms.

Project Selection.

Projects may seek restructuring by applying through a competitive Request for Proposals process for rehabilitation financing.

Projects may be selected for financial restructuring by PDC's Asset Management Team. The team conducts periodic financial review of all affordable housing properties that have received public funding. Properties that do not meet industry standard for sustainability because of insufficient cash flow or insufficient reserve funds are candidates for restructuring.

Projects that serve households that face multiple barriers (e.g. chronically homeless adults, families with special needs), or a subset of units within a project that serve this population, may apply to participate in the Risk Mitigation Pool through a competitive Request for Proposals process. The RFP materials will list the criteria. The selection committee will have public participation. The committee's recommendations will be forwarded to the PHB Director and the Commissioner-in-Charge for final decision.

Projects that serve households that face multiple barriers (e.g. chronically homeless adults, families with special needs), or a subset of units within a project that serve this population, may apply to participate in the Operative Subsidy Pool through a competitive Request for Proposals process. The RFP materials will list the criteria. The selection committee will have public participation. The committee's recommendations will be forwarded to the PHB Director and the Commissioner-in-Charge for final decision.

Non-profit agencies may request technical assistance at any time. On occasion, an agency will be asked to accept technical assistance to respond to a need identified in the course of an organizational assessment.

Program Eligibility

Asset management programs are available to non-profit agencies that own and/or manage publicly funded housing affordable to households with incomes below 80% MFI. The programs are particularly intended for agencies with housing stock subject to sixty-year affordability requirements. The primary focus of the asset management program will be on properties that serve, or can be reprogrammed to serve, households with incomes at or below 50% MFI.

Barriers to Success

The main limiting factor to the success of the Asset Management Program is funding availability. Proposed federal budget cuts and changes to allocation formulae will reduce the funding the City has available to undertake asset management.

The City currently does not have sufficient funds to preserve all expiring use and tax credit properties as affordable housing by moving them into non-profit ownership or otherwise ensuring continuing affordability.

The City currently does not have sufficient funds to complete financial restructures on all properties that have cash flow issues as a consequence of overly optimistic underwriting assumptions.

Although the Asset Management Program can assist non-profit agencies to develop sustainability plans for the projects in their portfolios, a sustainability plan must be implemented consistently over time in order to be successful. Poor management practices by non-profits could jeopardize the sustainability of the project. In addition, high tenant turn-over rates, unanticipated damage to units, high insurance premiums, and other market conditions may affect the long-term financial viability of a project.

The successful asset management of properties housing extremely low-income households that face multiple barriers requires not only new tools, like the Risk Mitigation Pool and the Operating Support Fund, but a culture shift in the property management and non-profit housing development industries.

Federal regulations pose a barrier to some Asset Management Tools that are especially valuable for a housing agenda focused on 0-30% units. Neither the Risk Mitigation Pool nor the Operating Subsidy Fund can be paid for with CDBG or HOME funds. Additionally, when CDBG or HOME is used to underwrite a property, no operating reserves are permitted. The City will have to identify other sources of funding for the Operating Support Fund and Risk Mitigation Pool.

Partner Agencies and Organizations

The Portland Development Commission Asset Management Program carries out compliance activities, and loan restructures.

The Housing Development Center provides technical assistance on development, restructuring, compliance and asset management.

The Enterprise Foundation provides leadership, technical assistance and training.

The Neighborhood Partnership Fund coordinates training and provides training.

The State of Oregon provides technical assistance and training.

The Community Development Law Center assists with the development of model property management agreements.

The Community Development Network Property and Asset Management Working Group is a forum for CDN Members to discuss asset management issues. The group is composed of executive directors, asset managers, property managers, and others whose work involves fiscal management of affordable housing.

Complementary national, regional and local efforts

The importance of preserving affordable housing stock has been acknowledged on a national level, as the increasing cost of new construction makes preservation an imperative. While many efforts focus on the physical rehabilitation and preservation of properties, maintaining their financial health is equally important.

The Asset Management Program is in step with national and local initiatives directed at ending chronic homelessness through permanent supportive housing, and ending other homelessness by increasing the supply of housing affordable to the lowest-income households. Asset management tools will help the publicly funded affordable housing system to serve households that face multiple barriers to housing without destabilizing either individual housing projects or the agencies that operate them..

The Asset Management Program implements the recommendations in The Enterprise Foundation's January 2004 report, *Resource Mapping: Charting a Course to Successful Social Housing in Portland, Oregon*. By investing in the financial stability of non-profit owned housing we ensure that residents will have housing stability, that projects will be sustainable and that non-profit housing organizations will thrive.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

Citywide

Monitoring

PHB will monitor its grantees as described in the compliance focus area above.

4. Outcomes and Measures

Information and program outcomes to follow.

HOPWA

The goal of the program is to provide affordable housing to PLWH/A, including housing linked to services for those who require it. Recent studies confirm that persons living with HIV/AIDS must have stable housing to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies.

Need for Affordable housing for people living with hiv/aids

Oregon's *Title I and Title II Ryan White CARE Act 2003 Unmet Need Report* documents that, as of December 31, 2003, there were 2083 People Living with AIDS (PLWA) and 1038 People Living with HIV (PLWH) in the seven county Portland Eligible Metropolitan Statistical Area (EMSA).

People living with HIV/AIDS (PLWHA) and their households tend to have very low incomes. PLWH/A may not be healthy enough to work full-time or to work steadily. Having HIV does not automatically qualify a person for social security disability benefits, so PLWH frequently have no income. A person with AIDS does qualify for social security disability benefits, however the approval process takes approximately 3 years to be approved. Well over half the PLWH/A in the Portland EMSA live below the federal poverty level (<17% MFI).

Low-income PLWH/A face difficulties accessing affordable housing. There is a general lack of medically-appropriate housing units and a severe lack of supportive housing units dedicated to people with HIV/AIDS. Persons living with HIV/AIDS risk losing their housing because their income goes to pay medical costs. An estimated one-third to one-half of PLWA are either homeless or in danger of losing their homes.

Stable housing promotes improved health status, sobriety or decreased use of nonprescription drugs, and a return for some PLWA to productive work and social activities. Stable housing is the cornerstone of HIV/AIDS treatment.

Program Description.

The program develops affordable housing for PLWH/A and their families. It offers some facility-based transitional housing. The program also provides both short-term tenant-based and long-term project-based rental assistance. Finally, the program provides HOPWA support services to assist PLWH/A to find appropriate housing and maintain in housing.

Program Tools

Facility-based transitional housing

Project based rent assistance

Tenant based rent assistance to assist a PLWH/A for a limited time

Housing placement assistance

Housing case-management

Grants for new housing development

Grants for rehab of exiting housing that will be reprogrammed to serve PLWH/A

Project Selection

Development projects are selected through bi-annual competitive Requests for Proposals for development projects. The AIDS Housing Advisory Committee advises PHB on program and funding priorities. Selection criteria are described in the RFP.

Organizations submit project descriptions. A selection committee comprised of developers, PLWH/A, service providers, and public employees makes a recommendation to the PHB Director and the Commissioner-in-Charge, who have the final decision.

Service providers are not selected through an RFP process. The City has contracts with several organizations to provide HOPWA services. If the organizations meet performance measures, the City will enter into negotiations with them for contract renewals. Failure to meet performance standards can result in contract reduction, cancellation, or non-renewal.

Program eligibility.

Individuals with HIV or AIDS and their families who reside in the 7-county HOPWA EMSA and have incomes up to 80% MFI are eligible to participate in HOPWA programs.

Potential Barriers.

The HOPWA program would lose an important resource if the Ryan White Title I Planning Council is barred from funding case management under the new HRSA guidelines. Draft HRSA guidelines would limit Ryan White funds to core services, and housing is not deemed a core service.

The rising cost of developing affordable housing may result in the development of fewer units.

Cuts to federal funding for HOPWA and other housing development entitlements (CDBG, HOME) will directly affect the number of units that can be built. Cuts to federal, state, and local service funding streams like Medicaid will limit the amount of permanent supportive housing units that can be developed, since PSH requires services for residents.

The HOPWA tenant-based rent assistance program, a time-limited program that allows a PLWH/A to rent an apartment of his/her own choosing, has been predicated on the assumption that the tenant would qualify for a Section 8 voucher before the rent assistance was exhausted. The PLWH/A could transition in place from the HOPWA program to Section 8. Changes to the Section 8 program make it much less likely that this resource will be available in the future, and may compromise the tenant-based rent assistance program.

Partner agencies and organizations

Cascade AIDS Project (CAP) provides case management to all of the permanent supportive housing units built with HOPWA investment in Oregon. CAP also operates a transitional housing program that uses a “transition in place” model so that frail tenants do not have to relocate. CAP manages and disburses a rent assistance fund to meet the HOPWA rent standard on all HOPWA units. CAP also has a Warehouse program to aid people that require furniture and/or moving assistance.

Explain how this program complements other national, regional and local efforts to meet the needs describe above.

This program complements other local efforts to meet the needs described above by partnering with Ryan White Title I Planning Council efforts to provide a continuum of care and services.

Geographic Service Areas (including areas of low-income families and/or racial/minority concentration)

The geographic areas included in the Portland Eligible Metropolitan Statistical Area are Clackamas, Washington, Multnomah, Yamhill, and Columbia Counties in Oregon and Clark and Skamania Counties in Washington.

3. Monitoring

The monitoring procedure outlined in Section 1 is followed for all HOPWA grants.

4. Outcomes and Measures

Information and program outcomes to follow.

????The note is:

TBRA

Our House of Portland is providing 6 units in 05-06, 12 units in 06-07, and 20 units in 07-08 with competitive HOPWA funds.????

HOME

The goals of the HOME program are to provide decent affordable housing, expand the capacity of nonprofit housing providers, and leverage private-sector contributions to housing development

Need for the HOME program

As described in the housing market analysis, Section ____, there is a lack of affordable rental housing and affordable homeownership opportunities for low-income households.

Program Description

The Portland HOME Consortium funds programs that promote the development and increase the affordability of rental housing, as well as programs that put homeownership within reach of low-income households. See p. ___ for a description of the Affordable Housing Development Program and p. ___ for a description of the Homeownership Program.

Tools

Grants and loans for rental housing development

Short-term Rent Assistance

First Time Homebuyer Initiatives

CHODO Operating Support

Project Selection.

Each jurisdiction in the HOME Consortium selects projects through competitive annual Request for Proposal processes. The specific process is described under the specific activity, e.g. Affordable Housing Development.

Program eligibility.

Households with incomes under 80% of MFI that reside in Multnomah County are eligible beneficiaries of HOME-funded projects. Any program-specific eligibility requirement is described under the activity, e.g. Homeownership.

Potential Barriers to Success

Cuts to the HOME program budget will reduce the number of units that can be developed and the number of households that will receive assistance.

Cuts to other housing entitlement grants and Project Based Section 8 reduce the opportunities to leverage HOME funds with other funding sources, and to produce units affordable to extremely low-income households.

Cuts to service funding streams reduce the opportunities to leverage HOME funds with service dollars to create units of permanent supportive housing.

The complexity of HOME regulations and the obligation to document compliance with those regulations discourages some potential developers from applying for HOME funds.

Rising construction costs reduce the number of units that can be built with HOME resources.

Other factors outside of the City's control may affect the success of specific HOME-funded programs. Potential barriers are listed under the program, e.g. Homeownership.

Partner agencies and organizations

The Portland Development Commission manages the Affordable Housing Development RFP, the chief way Portland selects HOME funding recipients. PDC also manages assets developed with HOME funding for the long term, and ensures continuing compliance with HOME regulations.

City of Gresham Community and Economic Development Department receives a share of Consortium dollars to administer in Gresham. Gresham's HOME funded projects are listed beginning on p. ____.

The Multnomah County Office of School and Community Partnerships receives a share of Consortium dollars typically administered in unincorporated Multnomah County. Multnomah County's HOME funded projects are listed beginning on p. ____.

Recipients of HOME dollars for FY 2005 are listed in the Action Plan.

Complementary national, regional and local efforts

The HOME program is the foundation of local, regional, and federal programs for the development of affordable housing and permanent supportive housing. HOME funds leverage CDBG, LIHTC, local general fund, private foundation funds, service funds, and funds from other sources.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

HOME funding is administered countywide through Consortium partners.

3. Monitoring

In addition to the monitoring described in Section __, *PHB staff will conduct regular desk and on-site monitoring of organizations for compliance with specific HOME requirements such as layering analysis, accessibility, affirmative marketing, lead-based paint, environmental review, and household income eligibility.*

4. Outcomes and Measures

Information and program outcomes to follow.