

A Place for You

August 2018 Briefing



A Place for You (APFY) was a test to determine the viability and scalability of using ADU's in homeowner's backyards as an alternative to mass shelter and as a bridge to 60 MFI affordable housing.

APFY developed and tested the viability of ADU in the yards of privately owned homes for families referred through A Home For Everyone's (AHFE) Homeless Families' Coordinated Access (HFCA) system.

Families moved from shelter or the HFCA waitlist to an ADU home located in the backyard of a Multnomah County homeowner. Homeowners have agreed to house a family for five years, after which time they will have the option to purchase the ADU at market price.

While in the ADU home, families and the homeowner will have access to AHFE support services through the Mobile Housing Team (MHT) to ensure a safe and successful tenancy.

Where is A Place for You today?



"I feel like I won the lottery." - APFY resident

Four families from the Joint Office of Homeless Services' (JOHS) Mobile Housing Team (MHT) are housed! The four units are available to MHT for the next five years.

2016

- Initial Idea OR Innovation
- Award Initial Funding
- Research & Development

2017

- Budget Modification
- Media Blitz
- 1,099 Homeowners Sign up
- Builders Selected
- Unit Design Phase
- Legal and Tax Structure Development
- Site Selection Process
- Homeowners Under Contract

2018

- Building Began
- Permitting
- Families Move In

Funders and Costs

Two design+build firms, WOLF Industries and SqFT Studios were selected by Enhabit, our non-profit partner, to build two units each. WOLF units were prefabricated, then delivered and installed onsite; SqFT Studios built units onsite using ball and pin and SIP materials.

The total DCHS contract budget:	\$550,000
Funders:	JOHS Meyer Memorial Trust Multnomah County
Hard Costs	\$213,372
Construction materials, labor, mechanical, engineering, furniture, fixtures, and equipment	
Soft Costs	\$336,628
Enhabit staff time, consultants, and professional services (such as legal)	
Costs by Unit Type	Wolf: \$79,981 SqFT: \$133,391

“This is a pilot program. Everybody’s learning as we go. Hopefully in subsequent years there will be a lot more built, and a lot more families will get homes. It’s a good program. I really believe in it.”
- APFY homeowner

What did we learn?

Multnomah County is the first jurisdiction in the country to successfully test this model. Jurisdictions up and down the coast, across the country, and internationally are modeling their ADU tests on APFY. To date similar projects have begun and are in planning phases in Los Angeles, CA; Austin, TX; Seattle, WA; Denver, CO and Vancouver, Canada. We consider the test to be successful, with lessons learned that will offer improvements for future scalability and program design.

Original Assumptions

- Avoid long-term shelter stays
- Have a priority pathway to permanent housing
- Maintain existing or create a sense of community, with children remaining in existing schools
- Have an enhanced sense of hope for securing permanent housing

What we learned so far

- Individual community members can help create housing opportunities for others
- Government can use innovation to influence industry/sector outcomes
- Learning from the test can be used to successfully scale the concept
- Increased density, especially in privately owned underutilized space, can be achieved
- The interest of the community to engage in action to impact the housing crisis is real

What we will know later

- Enhanced emotional & physical health of ADU tenants when provided longer-term housing
- Increased social connections for both ADU residents and homeowners

Where do we go from here?

Cost analysis, lessons learned, and short and long term evaluation have begun. Findings will be published, along with recommendations for potential replicability and scalability. Approximately 75% of the original 1099 interested homeowners who signed up over one year ago, are still interested in possible future participation. Enhabit is considering alternative funding options to build the next five units using the APFY test. Ultimately, policy makers and funders will need to determine whether or not APFY is a viable and effective investment as one of many options within our community’s strategic work to end homelessness and increase affordable housing.