Multnomah County				
Program #10045 - A Ho	me For Everyone-Capital Project			2/18/2016
Department:	Nondepartmental	Program Contact:	Marc Jolin	
Program Offer Type:	Innovative/New Program	Program Offer Stage:	: As Requested	
<b>Related Programs:</b>				

Program Characteristics: One-Time-Only Request, Out of Target

## **Executive Summary**

In order to achieve the goals of A Home for Everyone, it is necessary to increase the supply of deeply affordable units accessible to people leaving or facing homelessness. This program offer would provide capital contributions of approximately \$40,000 per unit, to increase the supply of housing units available to very low-income households that are homeless or imminently at risk of homelessness by 84 units.

## **Program Summary**

In order to help address the critical shortage of rental units available to very low-income people experiencing or facing homelessness, and recognizing that the effectiveness of many of our ending-homelessness strategies is hampered by the lack of available rental units in our community, the Executive Committee of A Home for Everyone adopted the community recommendation that the City of Portland and Multnomah County jointly contribute an additional \$10,000,000 toward the development or acquisition of at least 250 units of rental housing that meet the permanent housing needs of people facing homelessness. This program offer implements the County's contribution to that effort, providing \$3,300,000 to subsidize the development and/or acquisition of at least 84 additional rental units.

There is a well-documented affordability crisis in our community. Rents are rising on existing units across the board, but the impact of annual double-digit rent increases has been most profound for the County's lowest-income residents and communities of color. Not only have these tenants received rent increases averaging 16% over the past year, forcing many of them out of their homes, we have seen a growing number of building-wide no cause evictions driven by owners' decisions to remodel their properties and re-rent them at substantially higher rent levels. These dynamics help explain why between FY 2014 and FY 2015 we observed a 42% increase in the number of people accessing our community's shelter system, and why our largest family shelter reports that as many as a third of the families coming to shelter have never been homeless before.

There are multiple strategies needed to address this crisis, but one of them is to increase the supply of housing that is affordable to very-low income individuals and families. This program will allow Multnomah County, either directly or through the City of Portland or a third party intermediary, to provide funding to affordable housing developers that subsidizes the development/acquisition of at least 84 units, and, pursuant to the recommendations of the AHFE Executive Committee, use those funds to encourage innovation that creates quality and sustainable housing options as quickly and cost-effectively as possible.

FY16	FY17
Estimate	Offer
NA	84
NA	125

The outputs for this program are the units produced. The outcome is providing permanent housing to currently homeless people, or people who would be homeless but for the availability of this housing. Because it is likely that at least some of the units will house more than one person, the number of people housed (the outcome) is higher than the number of units produces (the output).

## Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds		
Program Expenses	2016	2016	2017	2017		
Contractual Services	\$0	\$0	\$3,300,000	\$0		
Total GF/non-GF	\$0	\$0	\$3,300,000	\$0		
Program Total:	\$0		\$3,300,000			
Program FTE	0.00	0.00	0.00	0.00		
Program Revenues						
Total Revenue	\$0	\$0	\$0	\$0		
Explanation of Revenues						

Significant Program Changes

Last Year this program was: