	Actual FY 2010-11	Actual FY 2011-12	Revised FY 2012-13	Requested No DP FY 2013-14	Requested FY 2013-14	Proposed FY 2013-14
Resources						
Charges for Services	323,718	383,746	218,924	322,275	322,275	
Intergovernmental	1,786,098	214,914	138,500	139,894	139,894	
Bond & Note	4,704,000	400,000	7,531,938	0	0	
Miscellaneous	1,497,216	1,947,509	789,000	608,600	608,600	
Total External Revenues	**8,311,032**	**2,946,169**	**8,678,362**	**1,070,769**	**1,070,769**	
Fund Transfers - Revenue	0	3,855	0	0	0	
Interagency Revenue	46,248	0	0	0	0	
Total Internal Revenues	**46,248**	**3,855**	**0**	**0**	**0**	
Beginning Fund Balance	3,088,123	2,932,326	750,821	580,267	580,267	
Total Resources	**11,445,403**	**5,882,350**	**9,429,183**	**1,651,036**	**1,651,036**	
Requirements						
Personnel Services	739,062	668,830	877,961	1,009,784	1,009,784	
External Materials and Services	5,621,744	1,605,728	8,048,521	299,495	299,495	
Total Bureau Expenditures	**6,360,806**	**2,274,558**	**8,926,482**	**1,309,279**	**1,309,279**	
Debt Service	12,983	0	0	0	0	
Contingency	0	0	126,605	124,015	124,015	
Fund Transfers - Expense	2,139,288	322,001	376,096	217,742	217,742	
Total Fund Expenditures	**2,152,271**	**322,001**	**502,701**	**341,757**	**341,757**	
Ending Fund Balance	2,932,326	3,285,791	0	0	0	
Total Requirements	**11,445,403**	**5,882,350**	**9,429,183**	**1,651,036**	**1,651,036**	

Fund Overview

The Housing Investment Fund (HIF) supports the City's housing initiatives, all of which serve to develop or preserve affordable housing in Portland or help low- and moderate-income individuals to access affordable housing. These programs include the Section 108 loan program, the Risk Mitigation Pool, fee-supported activities (e.g., administration of City limited tax abatements and system development charge waivers) and other Portland Housing Bureau (PHB) programs and activities. The bureau processes HIF loan activity directly. This includes processing loan disbursements, recording loan receivables, and receipting program income associated with loan repayments.

Loan Activity

Effective with the July 1, 2010 transition of affordable housing operations from PDC to the City, PHB began processing loan activity directly. This includes processing loan disbursements, recording loan receivables, and receipting program income associated with loan repayments.

Indirect Programs

In addition to subfunds for the Homeless Management Information System match and Risk Mitigation Pool, PHB also established sub-funds in the HIF to track the bureau's "indirect programs" as follows:

- Limited tax abatement program fees
- System development charge program fees
- Mortgage Credit Certificate program

Carryover Appropriations remaining at the end of the fiscal year are carried over in the fall supplemental budget process of the following fiscal year. The supplemental budget includes obligated carryover, appropriation for projects that have been authorized and budgeted in the prior year, and carryover appropriation for expanded projects or new requests.

Managing Agency Portland Housing Bureau

Significant Changes from Prior Year

The Housing Investment Fund budget is lower in FY 2013-14 for the following two main reasons:

- Section 108 loan resources decline, reflecting the completion of several affordable housing projects; approximately half of the funds have been expended.
- Resources allocated to fund the implementation of HDS system are not included in FY 2013-14, given that the project is slated to be completed within FY 2012-13

	Actual FY 2010-11	Actual FY 2011-12	Revised FY 2012-13	Requested No DP FY 2013-14	Requested FY 2013-14	Proposed FY 2013-14
Resources						
Charges for Services	0	200	0	0	0	
Intergovernmental	12,654,774	5,733,959	15,803,383	11,460,682	10,690,504	
Bond & Note	0	1,400,000	0	6,000,000	6,000,000	
Miscellaneous	9,300	1,058,897	1,064,000	854,000	854,000	
Total External Revenues	**12,664,074**	**8,193,056**	**16,867,383**	**18,314,682**	**17,544,504**	
Fund Transfers - Revenue	20,716	0	87,322	0	0	
Total Internal Revenues	**20,716**	**0**	**87,322**	**0**	**0**	
Beginning Fund Balance	1,576,438	1,143,733	0	0	0	
Total Resources	**14,261,228**	**9,336,789**	**16,954,705**	**18,314,682**	**17,544,504**	
Requirements						
Personnel Services	2,069,619	1,481,959	1,606,224	1,194,904	1,194,904	
External Materials and Services	8,626,024	7,306,133	13,536,706	15,093,798	14,482,811	
Internal Materials and Services	1,870,304	95,959	30,000	30,000	30,000	
Total Bureau Expenditures	**12,565,947**	**8,884,051**	**15,172,930**	**16,318,702**	**15,707,715**	
Debt Service	551,548	405,547	495,000	495,000	495,000	
Contingency	0	0	1,286,775	1,500,980	1,341,789	
Total Fund Expenditures	**551,548**	**405,547**	**1,781,775**	**1,995,980**	**1,836,789**	
Ending Fund Balance	1,143,733	47,191	0	0	0	
Total Requirements	**14,261,228**	**9,336,789**	**16,954,705**	**18,314,682**	**17,544,504**	

Fund Overview

Revenues

The Community Development Block Grant (CDBG) Fund accounts for the City's CDBG entitlement from the United States Department of Housing and Urban Development (HUD), loan repayments, lien payments, revenue generated from CDBG-funded activities, carryover funds from prior years, private leveraged resources, and interest and repayments for float activities.

Structure

This fund is an annual entitlement grant fund that is reimbursed by the federal government for actual expenditures less any program income received. Because requests for reimbursement cannot exceed expenditures less program income, the fund will not have an ending balance. Effective with the affordable housing transition from the Portland Development Commission (PDC) to the Portland Housing Bureau (PHB), the bureau began processing CDBG loan activity directly. This includes processing loan disbursements, recording loan receivables, and receipting loan repayment program income.

Carryover

Entitlement appropriations remaining at the end of the fiscal year are carried over in the fall supplemental budget process of the following fiscal year. The supplemental budget includes obligated carryover, appropriation for projects that have been authorized and budgeted in the prior year, and carryover appropriation for expanded projects or new requests.

Managing Agency

Portland Housing Bureau

Significant Changes from Prior Year

Federal Entitlements PHB has budgeted 10% less entitlement funding for the FY 2013-14 Adopted Budget than in the FY 2012-13 Adopted, as a result of federal budget reductions.

	Actual FY 2010-11	Actual FY 2011-12	Revised FY 2012-13	Requested No DP FY 2013-14	Requested FY 2013-14	Proposed FY 2013-14
Resources						
Charges for Services	43	1,401	0	0	0	
Intergovernmental	6,016,099	2,432,762	7,958,356	5,179,469	4,887,430	
Bond & Note	0	246,000	0	0	0	
Miscellaneous	443	266,676	418,164	206,300	206,300	
Total External Revenues	**6,016,585**	**2,946,839**	**8,376,520**	**5,385,769**	**5,093,730**	
Total Internal Revenues	**0**	**0**	**0**	**0**	**0**	
Beginning Fund Balance	114,040	998,925	0	0	0	
Total Resources	**6,130,625**	**3,945,764**	**8,376,520**	**5,385,769**	**5,093,730**	
Requirements						
Personnel Services	363,477	367,338	362,300	362,951	362,951	
External Materials and Services	4,768,223	3,578,135	7,801,886	5,011,647	4,719,608	
Total Bureau Expenditures	**5,131,700**	**3,945,473**	**8,164,186**	**5,374,598**	**5,082,559**	
Contingency	0	0	212,334	11,171	11,171	
Total Fund Expenditures	**0**	**0**	**212,334**	**11,171**	**11,171**	
Ending Fund Balance	998,925	291	0	0	0	
Total Requirements	**6,130,625**	**3,945,764**	**8,376,520**	**5,385,769**	**5,093,730**	

Fund Overview

The HOME program is a federal entitlement program of the United States Department of Housing and Urban Development. The purpose of the grant is to assist local governments with the development of affordable housing.

Portland HOME Consortium

The Portland HOME Consortium consists of the City of Portland, the City of Gresham, and Multnomah County. Portland is the lead partner of the consortium and is responsible for receiving and administering the HOME grant.

Structure

The HOME Grant Fund is reimbursed by the federal government for actual expenditures less program income. Since requests for reimbursement cannot exceed expenditures less program income, the fund will not have an ending balance. The bureau processes HOME loan activity directly. This includes processing loan disbursements, recording loan receivables, and receipting program income associated with loan repayments.

Carryover

Entitlement appropriations remaining at the end of the fiscal year are carried over in the fall supplemental budget process of the following fiscal year. The supplemental budget includes obligated carryover, appropriation for projects that have been authorized and budgeted in the prior year, and carryover appropriation for expanded projects or new requests.

Managing Agency

Portland Housing Bureau

Significant Changes from Prior Year

Entitlement

The Portland Housing Bureau has budgeted 10% less in federal entitlement funding for the FY 2013-14 Adopted Budget than it did in the FY 2012-13 Adopted. This is due to the federal government passing a budget that significantly cuts domestic discretionary spending.

	Actual FY 2010-11	Actual FY 2011-12	Revised FY 2012-13	Requested No DP FY 2013-14	Requested FY 2013-14	Proposed FY 2013-14
Resources						
Charges for Services	31,776	15,623	0	0	0	
Intergovernmental	30,406,693	40,117,097	46,697,494	27,596,979	27,596,979	
Bond & Note	0	0	2,942,360	0	0	
Miscellaneous	6,739,089	9,174,758	5,744,000	2,909,800	2,909,800	
Total External Revenues	**37,177,558**	**49,307,478**	**55,383,854**	**30,506,779**	**30,506,779**	
Fund Transfers - Revenue	2,118,572	0	0	0	0	
Total Internal Revenues	**2,118,572**	**0**	**0**	**0**	**0**	
Beginning Fund Balance	347,833	2,290,667	3,629,820	0	0	
Total Resources	**39,643,963**	**51,598,145**	**59,013,674**	**30,506,779**	**30,506,779**	
Requirements						
Personnel Services	2,097,702	1,822,427	1,698,501	2,382,762	2,382,762	
External Materials and Services	33,805,471	43,251,449	55,381,787	26,268,143	26,268,143	
Internal Materials and Services	1,450,123	1,034,895	702,234	903,062	903,062	
Total Bureau Expenditures	**37,353,296**	**46,108,771**	**57,782,522**	**29,553,967**	**29,553,967**	
Debt Service	0	15,000	0	0	0	
Contingency	0	0	646,917	83,073	83,073	
Fund Transfers - Expense	0	73,744	584,235	869,739	869,739	
Total Fund Expenditures	**0**	**88,744**	**1,231,152**	**952,812**	**952,812**	
Ending Fund Balance	2,290,667	5,400,630	0	0	0	
Total Requirements	**39,643,963**	**51,598,145**	**59,013,674**	**30,506,779**	**30,506,779**	

Fund Overview

The Tax Increment Financing (TIF) Reimbursement Fund accounts for the reimbursement of housing-related costs that are funded from tax increment proceeds in the various Portland Development Commission (PDC) urban renewal areas. Eligible costs will be incurred by the Portland Housing Bureau (PHB) for each individual urban renewal area, and then reimbursed by PDC. The bureau processes loan activity directly. This includes processing loan disbursements, recording loan receivables, and receipting program income associated with loan repayments. TIF affordable housing program income is netted from TIF reimbursements from PDC.

Carryover

Appropriations remaining at the end of the fiscal year are carried over in the fall supplemental budget process of the following fiscal year. The supplemental budget includes obligated carryover, appropriation for projects that have been authorized and budgeted in the prior year, and carryover appropriation for expanded projects or new requests.

Managing Agency

Portland Housing Bureau

Significant Changes from Prior Year

Education URA

During FY 2012-13, PHB established a sub-fund in to track affordable housing resources and activities associated with the newly-established Education URA in Southwest Portland.

30% Set Aside Policy Renewal

In October 2011, Council passed the renewal of the 30% TIF set-aside policy, the City policy that dedicates a portion of TIF resources to affordable housing investment. Updates were made to the calculation of the set-aside funds from expenditure based to revenue based using a blended methodology that includes actual expenditures from 2006-2012 and forecasted bond revenue from 2012 - 2015. Program income now remains with the agency where it was generated and staffing and overhead costs are included within set-aside calculations.

Decline in TIF Resources

Due to the combined impact of expiring urban renewal districts and growth in property values that is weaker than previously forecasted, PHB is projecting a decline in available TIF resources for affordable housing over the next three to five years.

	Actual FY 2010-11	Actual FY 2011-12	Revised FY 2012-13	Requested No DP FY 2013-14	Requested FY 2013-14	Proposed FY 2013-14
Resources						
Intergovernmental	1,060,568	1,015,468	860,000	860,000	860,000	
Miscellaneous	0	1,938	0	1,293	1,293	
Total External Revenues	**1,060,568**	**1,017,406**	**860,000**	**861,293**	**861,293**	
Fund Transfers - Revenue	0	254,335	0	0	0	
Total Internal Revenues	**0**	**254,335**	**0**	**0**	**0**	
Beginning Fund Balance	0	284,260	0	0	0	
Total Resources	**1,060,568**	**1,556,001**	**860,000**	**861,293**	**861,293**	
Requirements						
External Materials and Services	1,014	176	62,914	65,000	65,000	
Total Bureau Expenditures	**1,014**	**176**	**62,914**	**65,000**	**65,000**	
Debt Service	775,294	977,735	797,086	796,293	796,293	
Total Fund Expenditures	**775,294**	**977,735**	**797,086**	**796,293**	**796,293**	
Ending Fund Balance	284,260	578,090	0	0	0	
Total Requirements	**1,060,568**	**1,556,001**	**860,000**	**861,293**	**861,293**	

Fund Overview

This fund reflects expenses and revenues for the City-owned Headwaters Apartment complex. The property is managed by the Portland Development Commission (PDC) through a property management firm. Tenant revenue is collected by PDC (per bond covenants) and the net income after property management and insurance costs is sent to the Portland Housing Bureau (PHB) monthly. PHB is responsible for making the semi-annual debt service payments on the bonds sold for the construction of the property with this revenue.

Managing Agency Portland Housing Bureau

CITY OF PORTLAND, OREGON

1851