



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 6/9/2014)

Board Clerk Use Only

Meeting Date: 4/14/16
Agenda Item #: R.10
Est. Start Time: 11:05 am approx.
Date Submitted: 4/6/16

Agenda Title: **Resolution Approving the Purchase of the Real Property Located at 5120 SE Milwaukie Avenue, Portland, OR 97202**

Note: Title should not be more than 2 lines but sufficient to describe the action requested. Title on APR must match title on Ordinance, Resolution, Order or Proclamation.

Requested

Meeting Date: April 14, 2016 **Time Needed:** 15 mins

Department: Non-departmental **Division:** A Home for Everyone

Contact(s): Liz Smith Currie

Phone: 503-988-4435 **Ext.** 84435 **I/O Address:** 503/6

Presenter

Name(s) & Marc Jolin, A Home For Everyone Initiative Director, and

Title(s): Jed Tomkins, Assistant County Attorney

General Information

1. What action are you requesting from the Board?

Approve the purchase of the land and building located at 5120 SE Milwaukie Avenue, Portland, OR 97202 ("Property"), in furtherance of the mission of A Home for Everyone; and authorize the Chair to execute all documents needed to accomplish the purchase and to close the purchase under the terms and conditions of the Purchase and Sale Agreement.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

If approved, this purchase will be made with the one-time only funds appropriated by the Board in furtherance of the mission of A Home for Everyone ("AHFE") for "leasing and purchasing properties for shelter and housing, due diligence, renovation, and capital improvements" through Budget Modification SUPP02-NOND-02-16 (March 17, 2016).

The County is pursuing this acquisition in response to the recommendations put forward by the AHFE Coordinating Board to significantly expand shelter and services to people experiencing homelessness, including the more than 500 women who are entirely unsheltered each night in Multnomah County. Upon acquisition, a community stakeholder process will be initiated.

The Property is of sufficient size and is strategically located near public transportation and social services to serve as a resource center for homeless and at risk people, potentially offering a range of services, including shelter, support services related to employment, housing, and health care; future uses could include the development of affordable housing or other use meeting the human services needs of County residents.

For the foregoing reasons, the County has entered into a Purchase and Sale Agreement ("PSA") for acquisition of the property located at 5120 SE Milwaukie Avenue, Portland, OR 97202 ("Property"). Under the terms of the PSA, the County's obligation to purchase the Property is contingent upon Board approval.

Additional Background:

Multnomah County is experiencing an unprecedented number of people accessing our shelters and living on the streets. Homeless camping is becoming more visible throughout the entire county as more people cannot find affordable housing.

- Rents have jumped 16 percent countywide in the last year. Less than 3% of rental units are vacant.
- Last month Metro released research showing that the Portland metro region has a shortage of 80,000 units affordable to people making 60% of the median family income or less.
- The cost to the county of helping place families in housing is rising dramatically. Two years ago the cost to place a family and provide up to 6 months of rent assistance averaged \$5,000 per household. These costs now average between \$6,000 and \$8,500 per household and are trending upward each month.
- Two-bedroom apartments now cost between \$884-\$1,220 per month. For perspective, a full-time worker making minimum wage earns \$1,603 per month before taxes; a parent with two children using Temporary Assistance for Needy Families ("TANF") receives \$506 per month; and a disabled individual on Supplemental Security Income ("SSI") receives \$733 per month.
- Tonight, in Multnomah County, there will be more than 1,800 people sleeping on our sidewalks, including 500 women, 900 people with disabilities, and 700 people over 55. In 2014, 3,000 school-aged children experienced homelessness in Multnomah County.
- We have seen unprecedented numbers in shelters, on some nights 4 times the number of people who sought family shelter in 2011.
- 2011 info also shows that our community experienced unprecedented numbers of people calling to request assistance through the mobile housing team -- over 2,500 households waiting for assistance including homeless, doubled up or at risk of homelessness.
- 1/3 of callers and shelter visitors are newly homeless due to high rent increases or no cause evictions.
- Large numbers of people we are assisting work but can't afford high deposits to get into units.
- In the face of this growing need, the homeless family system has run out of short term rent assistance to help families move out of shelter and into permanent housing.

3. Explain the fiscal impact (current year and ongoing).

The purchase of this property will be made using one-time only funds appropriated for this purpose through Budget Modification SUPP02-NOND-02-16 (March 17, 2016).

4. Explain any legal and/or policy issues involved.

Under the terms of the PSA, the deadline for Board approval of this purchase, if the Board so chooses, is Monday, April 18, 2016.

5. Explain any citizen and/or other government participation that has or will take place.

A Home For Everyone, which includes Multnomah County and the cities of Gresham and Portland, set the goal of finding 650 additional Safety Off the Street options for homeless people in order to ensure that no woman or disabled individual is forced to sleep outside.

Required Signature

**Elected
Official or
Department**

Director: Chair Deborah Kafoury /s/ **Date:** April 6, 2016

Note: Please submit electronically. Insert names of your approvers followed by /s/ - we no longer use actual signatures. Please insert date approved.