

Program #10053L - Housing Placement & Retention - Local Long Term Rental

2/17/2017

Vouchers

Department: Nondepartmental Program Contact: Marc Jolin

Program Offer Type: Innovative/New Program Program Offer Stage: As Requested

Related Programs:

Program Characteristics: Out of Target

Executive Summary

This program implements the highest ranked new program recommendation of the A Home for Everyone (AHFE) Housing Workgroup and a high priority recommendation for the AHFE Coordinating Board. It would create the first local long-term rental subsidy, but it would be a narrowly tailored 50 household pilot serving people on small fixed incomes like SSI to ensure that they could afford the rent in a rent-restricted Low Income Housing Tax Credit funded building; currently, although subsidized, the rents in those buildings exceed what people on long-term disability are able to afford.

Program Summary

The A Home for Everyone Housing Workgroup, made up of a range of community stakeholders, has identified the need for a local long-term rental subsidy that could complement the federally-funded Housing Choice Voucher program and our local Short Term Rent Assistance (STRA) program. A local long-term voucher would function more flexibly than the federal voucher program, and would provide increasingly necessary ongoing rental assistance to people whose limited income otherwise excludes them entirely from the rental market.

This pilot project proposes to test the long-term local voucher concept by using it in a very specific circumstance – assisting people who are disabled and on long term disability (typically receiving income of less than \$800 per month) and/or elderly and living on very limited Social Security benefits to afford the rents in Low Income Housing Tax Credit (LIHTC) units; those units have rents that are restricted but they are not tied to tenant income so they are increasingly out of reach for the target group in this pilot project. The funds in this program offer would be used to make it possible for people in the target population to afford the rent (likely at 30% of their income) in our inventory of LIHTC units. In doing so, this program would leverage the income that the target group is deriving from their federal benefits and the inventory of publicly funded affordable housing.

Performance Measures									
Measure Type	Primary Measure	FY16 Actual	FY17 Purchased	FY17 Estimate	FY18 Offer				
Output	Provide vouchers for SSI households seeking rent- restricted affordable housing units.	N/A	N/A	N/A	50				
Outcome	Percent of households who remain housed 12 months after entry				90%				

Performance Measures Descriptions

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds	
Program Expenses	2017	2017	2018	2018	
Contractual Services	\$0	\$0	\$175,000	\$175,000	
Total GF/non-GF	\$0	\$0	\$175,000	\$175,000	
Program Total:	\$0		\$350,000		
Program FTE	0.00	0.00	0.00	0.00	

Program Revenues								
Intergovernmental	\$0	\$0	\$0	\$175,000				
Total Revenue	\$0	\$0	\$0	\$175,000				

Explanation of Revenues

Funding for this program is a shared commitment between the County and the City of Portland. County General Fund - \$175,000 City of Portland General Fund - \$175,000

Significant Program Changes

Last Year this program was: