

Program #72041 - A Home for Everyone Capital Investments

6/30/2016

Department: County Management Program Contact: Marissa Madrigal

Program Offer Type: Existing Operating Program Program Offer Stage: As Adopted

Related Programs:

Program Characteristics: One-Time-Only Request

Executive Summary

The Home for Everyone Capital program offer includes carryover of one time only pass-through funds in support of housing development objectives, and funds allocated for leasing and purchasing properties for shelter and housing, in support of "A Home for Everyone Initiative", a community-wide initiative to end homelessness, led collaboratively by Multnomah County, the City of Portland, Home Forward, the City of Gresham, local nonprofits and local donors.

Program Summary

Over the past year, our community has come together in an unprecedented way to respond to the crisis of homelessness. To continue to help families and vulnerable individuals break the cycle of homelessness and ensure the best use of limited funds, the County is considering new options to increase access to affordable housing units and to provide other shelter options. This program provides capital funding in support of "A Home for Everyone Initiative".

The investment of \$5 million supports construction of 135 low-income housing units, to be leveraged by other public and private investments.

Recommendations from A Home for Everyone Coordinating Board include the need to expand investment in the production of units affordable to very low-income households and to look for innovative ways to generate units more quickly and more cost effectively. In the Fall of 2015, Multnomah County joined with the City of Portland, Portland Development Commission and Home Forward to offer a Notice of Funds Availability (NOFA) for affordable housing developments. Representatives from large and small developers, architects, and community development organizations attended a conference to obtain information about the county's goals, funding, and proposal requirements. Development proposals were received and evaluated. An initial package of developments was agreed to by city and county staff. Those developments are currently undergoing further underwriting before funds are released. Due to the timing of the final evaluation and selection process, it is anticipated that transfer of county funds may not take place until after July 1, and therefore funds are carried into FY 2017.

Additionally in FY 2016, \$4.7 million of one-time-only funds were allocated by the Board of Commissioners from revenue received from a settlement to the County in January 2016, to be used for leasing and/or purchasing properties for homeless shelter, housing, due diligence, renovation and capital improvements. \$2.4 million remains unspent in FY 2016 and is carried over into FY 2017.

Performance Measures								
Measure Type	Primary Measure	FY15 Actual	FY16 Purchased	FY16 Estimate	FY17 Offer			
Output	Number of homes built using County funds	0	125	0	135			
Outcome	Number of shelter beds expected to be provided	0	0	0	190			

Performance Measures Descriptions

Legal / Contractual Obligation

An IGA with the City of Portland is pending.

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2016	2016	2017	2017
Contractual Services	\$5,000,000	\$0	\$5,000,000	\$0
Capital Outlay	\$0	\$0	\$2,400,000	\$0
Total GF/non-GF	\$5,000,000	\$0	\$7,400,000	\$0
Program Total:	\$5,000,000		\$7,400,000	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues						
Total Revenue	\$0	\$0	\$0	\$0		

Explanation of Revenues

This program is supported by General Fund revenues. Carryover revenue is reflected in Program Offer 95001-17.

Significant Program Changes

Last Year this program was: FY 2016: 72040-16 A Home for Everyone Capital Funding

Additional funding allocated to the program from a settlement to the County during FY 2016