

# PHB Community Budget Forum

# Agenda

**6:00-6:10**

Welcome & Overview of Meeting

Introductions PHB Advisory Committee Members

**6:10-6:40**

Overview of PHB Programs & Budget

**6:40-7:25**

**Group Discussions – Breakout Groups**

**7:25-7:55**

Report Out

**7:55-8:00**

Wrap up

# Portland Housing Bureau: What We Do



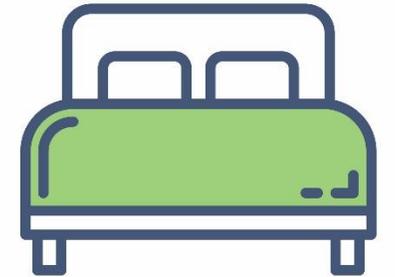
**Production & Preservation**



**Home Ownership**



**Preventing Displacement**



**Ending Homelessness**

# PHB Partner Jurisdictions



# Portlanders by Area Median Income

## 0-30% AMI



**Adult on  
Fixed  
Income**

Annual Income: \$22,380  
AMI: 30% for single  
household  
Affordable Rent: \$559

## 31-60% AMI



**Customer  
Service  
Representative**

Annual Income: \$53,250  
AMI: 50% for family of 4  
Affordable Rent: \$1,545

## 61-80% AMI



**Two full-time  
minimum  
wage  
workers**

Annual Income: \$63,900  
AMI: 60% for family of 4  
Affordable Rent: \$1,662

**Portland Area Median Income = \$106,500**

# **Priority Areas for Commissioner Ryan**

---

## **Permitting improvements**

- i. Addressing the bottle-necks*
- ii. Investing in needed technology*
- iii. Inter-agency coordination and potential structural changes*

## **Housing production**

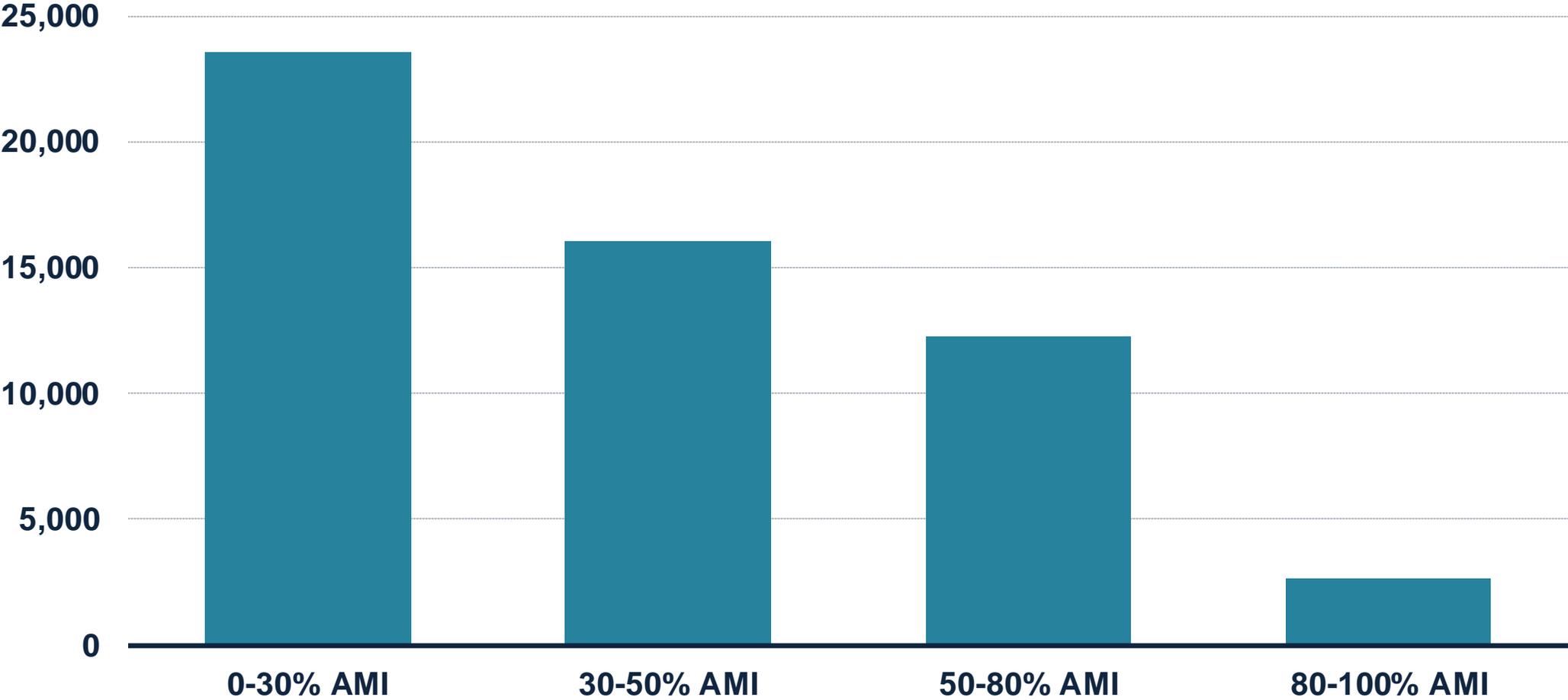
- i. Including increasing homeownership opportunities*

## **Stabilizing the rental housing market**

- i. Addressing the “perfect storm” to mitigate homelessness*

# Current Need: Affordable Rental Housing

Extremely Cost Burdened Households: 25,000+



# Budget Concept: New Affordable Housing

## Proposed Budget Concepts:

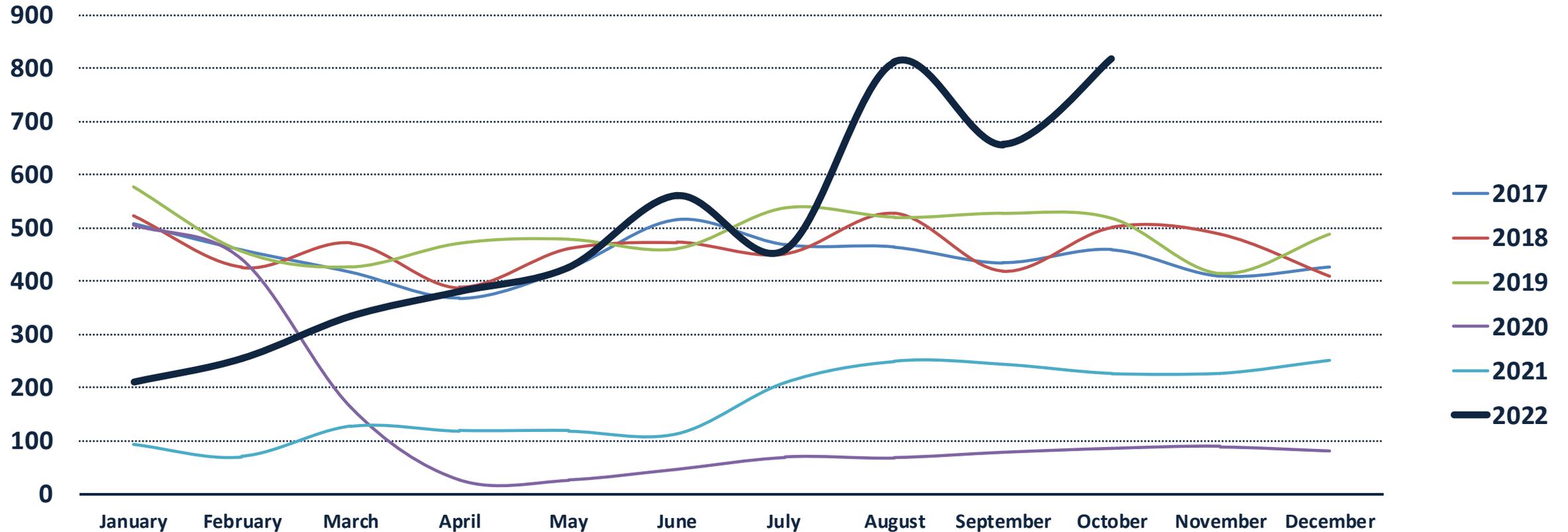
Acquisition of Land for Future Development

Last-Funds-In for Ready-to-Go Projects

Low-Density Affordable Homeownership Development

# Current Need: Housing Stability

## Monthly Court Eviction Filings (FEDs)



# Budget Concept: Promoting Resiliency

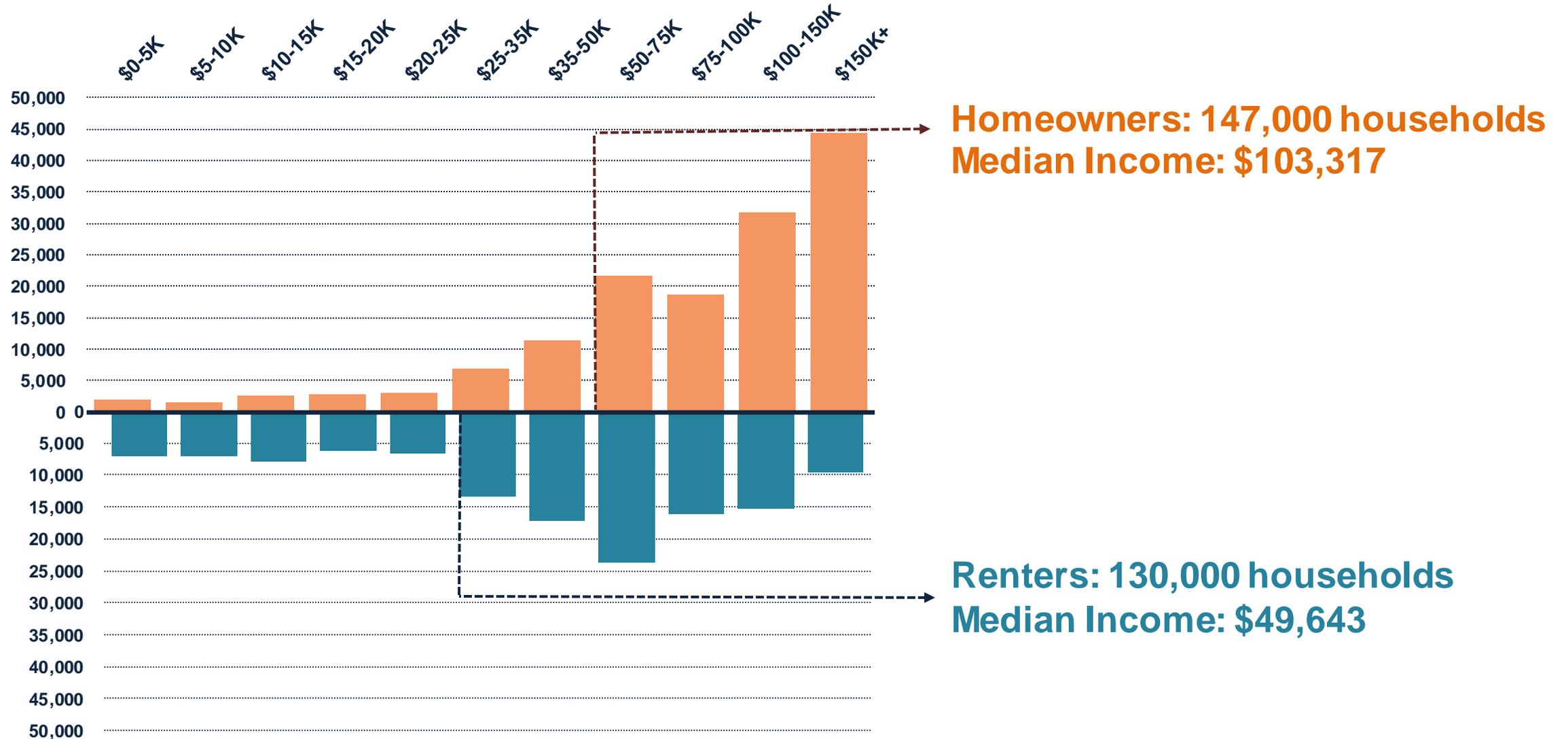
## Proposed Budget Concepts:

Eviction Legal Defense

Preservation of Affordable Housing

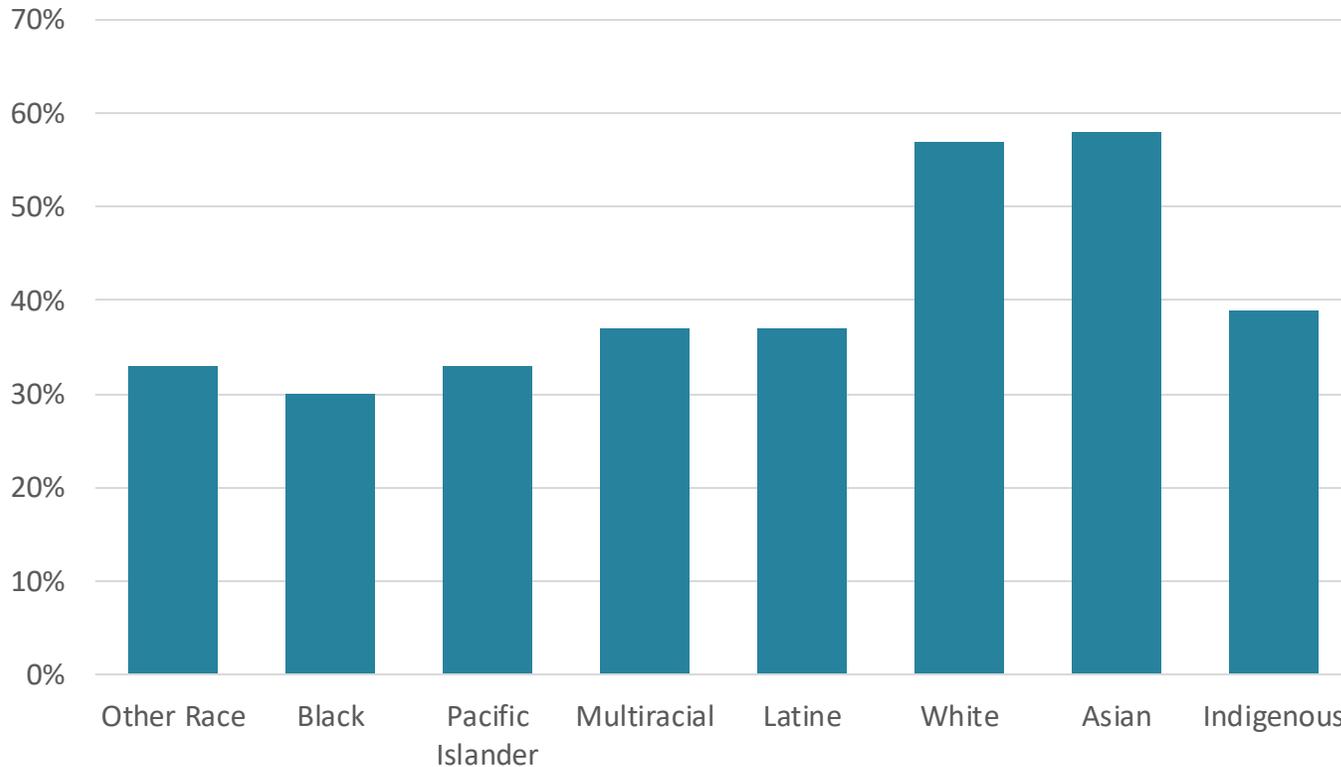
Home Repair

# Current Need: Income Gap between Renters and Homeowners



# Current Need: BIPOC Homeownership Gap

## Homeownership by Community



## PHB Homeowner Programs:

% of Households Receiving Homebuyer Subsidies from BIPOC Community (FY 21-22):

**80%**

Number of Households Receiving Home Repairs (FY 21-22):

**518**



# Budget Concept: Tackling Disparities

## Proposed Budget Concepts:

ADA Accessible Housing Inventory

Culturally Specific Provider Technical Assistance

Low-Density Affordable Homeownership Development

Citywide Down-Payment Assistance Loans

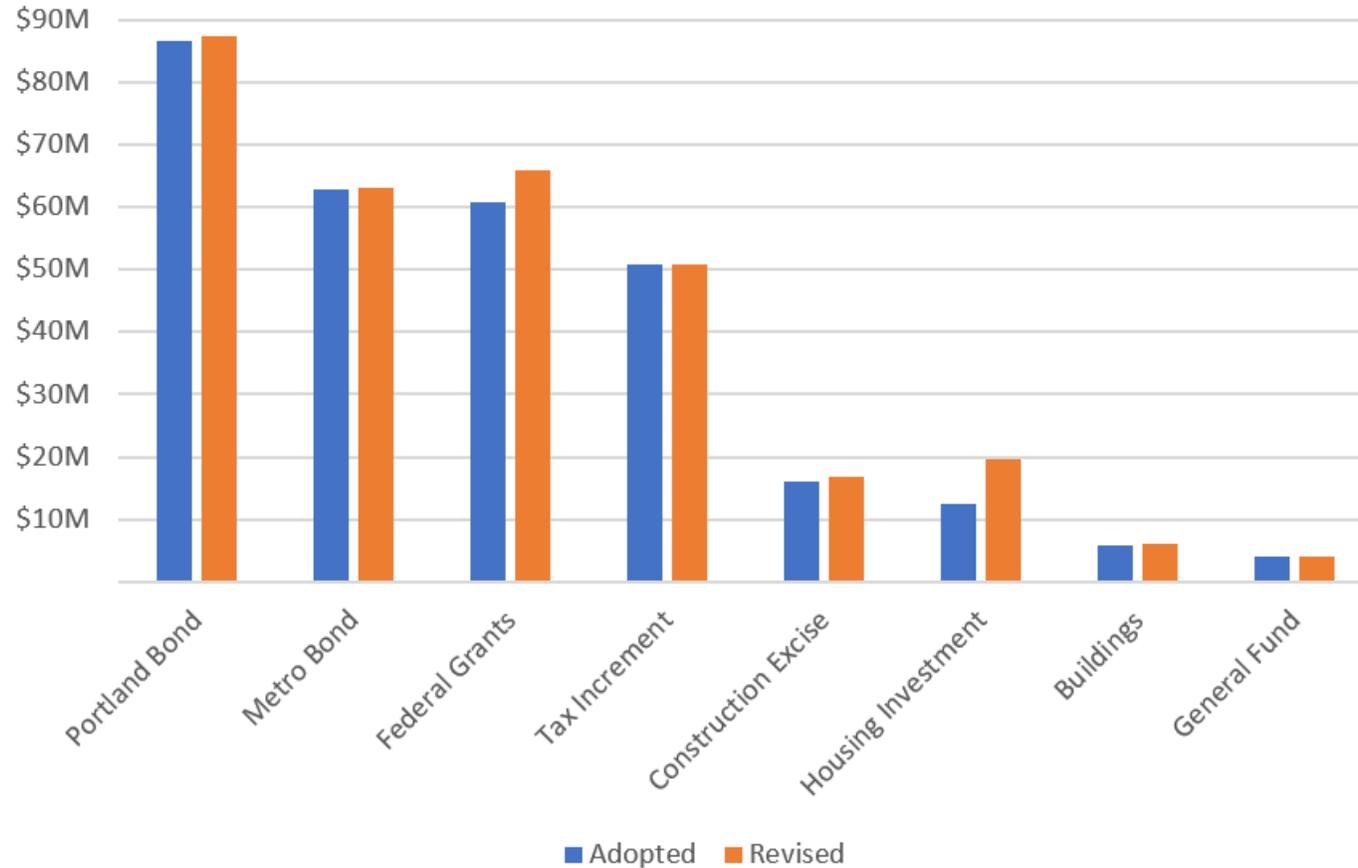
Home Repair

# Funding Sources

## FY22-23 Revised Budget

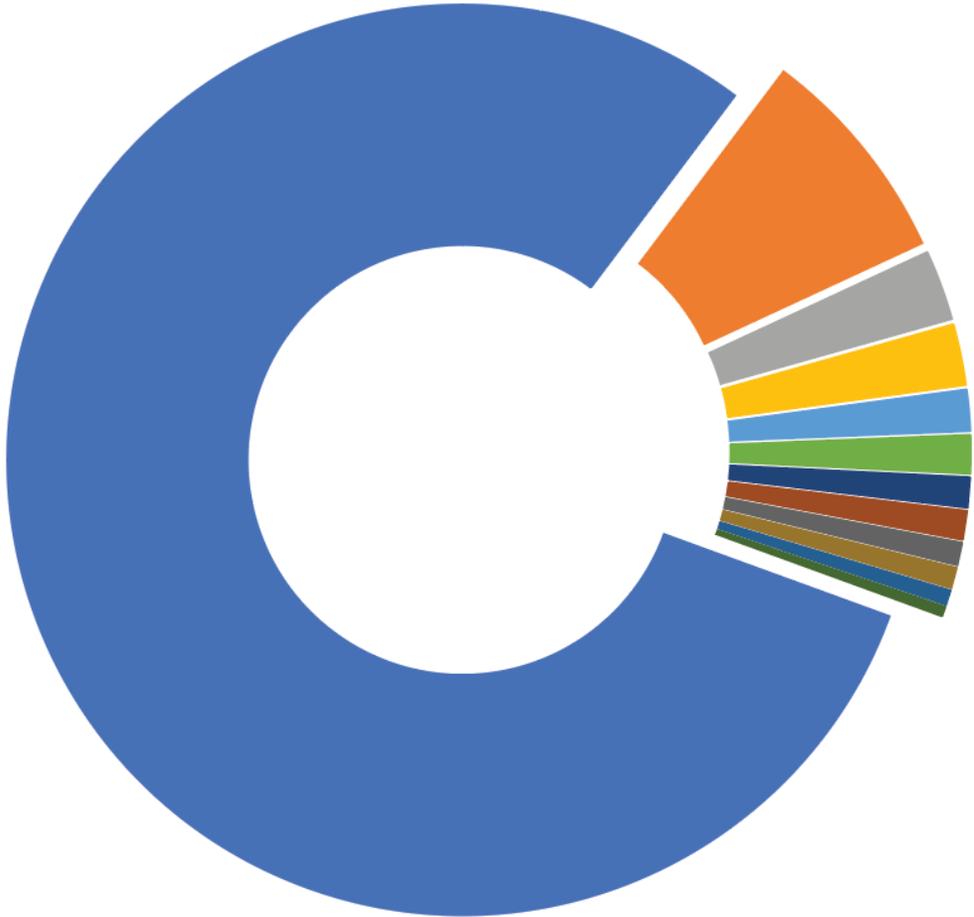
# \$313,657,288

FY 22-23 Adopted and Revised Budget - Sources



# FY22-23 Revised Budget by Program

Total: \$313,657,288



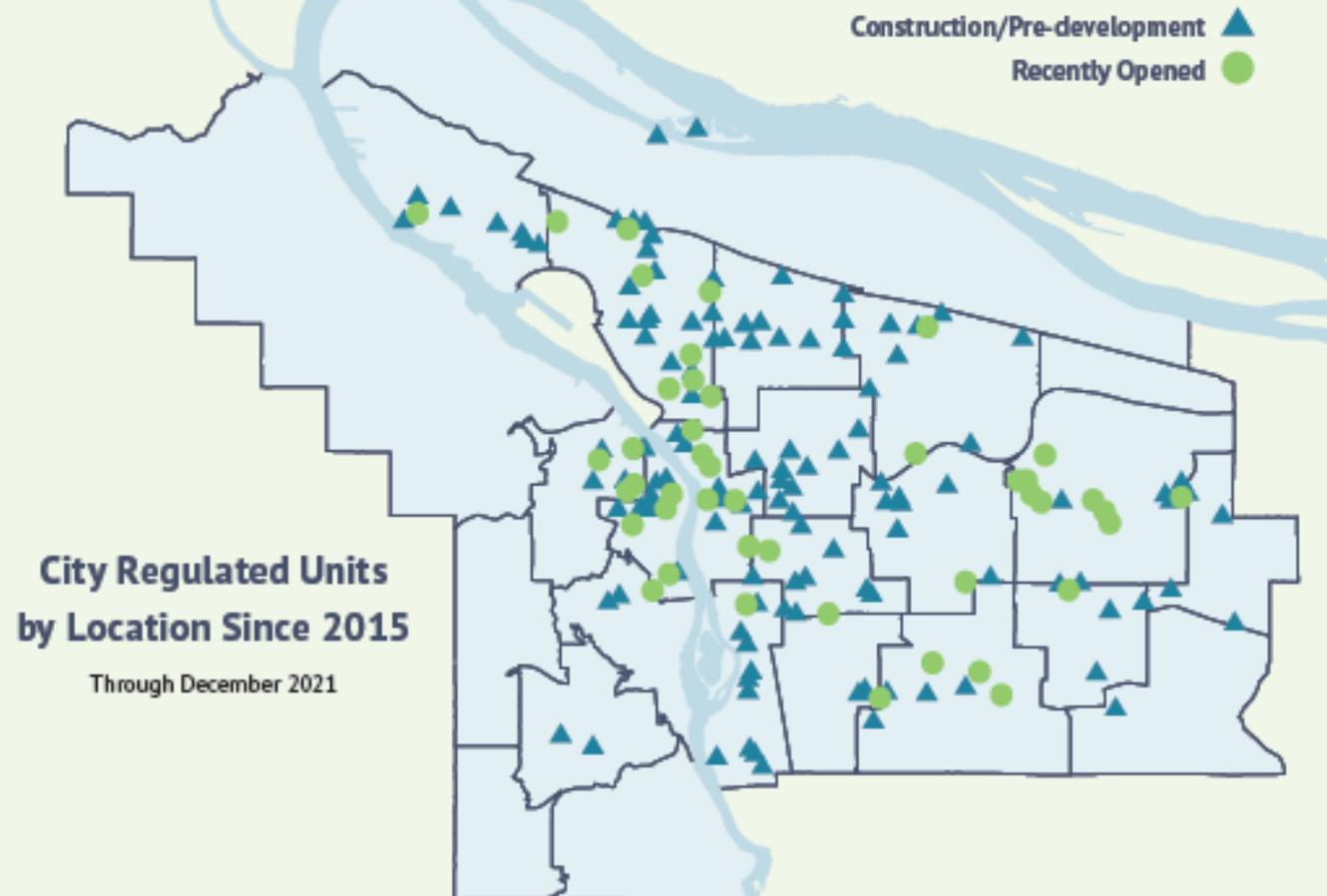
- \$249.98M - Multi-Family Housing
- \$24.61M - ARPA Programs
- \$7.97M - Home Repair
- \$6.96M - Property Management
- \$4.73M - Homeownership
- \$4.41M - Rental Services
- \$3.50M - Land Banking
- \$3.36M - Business Operations
- \$2.67M - Development Incentives
- \$2.45M - Economic Opportunity
- \$1.78M - Policy & Planning
- \$1.24M - Data Analytics & Systems

# Rental Housing Production (2015 - 2021)

- 3,473+ affordable units opened
- 6,583+ people provided homes
- 4,262+ affordable units in development

## City Regulated Units by the Numbers Since 2015

<b>7,735</b> Affordable Units	<b>11,544</b> Affordable Bedrooms	<b>14,605</b> Est. People Housed
----------------------------------	--------------------------------------	-------------------------------------



# Housing Bond Production

## Portland's Housing Bond

**SCORE CARD**  
*ALL FUNDS ALLOCATED*

GOAL: 1,300 TOTAL UNITS

**EXCEEDED: 1,859 UNITS** ..... ✓

GOAL: 600 UNITS AT 30% AMI

**EXCEEDED: 774 UNITS** ..... ✓

GOAL: 300 UNITS OF PSH

**EXCEEDED: 399 UNITS** ..... ✓

GOAL: 650 FAMILY-SIZED UNITS

**EXCEEDED: 836 UNITS** ..... ✓

**\$258.4M = AFFORDABLE HOMES FOR 3,834 PORTLANDERS**

## Metro Housing Bond: Portland

**SCORE CARD**  
*\$144M ALLOCATED*

GOAL: 1,475 TOTAL UNITS

**EXCEEDED: 1,535+ UNITS** ..... ✓

GOAL: 605 UNITS AT 30% AMI

**ON TRACK: 553+ OPEN/IN PROGRESS**

GOAL: 300 UNITS OF PSH

**ON TRACK: 275+ OPEN/IN PROGRESS**

GOAL: 737 FAMILY-SIZED UNITS

**ON TRACK: 689+ IN PROGRESS**

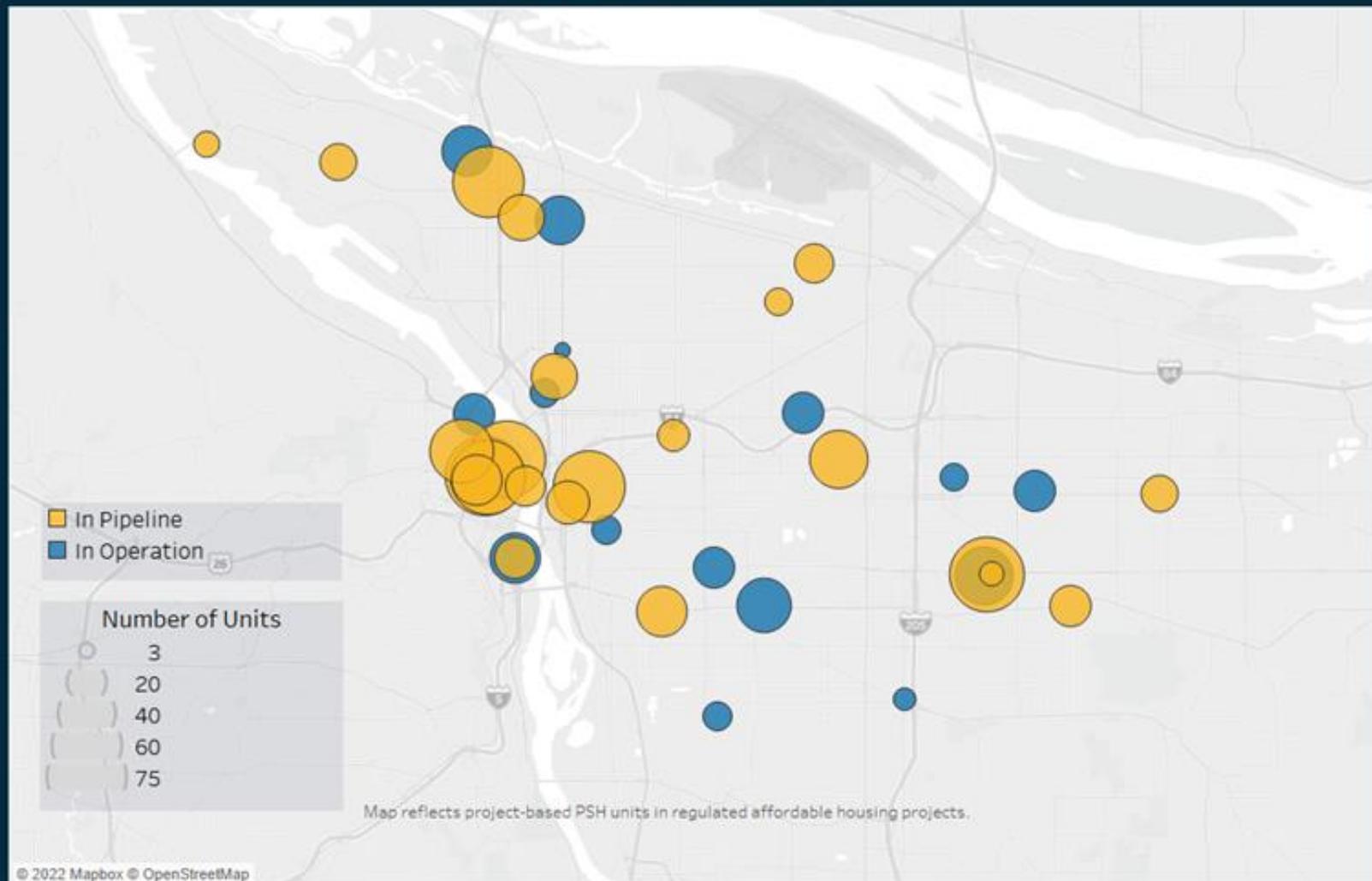
**\$211M = AFFORDABLE HOMES FOR 3,200+ PORTLANDERS  
REMAINING \$67M EARMARKED OR RESERVED**

# New Permanent Supportive Housing Units

Since October 2017

## Permanent Supportive Housing (PSH) Units in Portland

Opened or Under Development



© 2022 Mapbox © OpenStreetMap

Goal of  
2,000 Units by 2028



86

Remaining



1,325

In Pipeline

1500

1000

500

589

In Operation

1,914

Units operational  
or in pipeline



# Budget Concepts: New Funding

Concepts	Increasing Supply	Promoting Resiliency	Tackling Disparities
Land and Site Acquisition	X		
ADA Accessible Housing Inventory			X
Culturally Specific Provider Technical Assistance			X
Preservation of Regulated Affordable Housing		X	
Last-Funds-In for Ready-to-Go Projects	X		
Low-Density Affordable Homeownership Development	X		X
Citywide Down-Payment Assistance Loans			X
Home Repair		X	X

# Budget Concepts: Reprogramming Funds

Concepts:	Increasing Supply	Promoting Resiliency	Tackling Disparities
HR and Admin FTE Support		X	
Compliance FTE Support		X	
Development Incentives FTE Support	X		
PCEF for Affordable Housing and FTE Support	X		
Eviction Legal Defense		X	

# Breakouts

# Group Table Discussion

## **Strategic Initiatives:**

1. Increasing Supply
2. Promoting Resiliency
3. Tackling Disparities

## **For each Strategic Initiative, please answer:**

1. Which of the proposed budget concepts would make the greatest impact for the residents of Portland and why?
2. What additional concepts should we consider?
3. Which budget concept would be your top priority in each category?

# Q&A