



CITY OF
PORTLAND, OREGON
PORTLAND HOUSING BUREAU

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To: Interested Parties

From: Traci Manning, Director

Re: Early guidance: 2012 Notice of Funding Availability

In response to feedback and interest from affordable housing developers, PHB is providing this early guidance memo regarding its next Notice of Funding Availability (NOFA). Since its inception, the Portland Housing Bureau (PHB) has periodically made available resources for the development, acquisition/rehabilitation and preservation of affordable housing through competitive NOFAs. The last such NOFA, released November 4, 2011, advertised up to \$11M in federal and local funds.

At present PHB hopes to advertise for the following in the fall of 2012:

1. HOME: \$2.3M
2. Oregon Convention Center URA: \$10M. PHB will also consider development concepts for the “King Crusher” site, 1306 NE 2nd Ave.
3. River District URA: \$12M. This covers fiscal years, 12-13, 13-14 and 14-15.
4. Interstate URA: \$750,000 and “Grant Warehouse” property (parcels on east side of NE Martin Luther King, Jr. Blvd. [MLK] between NE Ivy St. and Cook St, including 3368 NE MLK, Jr. Blvd., 427 NE Cook St.)

These are preliminary projections subject to change without notice. Further, as funds awarded by PHB are often included by proposers in Oregon Housing and Community Services (OHCS) applications and as OHCS’s 2012-13 schedule has yet to be announced, PHB’s most recent NOFA schedule, which has generally spanned November and December, may be altered.

Potential proposers should become familiar with key PHB policies and goals including:

- Proposers will need to demonstrate a high level of commitment to and performance on PHB’s equity and diversity agenda and goals;
- Units funded by PHB should generally serve households earning 60% of area median family income (MFI) or less. While PHB has a strong preference for 30% MFI or below units, the Bureau recognizes the need to balance long-term project financial performance;
- Revised TIF Set Aside Policy adopted November 16, 2011. See in particular the income guidelines by Urban Renewal Area.

If you have questions, please get in touch with Karl Dinkelspiel, the NOFA project manager, 503.823.1354, karl.dinkelspiel@portlandoregon.gov