



CITY OF
PORTLAND, OREGON
PORTLAND HOUSING BUREAU

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Rental Housing Discussion

I. PHB Strategic Plan Guidance

PHB's Strategic Plan sets out the Bureau's values, near term investment priorities, goals, and strategies across all of our activities. In that light, the question might be framed:

How do we best meet the priorities laid out in the Strategic Plan, through the lens of the allocation of funds available for development?

Relevant sections of the Strategic Plan are highlighted on page two. The full plan is available on [PHB's website](#).

II. Briefing on how PHB historically and currently invests in the development of affordable housing.

III. Key questions

- Given limited resources, what are the highest priorities for funding?
 - Preservation has risen to the top recently, both of buildings with rent subsidy attached, as well as buildings PHB has previously invested in.
 - Permanent Supportive Housing and housing for the chronically homeless has been a priority in the past, and is especially called out through the 10 Year Plan to End Homelessness. However, these models at any volume require more than investment in building, but also in rent or operating subsidy if the tenants' can't pay any rent.
- On the continuum between purely opportunity-driven development and driving every project to an annual NOFA, which process produces the best results?
- Is a good project necessarily the most efficient and requiring the least amount of PHB investment?