



Portland Housing Advisory Commission

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Date: May 18, 2012

To: Commissioner Nick Fish
PHB Director Traci Manning

Re: Limited Tax Exemption Recommended Program Changes

The Portland Housing Advisory Commission (PHAC) appreciates the opportunity to comment on the Portland Housing Bureau's (PHB's) recommended changes to the Limited Tax Exemption (LTE) programs which were the subject of review and revision through the Big Look Policy review process.

Having specifically reviewed the goals and objectives with which the review was undertaken, we find the changes consistent with the mission, vision and values of the Portland Housing Bureau and support the progress PHB is making in implementing its strategic plan and the broader housing goals outlined in the Portland Plan.

Following a presentation of the changes proposed, and after hearing public testimony on those changes at the PHAC meeting on May 2, we discussed the proposals and advise that you consider the following modifications to the recommendations and incorporate them in the final program changes presented to City Council.

1. Waive the 100 application cap for Home Buyer Opportunity LTE for homes that are subject to an affordable housing covenant that ensures continued availability of affordable homeownership for low or moderate income families, or are sold to households earning less than 60 percent MFI.
2. Support the mixed-income housing goals in the East Portland Action Plan Area by providing a scoring advantage (bonus points) for mixed income projects in those locations, waiving the cap within certain geographies, or some other mechanism acceptable to all parties.

3. After the first year of the three-year pilot, review the impact on developers of the timing and frequency of the LTE application process and adjust to two application periods per year, in the second year if needed.

Thank you for your commitment to increasing housing choices for Portlanders, especially those with low income or who have historically experienced lack of access to housing in fast growing areas with good access to transportation, jobs and services, citywide.

Respectfully submitted,

_____ Jesse Beason	_____ Andrew Colas	_____ Rey España
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