

A Survey of Revenue Tools

To Fund Affordable
Housing & Services
in the Portland Metro Region

The Welcome Home
Coalition November 2014



Steering Committee Members:

Rey Espana, Coalition of Communities of Color

Orion Lumiere, Community Alliance of Tenants

Marc Jolin, JOIN

John Miller, Oregon Opportunity Network

Nick Sauvie, ROSE CDC

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Jes Larson, jes@welcomehomecoalition.org

*Working to ensure **Housing Opportunities** throughout the Portland Metro Region*



51% of all Americans make a significant sacrifice for housing

-MacArthur Foundation



- Divestment & Displacement



- Housing Costs Outpace Wages

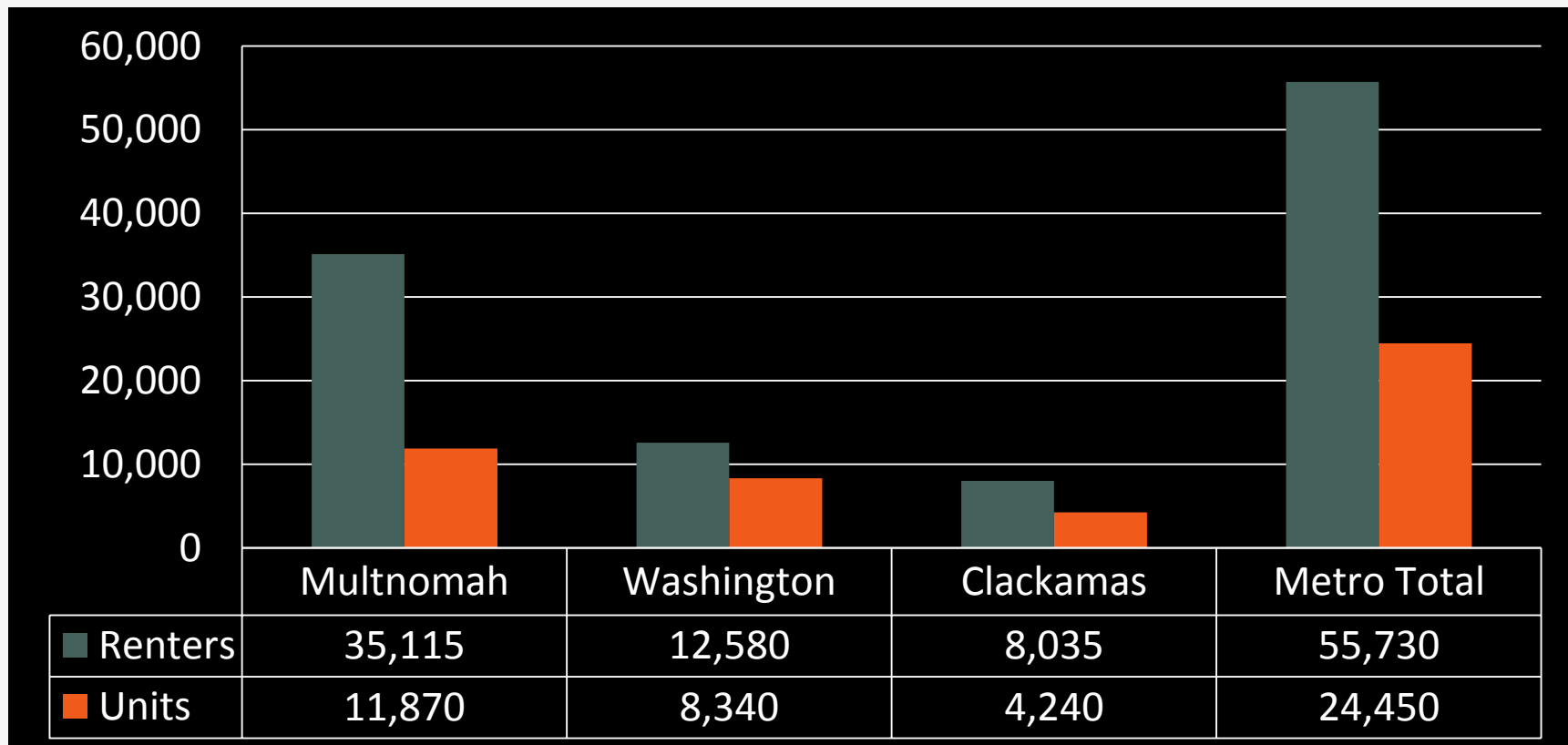


- Millennials & Babyboomers + 200,000

Current Housing Shortage

-35,875 **Extremely Low** Income Units

Renter Households earning up to 30% MFI

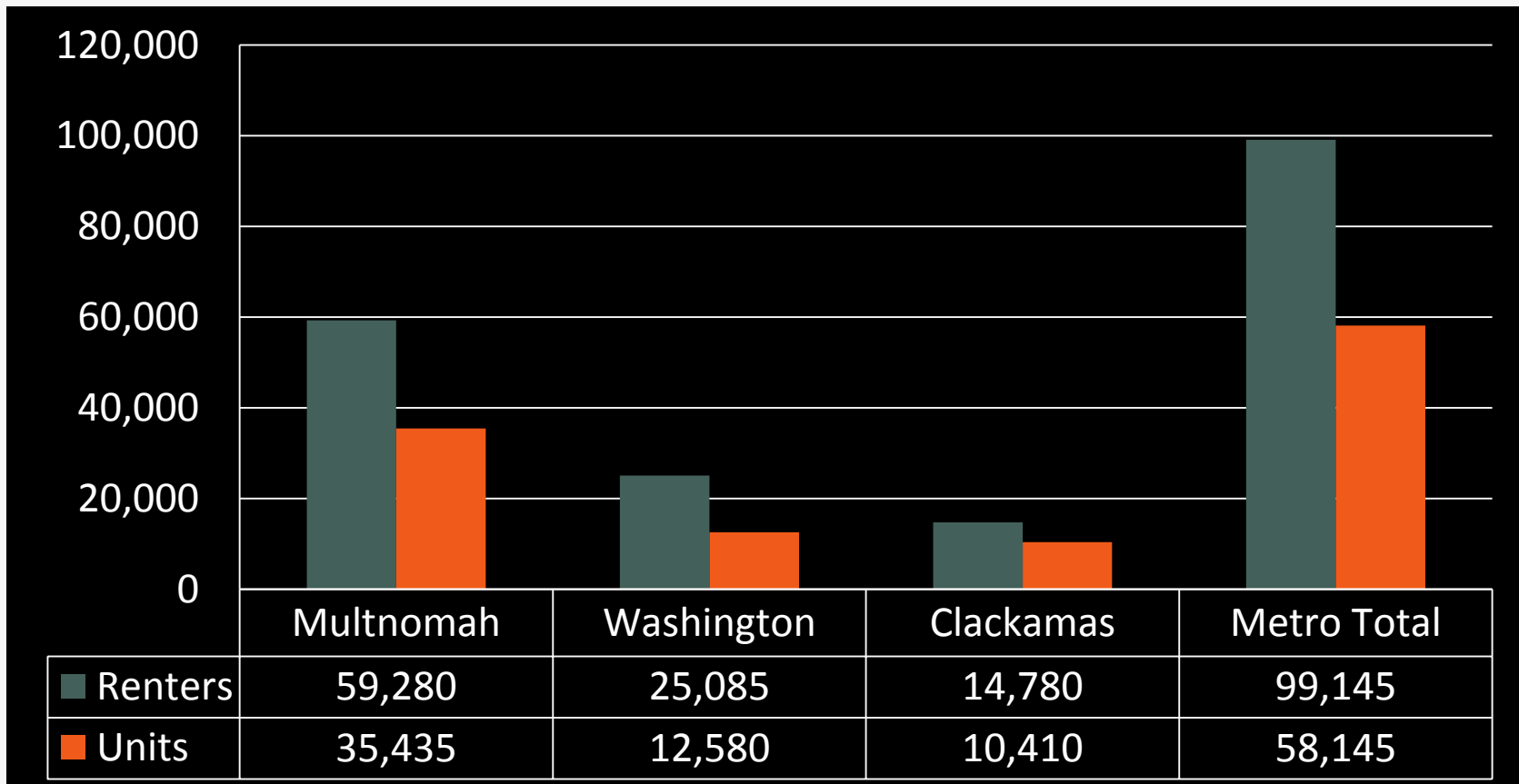


National Low Income Housing Coalition (NLIHC) and Comprehensive Housing Affordability Strategy (CHAS)

Current Housing Shortage

- 40,720 Very Low Income Units

Renter Households earning up to 50% MFI

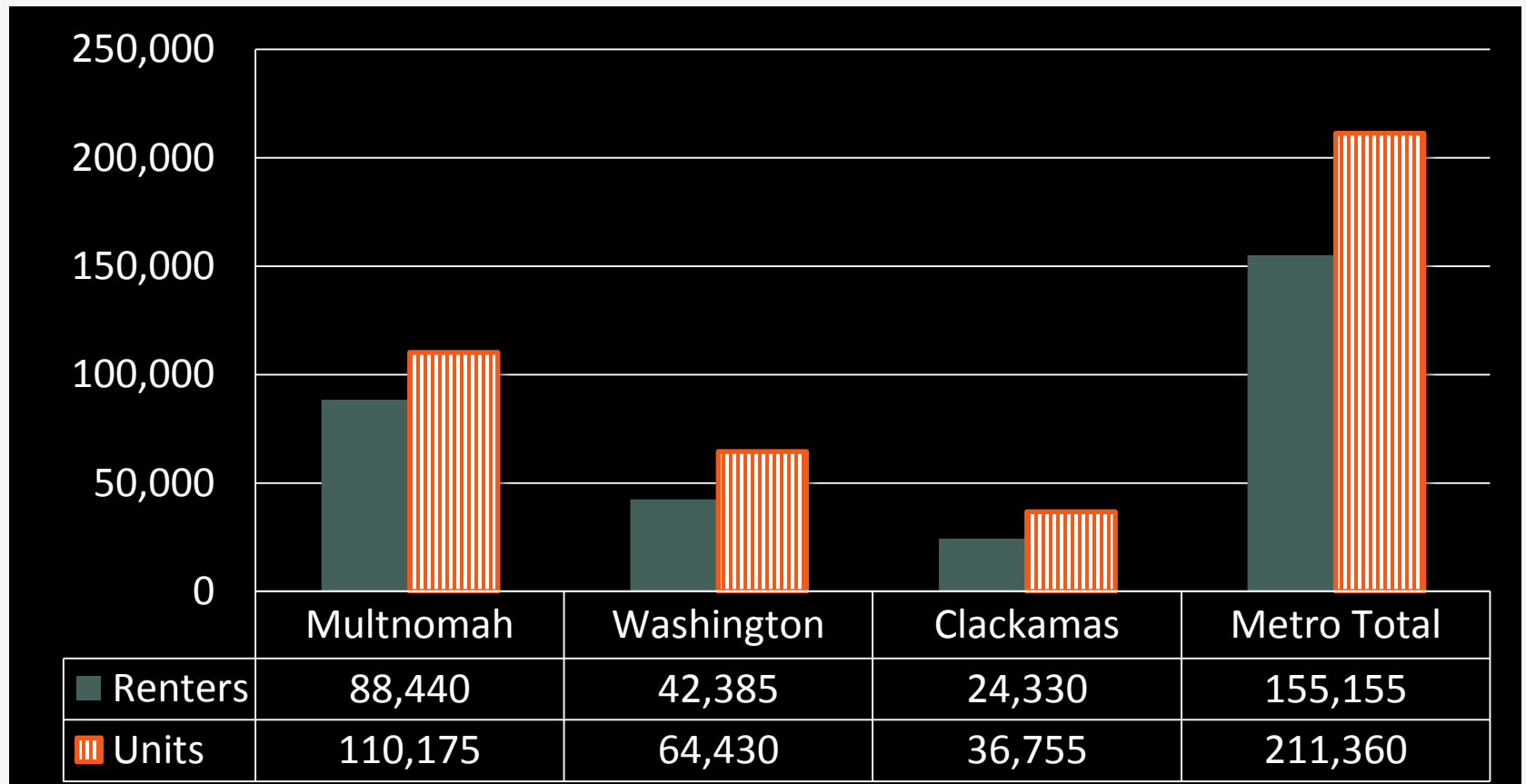


National Low Income Housing Coalition (NLIHC) and Comprehensive Housing Affordability Strategy (CHAS)

Current Housing ~~Shortage~~ Surplus

56,205 Low Income Units

Renter Households earning up to 80% MFI



National Low Income Housing Coalition (NLIHC) and Comprehensive Housing Affordability Strategy (CHAS)

The Risks of Unaffordability



Is Portland as affordable as it thinks it is? In a word, NO.

—Portland Business Journal 2013

Housing Opportunity for Everyone



Housing Funds-A Growing Movement



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COMMUNITY CHANGE

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Email

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OUR PROJECT

HOUSING TRUST
FUNDS

HTF ELEMENTS

CAMPAIGNS

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NEWSLETTER

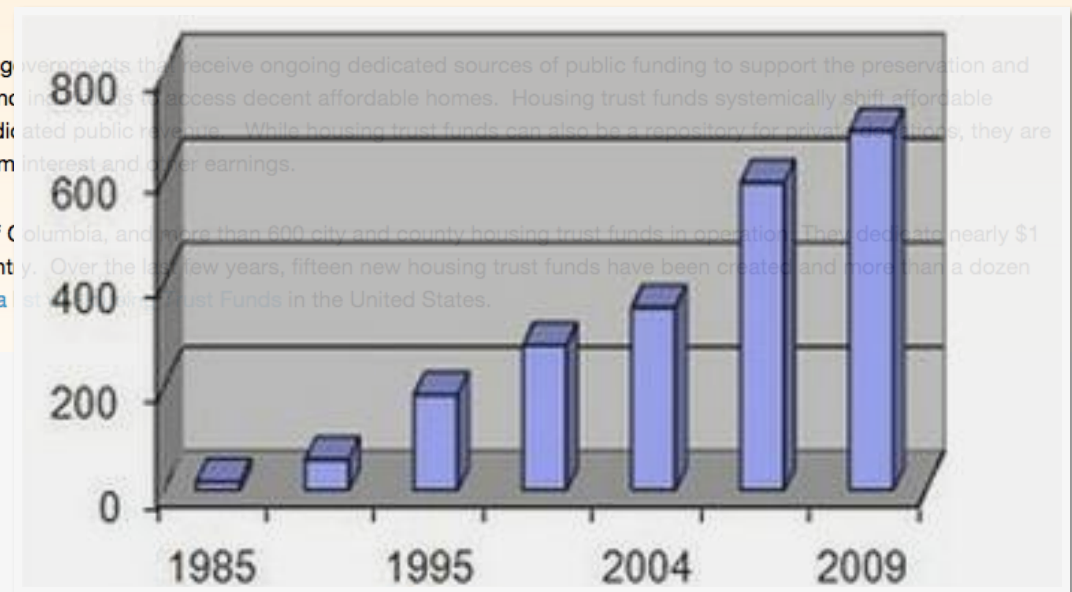
PUBLICATIONS
AND
RESOURCES

CONTACT

What Are Housing Trust Funds?

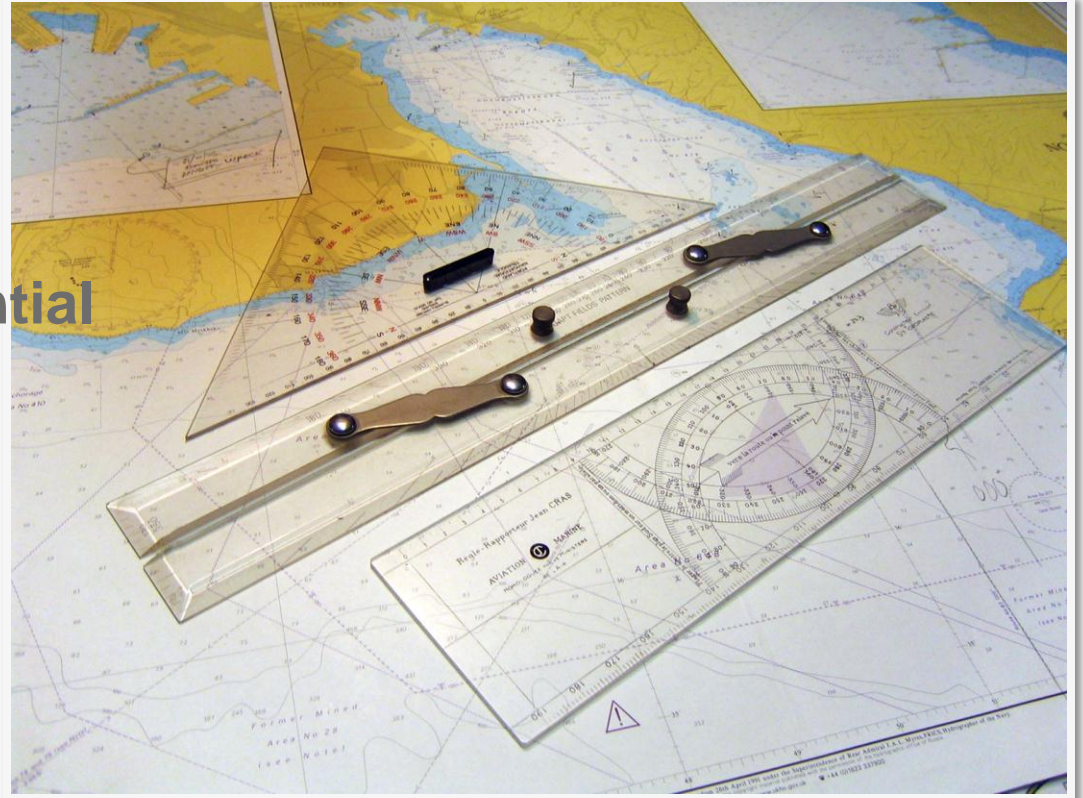
Housing trust funds are distinct funds established by city, county or state governments to receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing and increase opportunities for families and communities to access decent affordable homes. Housing trust funds systemically shift affordable housing funding from annual budget allocations to the commitment of dedicated public revenue. While housing trust funds can also be a repository for private donations, they are not public/private partnerships, nor are they endowed funds operating from interest and other earnings.

There are now 47 states with housing trust funds, as well as the District of Columbia, and more than 600 city and county housing trust funds in operation. They dedicate nearly \$1 billion annually to help address critical housing needs throughout the country. Over the last few years, fifteen new housing trust funds have been created and more than a dozen existing housing trust funds have been able to increase their funds. [Click here for a list of Housing Trust Funds in the United States.](#)



The Survey

- ✧ Dedicated Funding
- ✧ Predominant, Substantial & Flexible Revenue
- ✧ Profiled 9 sample jurisdictions



How will we invest in our Housing Infrastructure?

The Survey of Revenue Tools for Affordable Housing and Services



Philadelphia, Pennsylvania

Document Recording Fee



- \$100 surcharge

- \$12-\$14 Million

- Housing and Services

- \$337 Million leveraged

Washington State Counties

Document Recording Fee



- \$58 Surcharge



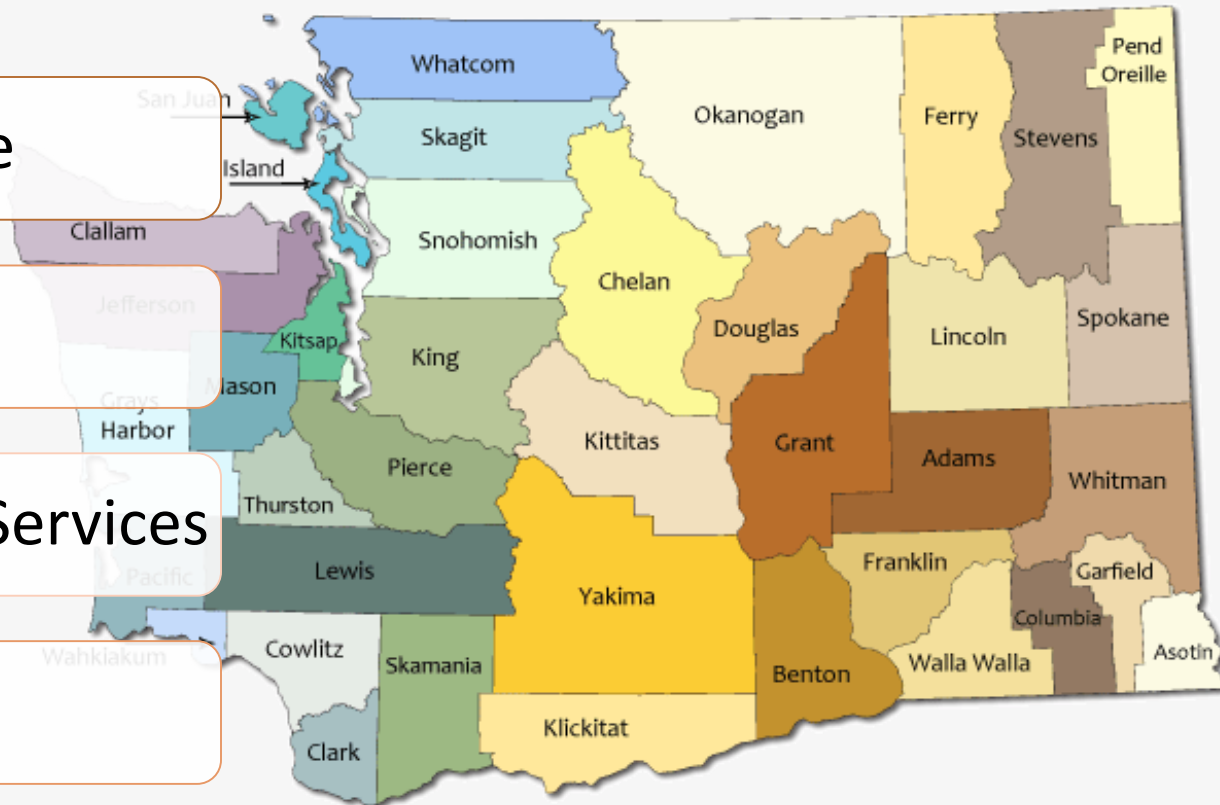
- \$27 Million



- Housing and Services



- ARCH



Somerville Massachusetts

Linkage Fees, In Lieu Fees and Property Tax



- \$1.3 Million Annually

- Nexus Studies

- Housing Development

- Community Preservation Act

Boston, Massachusetts

Linkage Fees and In Lieu Fees



•\$18 Million Annually



•\$8.34 per square foot



•\$200,000 per unit In Lieu

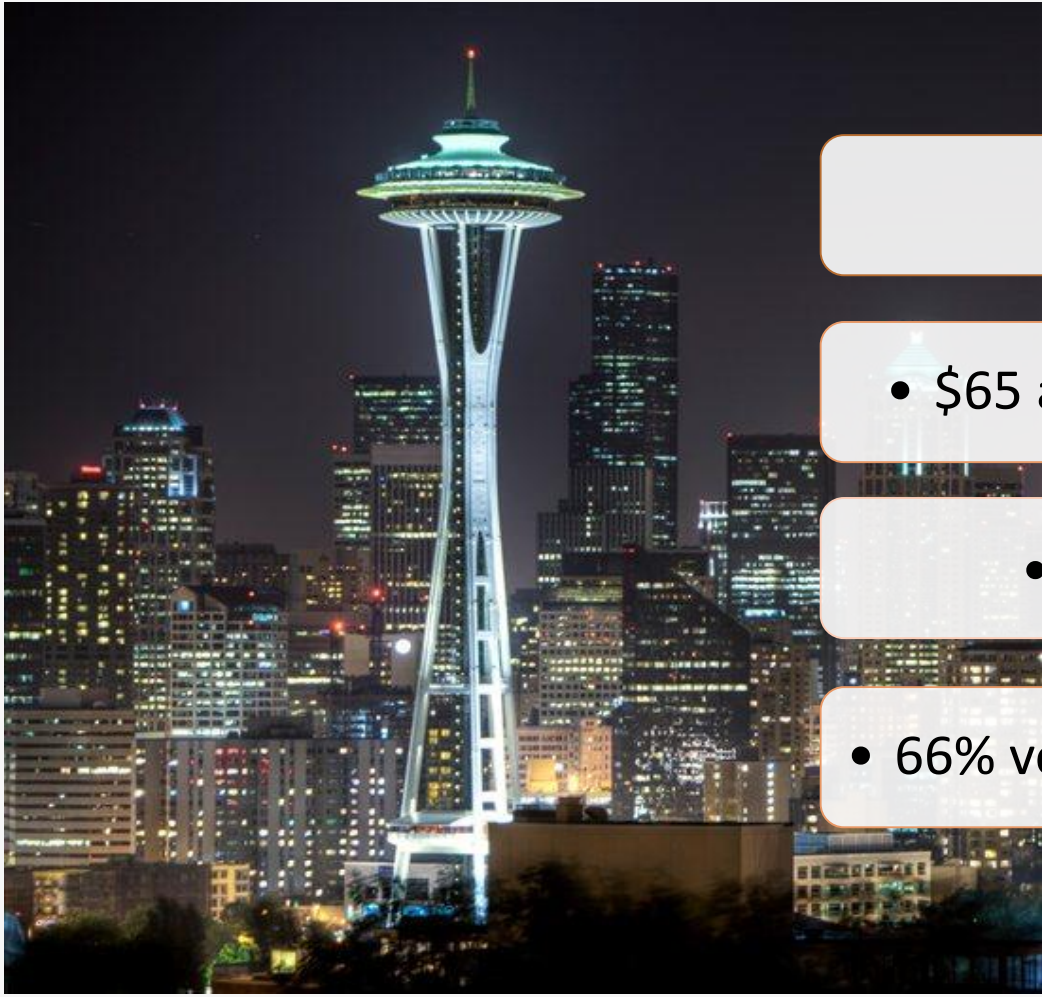


• “Voluntary” Inclusionary Housing



Seattle, Washington

Property Tax Levy



- \$20 Million Annually
- \$65 average per household
- Housing and Services
- 66% voters “Yes to housing!”

Miami-Dade Florida

Restaurant Tax



- \$1.00 tax for \$100 meal

- \$20 Million annually

- Homeless and DV Services

- “Voluntary” Inclusionary Housing

Columbus-Franklin County, OH

Hotel Tax and Real Estate Transfer Tax



- \$4 Million annually



- 0.4% of the 10% hotel tax



- \$1 of the \$2 RETT

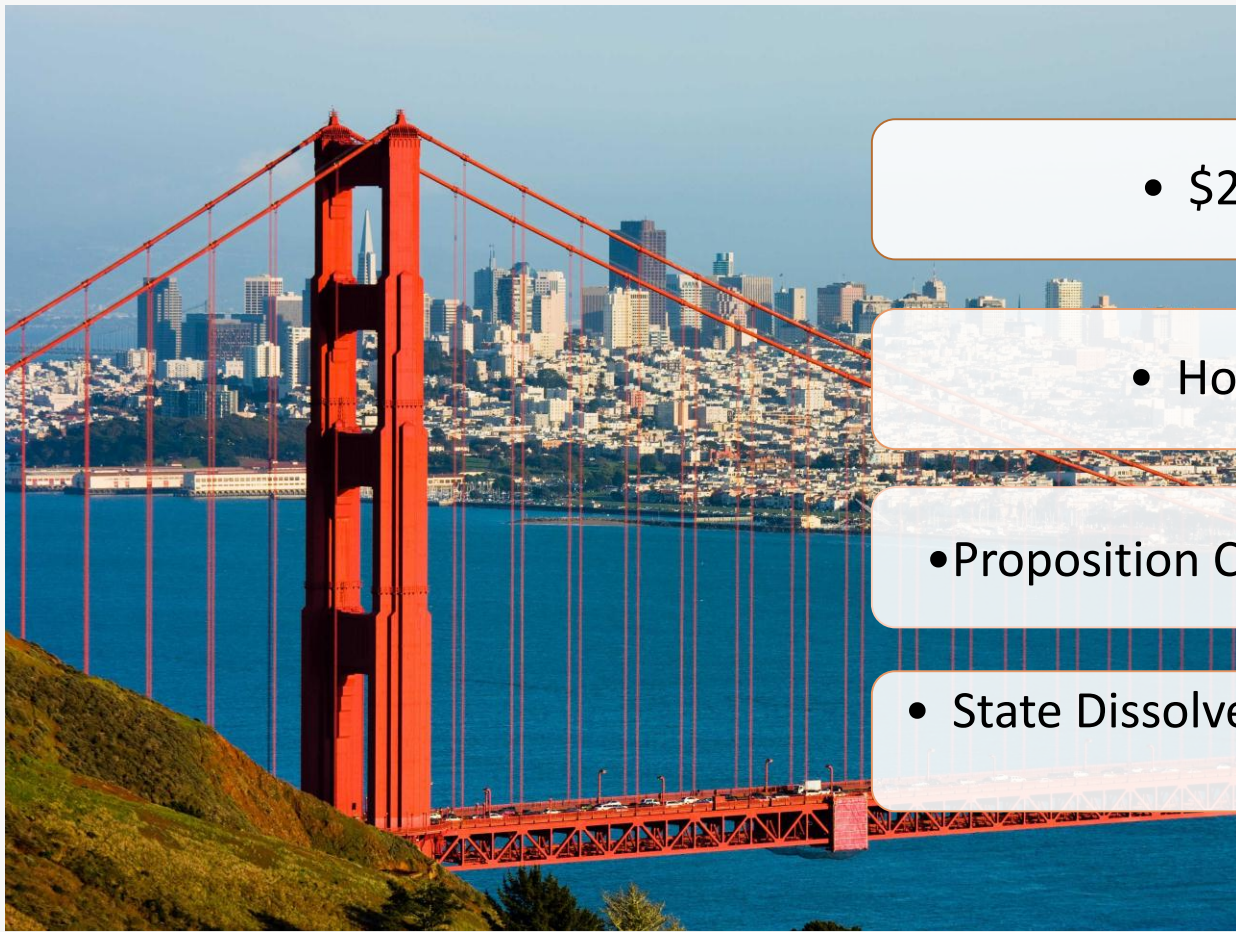


- City leveraged County



San Francisco, CA

General Fund– Business Registration Fee



- \$20 Million set aside

- Housing and Services

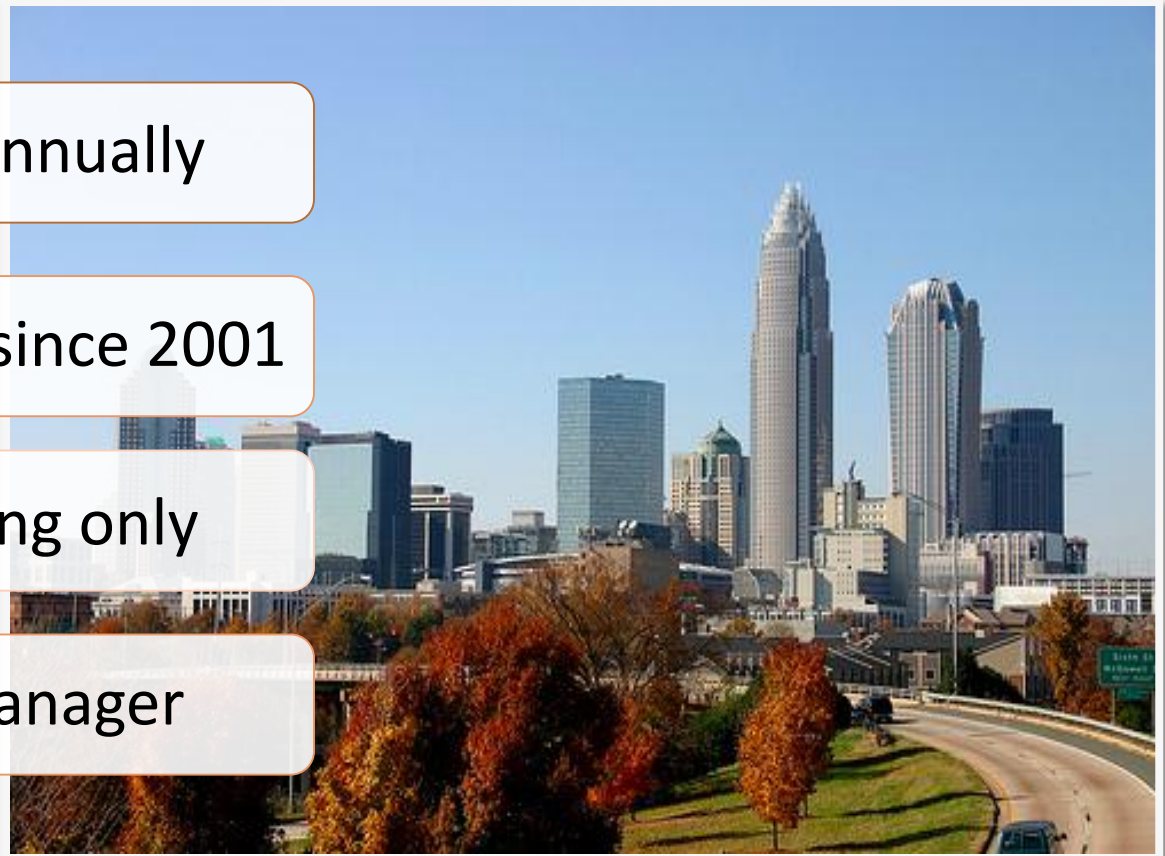
- Proposition C and Proposition E

- State Dissolved Redevelopment Agencies

Charlotte, North Carolina

General Obligation Bonds

- \$7.5 Million Annually
- 2 year bonds since 2001
- Capital financing only
- Strong City Manager





What does
it mean for
us?



Inclusionary Housing



1999 Legislative Ban

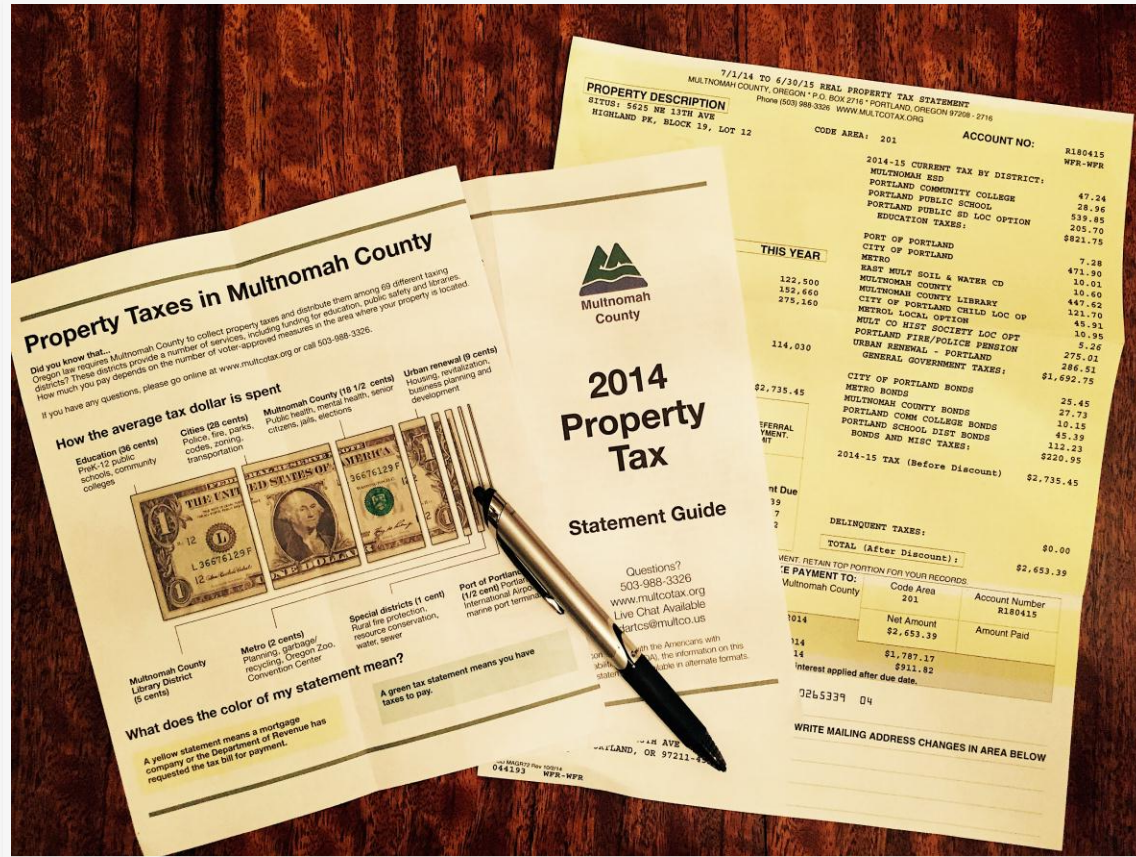
Real Estate Transfer Taxes and Document Recording Fees



Measure 79

Property Taxes

Levy and GO Bonds



Measures 5, 46 and 50

Restaurant and Hotel Taxes

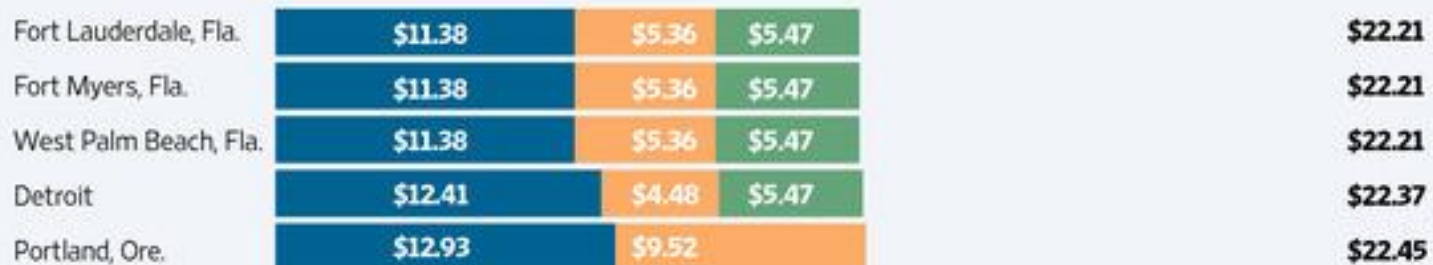
Taxing Travel

Which cities impose the highest and lowest total taxes on lodging, rental cars and meals?
A study released in September ranks the 50 most popular U.S. destinations.

Five cities with the highest total taxes



Five cities with the lowest total taxes



Note: Taxes calculated on central city hotel tax for single night at \$103.45 per room, car-rental tax on \$55.99 for a single-day rental and tax on \$91.22 for single day's meals at hotels. Segments may not add up to total due to rounding.

Source: Global Business Travel Association

The Wall Street Journal

Linkage and Impact Fees

Systems Development Charges (SDCs)



City of Portland Oregon
Development Services Center
1900 SW Fourth Avenue
Portland, Oregon 97201
503-823-7300
www.portlandoregon.gov/bds

Bureau of Development Services
Bureau of Environmental Services
Portland Parks & Recreation
Portland Bureau of Transportation
Portland Fire & Rescue
Portland Water Bureau



The Bureau of Development Services (BDS) has compiled information about all the City's SDC fees in one handout as a service to our customers. The bureau's goal is to provide you with comprehensive information about what SDCs are and how they may apply to your project.

Systems Development Charges (SDCs) are fees assessed to new development and changes in use. These fees are collected to help offset the impact your project will have on the City's infrastructure of storm and sanitary sewer systems, parks and recreation facilities, water, and street systems.

Note: Your SDCs will be reassessed on the "anniversary date" of the permit application if your permit has not been issued.

City bureaus that assess SDCs

Bureau of Environmental Services (BES)	voice mail 503-823-7761	Charges cover the cost of increased use. SDCs reimburse BES for the infrastructure necessary for development.
Portland Parks and Recreation	503-823-5105	Charges cover a portion of the cost to provide for parks and recreation facilities to serve new development.
Portland Bureau of Transportation (PBOT)	503-823-7002	Charges cover the cost for transportation facilities needed to serve new development and the people who occupy or use the new development.
Portland Water Bureau	503-823-7368	Charges cover the cost for the new development's share of water system capacity.

SDCs may be charged when:

- There is a change of use or occupancy
- Increased number of plumbing fixture units
- Accessory Dwelling Units (ADU) are added
- Increasing the size of a water meter
- Addition of commercial floor area
- The project includes more than 500 sq. ft. of new or redeveloped impervious area
- New stormwater or sanitary connections are proposed
- Proposal results in additional volume to existing connections

Bureau of Environmental Services Rates July 1, 2014 - June 30, 2015

Sanitary Sewer Systems Development Charges		Stormwater System Development Charges	
Class of Structure	Rate	Class of Structure	Rate
Per equivalent dwelling unit, single family residences and townhomes	\$ 4,779.00	One or two unit residences	\$ 854.00
Duplex, two family residences	\$ 7,647.00	Tri-plex residences	\$ 988.00
Tri-plex residences	\$ 11,470.00	Four-plex residences	\$ 1,355.00
Four-plex residences	\$ 15,293.00	Commercial, Industrial and Multi-family residential	
Commercial Multi-family residential, 0.8 EDU per unit	\$ 3,823.00	On-site portion of charges per 1,000 sq ft impervious surface	\$ 176.00
Commercial tenant spaces	By plumbing fixture count (PFU)	Off-site portion rate per linear foot of frontage (one time only charge)	\$ 5.66
Commercial and Industrial		Off-site portion rate per daily vehicle trip (using trip number used for PBOT's SDC)	\$ 3.04
Sanitary Sewer Connection Charges			
Line charge per square foot of line	\$ 1.55		
Branch charge per branch used	\$ 5,732.00		
Sewer Tap - Contractor	\$ 100.00		
Sewer Tap - BOM	\$ 344.00		
Sewer connection permit fee	\$ 198.00		

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Portland Bureau of Transportation Rates effective July 1, 2014 - June 30, 2015 or until amended. Rates are for Citywide SDC only, additional fees apply if located within an overlay area.

Land Uses	Unit	Per Unit	Land Uses	Unit	Per Unit
Residential			Commercial-Institutional		
Single Family (1 to 3 units)	dwelling	\$ 2,814.00	School, K-12	sq ft/GFA	\$ 2.75
<small>(plus an additional \$2,554 if located within North Macadam overlay area) (plus an additional \$2,236 if located within Innovation Quadrant overlay area)</small>			University/College	student	\$ 421.00
Multi Family (4 or more units)	dwelling	\$ 2,024.00	Junior/ Community College	student	\$ 303.00
Senior Housing	dwelling	\$ 973.00	Church	sq ft/GFA	\$ 2.63
ADU (exempt until 7/31/16)	dwelling	\$ 0.00	Hospital	sq ft/GFA	\$ 4.07
Rowhouse/Condo	dwelling	\$ 1,769.00	Park	acre	\$ 581.00
Nursing Home	bed	\$ 688.00	Commercial-Restaurant		
Congregate Care/Assisted Living	dwelling	\$ 508.00	Restaurant	sq ft/GFA	\$ 19.64
Commercial-Services			Quick Service Restaurant (drive-through)	sq ft/GFA	\$ 45.43
Bank	sq ft/GFA	\$ 24.49	Commercial-Retail		
Day Care	sq ft/GFA	\$ 3.00	Miscellaneous Retail	sq ft/GFA	\$ 4.78
Library	sq ft/GFA	\$ 9.09	Shopping Center	sq ft/GFA	\$ 5.99
Post Office	sq ft/GFA	\$ 17.49	Supermarket	sq ft/GFA	\$ 14.32
Hotel/Motel	room	\$ 2,597.00	Convenience Market	sq ft/GFA	\$ 51.08
Service Station/Fuel Sales	VFP	\$ 13,177.00	Free-Standing Discount Store	sq ft/GFA	\$ 9.35
Movie Theater	screen	\$ 31,569.00	Car Sales New/Used	sq ft/GFA	\$ 8.91
Carwash	wash stall	\$ 14,819.00	Commercial Office		
Health Club	sq ft/GFA	\$ 8.24	Administrative Office	sq ft/GFA	\$ 3.64
Marina	berth	\$ 740.00	Medical Office/Clinic	sq ft/GFA	\$ 9.57

Portland Parks and Recreation

Rates: July 1, 2014 through June 30, 2015

Type of Unit	Non Central City	Central City
Single Family Dwelling	\$ 8,582.00	\$ 8,594.00
Multi Family (per unit)	\$ 5,632.00	\$ 5,528.00
Manufactured Home	\$ 7,992.00	\$ 8,365.00
ADU (exempt until 7/31/16)	\$ 0.00	\$ 4,676.00
Single Room Occupancy	\$ 3,877.00	\$ 4,943.00
Commercial Use and Occupancy Code	Non Central City	Central City
	per 1,000 sq. ft.	
Hospital/convallescent hospital/institutional day care	\$ 508.00	\$ 1,152.00
Office/bank	\$ 480.00	\$ 1,087.00
Retail/restaurant/nightclub	\$ 379.00	\$ 857.00
Industrial/school/assembly hall/motel/hotel	\$ 239.00	\$ 546.00
Warehouse/storage/parking garage/mausoleum	\$ 54.00	\$ 122.00

To see map and more information: www.portlandoregon.gov/parks > rentals/permits/fees > SDC fees

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Portland Water Bureau

Rates: July 1, 2014 through June 30, 2015

Meter Size	Charge
5/8"	\$ 2,185.00
3/4"	\$ 3,277.00
1"	\$ 5,462.00
1 1/2"	\$ 10,925.00
2"	\$ 17,227.00
3"	\$ 32,300.00
4"	\$ 53,834.00
6"	\$ 107,668.00
8"	\$ 172,269.00
10"	\$ 309,653.00

NOTE: Fire lines are not assessed an SDC fee.

In Oregon we say "SDCs"

Business Registration Fee

The screenshot displays the official website of the City of Portland's Revenue Bureau. The header includes the city logo, navigation links (City Home, Gover, Burea, Office of Management & Finance, Who We Are), a search bar, and contact information (Phone: 503-823-5157, Arts Tax: 503-865-4278, Address: 111 SW Columbia St, Suite 600, Portland, OR 97201). The main content area is titled 'Revenue Bureau' and states 'Revenue is being re-organized under the Bureau of Revenue and Financial Services.' Below this, a navigation menu highlights 'Taxes' under the 'Business Taxes' category. A sidebar on the left lists various services: Business Tax Forms, Registration, Filing, Payments, Refunds, Find My Account Rep, Code, Rules & Policies, Help & Resources, News & Events, Business Taxes Online Filing Survey, Occupancy Taxes, and Enhanced Services Districts. The main content area features a 'Business Taxes' section with a large image of a 'REGISTRATION FORM' for the City of Portland Business License Tax & Multnomah County Business Income Tax. The form includes instructions for new businesses, tax entity changes, and reopening businesses, and provides contact information for registration. Below the image, a 'Business Registration' section states that everyone doing business in Portland or Multnomah County is required to register, and no payment is due with the registration form. At the bottom, a text box mentions that the Revenue Bureau administers business taxes for Portland and Multnomah County.

The CITY OF PORTLAND Oregon

City Home Gover Burea Office of Management & Finance Who We Are

Office of Management & Finance

Revenue Bureau

Revenue is being re-organized under the Bureau of Revenue and Financial Services.

PHONE: 503-823-5157
ARTS TAX: 503-865-4278
111 SW Columbia St, Suite 600, Portland, OR 97201
[MORE CONTACT INFO](#)

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Taxes Business Taxes

Business Tax Forms

Registration

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Payments

Refunds

Find My Account Rep

Code, Rules & Policies

Help & Resources

News & Events

Business Taxes Online Filing Survey

Occupancy Taxes

Enhanced Services Districts

Business Taxes

REGISTRATION FORM
New businesses, tax entity changes & reopening businesses
CITY OF PORTLAND BUSINESS LICENSE TAX & MULTNOMAH COUNTY BUSINESS INCOME TAX
MAIL or FAX completed form to: 111 SW COLUMBIA, SUITE 600, PORTLAND OR 97201
FAX: 503-823-5192 - Register online & learn about the program: www.sps90.org
Office: 503-823-5157 - TDD: 503-823-6068
Most information is subject to disclosure under Public Record Law.

Business Registration
Everyone doing business in Portland or Multnomah County is required to register. No payment is due with the registration form.

The Revenue Bureau administers business taxes for Portland and Multnomah County, and special

Tax reform can generate revenue for housing

Spilt Tax
Oregon Tax Reform
Voluntary Up Zoning
Revenue Bonds
Short Term Rentals
Land Value Tax
Medicaid Savings
Transit Oriented Development
Social Impact Bonds
Property Tax Reform
Business Tax Reform
Demolition Taxes
Land Banking
Density Bonuses
Air BnB Fees
Rent Control
Value Capturing
Medicaid Savings For Housing

Our Next Steps



Thank you!

welcome
HOME

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Erin Houlihan

Anna Caitlin Photography

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Human Solutions

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