



Homelessness in Grays Harbor

2019 Plan Update

Agenda

- ▶ Setting the Stage
- ▶ 2019-2024 Housing Plan Update
- ▶ 2018-19 Data and Outcomes review
- ▶ 2019-20 Program updates



Scope of Homelessness in Grays Harbor

- ▶ Reasonable to estimate there are as many as 3,000 residents who are not stably housed at any given time –**between 500-700 are literally homeless**
 - ▶ 2018 Point in Time Count
 - ▶ 174 literally homeless: 117 unsheltered, 57 sheltered
 - ▶ 2017-18 Coordinated Entry data
 - ▶ 761 HH assessed, 453 of those were literally homeless, 113 enrolled in programs (*difference of 340*)
 - ▶ 2015-16 OSPI Data
 - ▶ 974 Homeless Students (75% doubled up, 10% shelters, 10% motels, 5% unsheltered)
 - ▶ 2018 DSHS Data
 - ▶ 2,055 clients homeless (873 literally homeless, 1,177 unstably housed/couch surfing)



Factors contributing to homelessness

- ▶ **Not enough affordable housing for low-income clients***
- ▶ Tenants need access to sustainable income to pay rent
 - ▶ Jobs
 - ▶ Benefits (SSI, TANF, etc.)
- ▶ Domestic Violence/family break-up
- ▶ Individualized and long-term supports are needed to obtain and maintain housing for many
 - ▶ Behavioral health
 - ▶ Medical health
 - ▶ Education/Employment
- ▶ Need all steps of continuum from emergency shelter to help now – all the way to permanent housing and supports
- ▶ Low barrier/Housing First programs and units are critical to ending homelessness
 - ▶ Behavioral Health
 - ▶ Pets
 - ▶ Criminal/eviction history
 - ▶ Physical disabilities

▶ **<https://www.zillow.com/research/homelessness-rent-affordability-22247/>*

Affordable Housing in Grays Harbor

Income Status	Definition	Annual Income range	Monthly affordable housing costs	Number of renter households	Estimated number of affordable rental units
Extremely low income	<30% Median Income	<\$15,630 per year	\$390 or less per month	1,775	615
Very Low Income	30% to 50% Median Income	\$15,630 - \$26,050 per year	\$390 - \$650 per month	1,715	605

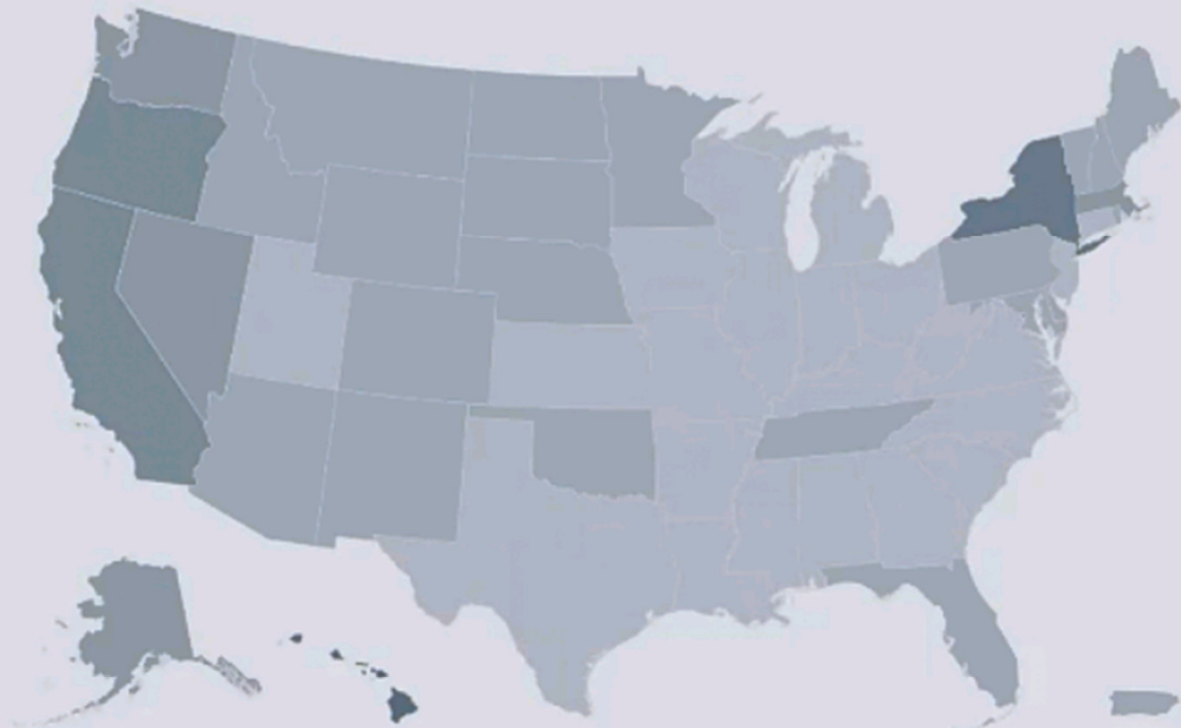
Source: American Community Survey 2012-2016 5 Year Estimates : Grays Harbor, Housing

The Housing Authority averages an annual turnover of 8% and issues approximately 25 vouchers per year. The average voucher holder has received housing benefits for 6 years and 5 months. Persons who were issued a voucher in the preceding year waited an average of 39 months on the waiting list. *Source: Affordable Housing Online*



Homelessness By State

- Rates of homelessness strongly correlate with housing costs
- Clustering along West Coast, Northeast, and Hawaii
- Most are historically local residents; frequent narrative of influx of migrating homeless population is false



Rate of homelessness per 10,000 people in the general population



<https://endhomelessness.org/homelessness-in-america/homelessness-statistics/state-of-homelessness-report/>

▶ **Changing the Narrative on Homelessness – UW School of Public Health Webinar*

Grays Harbor Homeless System Performance

August 2018

County seeks to support homeless crisis response systems that efficiently reduce the number of people living outside, and that when scaled appropriately can house all unsheltered people

Between July 2017 - June 2018,

453



homeless households sought housing services in Grays Harbor.

Of that total,

73%

were single adults;



26%

were families;



and

113

were enrolled in Rapid Rehousing.



Together, we are working to make homelessness in Grays Harbor:

rare,

Households	2017-18	2016-17
Total assessed	453	564
Single adults	73%	59%
Families	26%	41%
Total enrolled	113	158
Unmet need	340	406

brief,



Length of time household was homeless
2017-18: 54 days
2016-17: 59 days

and one-time.



Moved into permanent housing
2017-18: 75%
2016-17: 67%



Increased or maintained income
2017-18: 59%
2016-17: 69%

Our partners provide a variety of housing services to our community.



Emergency shelters provide temporary housing to alleviate the immediate crisis of homelessness.

	2017-18	2016-17
Households served	98	102
Shelter utilization	59%	51%



Homelessness Prevention includes financial assistance and/or case management to prevent a household from imminent homelessness.

	2017-18	2016-17
Households served	140	152
Rental vacancy	2.5%	3.8%



Rapid Rehousing quickly stabilizes households that are actively experiencing homelessness with financial assistance and short-term, intensive case management.

	2017-18	2016-17
Households served	219	269
Unsheltered	59%	51%

We are able to serve **1 in 4** of our literally homeless residents who seek assistance
Need > Resources

Grays Harbor recognized by Dept. of Commerce as **top four counties in the state in meeting performance benchmarks**

- Serving most vulnerable clients
- Increasing exits to permanent housing
- Decreasing returns to homelessness

Housing Plan Update

County Housing Plan Update

- ▶ **GHC Current plan published early 2016**
 - ▶ **Legislation in 2018 required the State to publish guidance on required elements to local plans**
 - ▶ Commerce published final draft of guidance November 30
 - ▶ **New Plan must cover 2019-2024**
 - ▶ **Local plans are required to describe actions that will be taken to meet objectives**
 - ▶ Must include responsible parties, timelines, at least one milestone completed prior to 2022, and description of how success will be measured
- 4 required goals/objectives:**
- ▶ Quickly identify and engage people experiencing homelessness ✓
 - ▶ Prioritization of homeless housing for people with the highest needs ✓
 - ▶ Effective and efficient homeless crisis response housing and services ✓
 - ▶ Projection of the impact of the fully implemented plan on number of households housed and number still left unsheltered
- ▶ **Per RCW local funds **MUST** be invested in strategies/activities that directly accomplish the goals laid out in the local plan**



Key Local Homeless Housing Plan and Investment Values:

- ▶ **County seeks to support homeless crisis response systems that efficiently reduce the number of people living outside, and that when scaled appropriately can permanently house unsheltered people**
- ▶ **State-required performance metrics measure our ability to prioritize unsheltered clients, increase exits to permanent housing, and decrease returns to homelessness**
- ▶ Investments are sustainable – *annual spending \leq annual revenue*
- ▶ Fund of last resort – *use all other resources before tapping local funds*
- ▶ Whenever possible leverage existing funding sources to increase likelihood of positive outcome
- ▶ Investments clearly align with community-driven Plan
- ▶ Investments are data driven with high return on investment
 - ▶ *Look at long-term and big picture impact beyond immediate result – generational and community-wide impact are important factors*

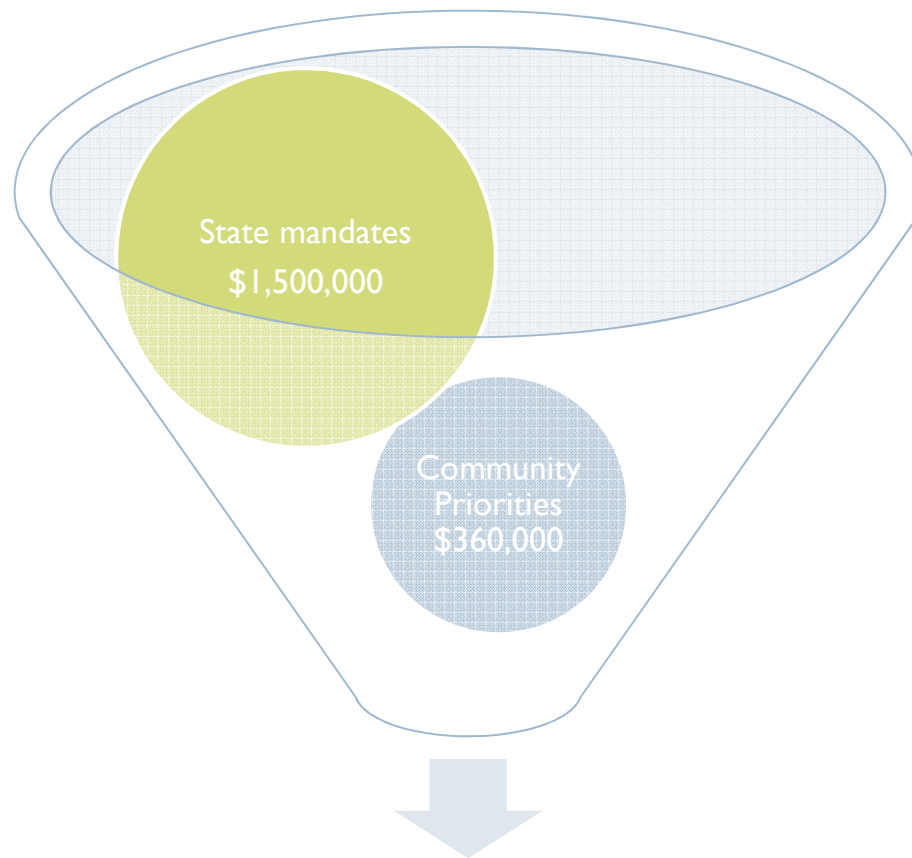


What funding streams does the County have access to? What are the strings attached?

- ▶ **State - Consolidated Homeless Grant funds**
 - ▶ [RCW 43.185C](#) outlines allowable expenses
 - ▶ State outlines best practices and *incentivizes* prioritization of funds into those programs (Rapid Rehousing, Coordinated Entry, Landlord outreach) and *dis-incentivizes* those that data shows are not efficient/effective in exiting literally homeless clients to permanent housing (Emergency Shelter, Transitional Housing, Prevention)
 - ▶ Approximately **\$1.4 million/year that is currently allocated to meet state mandates**
- ▶ **Local - Homeless Housing funds**
 - ▶ [RCW 36.22.179](#) outlines that the local Plan to Address Homelessness is the road map for these funds – in order to be an eligible use of fund sit must be in the plan
 - ▶ Approximately **\$500,000/year that is currently allocated to help meet state mandates as well as invest in community priorities** like Domestic Violence Shelter and Rapid Rehousing for Families, Young Adults, and Therapeutic Court clients etc.
 - ▶ These investments leverage other grants/programs/services to create holistic system
 - ▶ Upcoming local plan update will help delineate how approximately **\$140,000 unallocated** funds will be invested
- ▶ **Other fund sources restricted for special populations**
 - ▶ McKinney Vento (HUD) – Permanent Supportive Housing for Chronically Homeless
 - ▶ USDA RCDI – Training/technical assistance in housing best practices
 - ▶ HOPE/CRC – shelter for youth 12-17(*in process*)
 - ▶ Street Youth Services – outreach coordination for youth and young adults (*in process*)



Approximately \$2M/Year Homeless Housing Budget



\$140,000 unallocated



Grays Harbor 5-Year Plan to Address Homelessness

Strategies and vision

2019-2024

Increase the availability of affordable housing for all income levels

The private housing market will have an adequate number of units that are affordable to our lowest income neighbors, so fewer people will need housing subsidies.



PREVENT HOMELESSNESS

Youth and families will have access to community-based resources so that they can avoid the trauma of homelessness.



QUICKLY IDENTIFY & ENGAGE PEOPLE WHO ARE HOMELESS

Coordinated Entry (the process for ensuring that all people have fair and equal access to housing assistance) will be robust, consistent, and truly accessible in all parts of the County.



PROVIDE TEMPORARY & EMERGENCY SHELTER

Shelter will be available for all household types - youth, adults, families, and survivors of domestic violence.



RAPIDLY REHOUSE WITH PERMANENT HOUSING

Programs that result in permanent housing will be prioritized. No families with children should be unsheltered in our community.



PROVIDE PERMANENT SUPPORTIVE HOUSING

The most intensive services will be given to those who are most in need in our community - those who have been homeless for a long time and face complex challenges.

Plan Priorities – County funded

▶ State Mandated

- ▶ Coordinated Entry
- ▶ Landlord Liaison services
- ▶ Rental assistance to landlords in the community (primarily RRH)
 - ▶ HEN/ABD- single, disabled
 - ▶ TANF – families with children
 - ▶ CHG – low income, high barriers
- ▶ Case management
- ▶ Systems support, data reporting/analysis, and Administration

▶ Existing Community Priorities

- ▶ 3 units of Family Shelter
- ▶ Partial funding of Domestic Violence Shelter
- ▶ Domestic Violence Supportive Housing
- ▶ Rapid Rehousing
 - ▶ Families with children
 - ▶ Young Adults
- ▶ Housing supports for Therapeutic Court clients



NEW/UPDATED Plan Priorities

Potentially County Funded/Supported

- ▶ Support to lower barriers to emergency shelter
 - ▶ Fund additional support services to lower barriers to existing shelters *and/or*
 - ▶ Provide temporary low-barrier emergency shelter in cold weather *and/or*
 - ▶ Collaboratively design, fund, support, and implement permanent low barrier shelter in partnership with other entities (Cities, BHO, nonprofits, etc.)
- ▶ Housing supports for clients engaged in other case management programs (Department of Corrections, Parents as Teachers, Department of Children, Youth and Families (DCYF), etc.)

Funded by other sources

- ▶ Housing assistance for Foundational Community Support clients
- ▶ “Pooled Benevolence Fund” for Prevention assistance
- ▶ Expand continuum of services for homeless youth and young adults
 - ▶ *Outreach, shelter, housing navigator (pending application)*
- ▶ Permanent Supportive Housing for Chronically Homeless clients
- ▶ Transitional Housing/Rapid Rehousing for Domestic Violence Survivors *(pending application)*
- ▶ Additional housing subsidies from HUD *(pending application)*
 - ▶ *Family Reunification*
 - ▶ *Non-elderly disabled*
 - ▶ *Veterans*



Other activities to address homelessness – resources permitting

- ▶ Develop additional affordable units for lowest income residents
- ▶ Dedicated staff to “divert” people from homeless system
- ▶ Transitional Housing/work release for clients being released from incarceration
- ▶ Increase capacity to support robust Coordinated Entry (assessment and referral) in more rural areas of the County
- ▶ Robust low-barrier shelter
- ▶ “Transitional” shelter for clients enrolled but waiting for housing unit
- ▶ Dedicated staff to implement “SOAR” (i.e. fast-track social security claims for individuals experiencing homelessness)
- ▶ Expand permanent supportive housing resources to serve other vulnerable populations (families with children, veterans, young adults, etc.)



Projected Results Summary

(see Appendix A for detailed breakdown with costs)

Homeless households seeking services 2017-18	Homeless Households enrolled in permanent housing 2017-18	Difference	Homeless households seeking services in 2020-2021	Homeless households enrolled in permanent housing 2020-2021	Difference	Percent reduction
453	113	340	428	256	172	49%
		Number of "new homeless" reduced	Amount of assistance available increased	Total impact		
VASH Vouchers			10	10		
FUP Vouchers			25	25		
811 Vouchers			15	15		
Youth Outreach Coordinator			N/A			
Pooled Benevolence Fund for Prevention		10		10		
Housing Supports for Therapeutic Court Clients			25	25		
Medicaid waiver employment supports for BH clients		15	7	22		
Medicaid waiver housing supports for BH clients		5	5	10		
Family Promise emergency shelter			24	4		
Low Barrier shelter capacity			35	35		
Youth Shelter (ages 12-17)			35			
Youth Housing Navigator			15	15		
FCS Rental Assistance		5	40	45		
Rapid Rehousing for Families			20	20		
Rapid Rehousing for Young Adults			8	8		
Rapid Rehousing for Veterans			3	3		
TH/RRH for Survivors of Domestic Violence			15	15		
McKinney Vento Permanent Supportive Housing			16	16		
Total		25	143	168		

*Assuming existing level of annual need and assistance programs stay the same and assuming 30% overlap of different interventions

What would it cost to ensure no one sleeps outside after plan implementation (2024)?

Projected number of households sleeping outside if plan is fully implemented		172
	Notes/Calculation	Estimated Total Cost/Year
Rapid Rehousing for 129 Households <i>75% of Homeless clients will need RRH</i> <ul style="list-style-type: none"> • Move in costs • Rental assistance adjusted to what the household can afford • Case management • Best practice is 25 clients/1 FTE • <i>Average 6 months in program</i> 	<ul style="list-style-type: none"> • 2 Bedroom Fair Market Rent = \$821/month includes rent and utilities • Double damage deposit = \$1,642 • Households pay approximately 30% of income towards housing (average of \$275) • Case Management (5 FTE) costs \$275,000/year to serve all clients • Administration costs of 7%/year = \$55,194 	\$973,082
Permanent Supportive Housing for 26 Households <i>15% of Homeless clients need PSH</i> <ul style="list-style-type: none"> • Move in costs • Subsidized rental assistance ongoing • Intensive case management • Best practice is 25 clients/1 FTE • <i>Support/costs are ongoing</i> 	<ul style="list-style-type: none"> • 1 Bedroom Fair Market Rent = \$642/month includes rent and utilities • Double damage deposit = \$1,284 • Households pay approximately 30% of income towards housing (average of \$75) • Case management (1 FTE) costs \$55,000/year to serve all clients • Administration costs of 7%/year = \$18,570 	\$283,858
Increase accessible, affordable housing units remains a need <i>10% of Homeless clients need Diversion/Affordable Housing</i>		
Total		\$1,256,940

Proposed Plan Timeline

In place (before 2019 ongoing)

- Housing supports for Therapeutic Court clients
- Homelessness Prevention for FCS Clients
- Supportive Housing Services (FCS)
- Supportive Employment Services (FCS)
- Pathways Care Coordination
- Coordinated Entry
- Shelter for Domestic Violence Shelter
- Emergency Shelter for Families
- RRH for HEN clients
- RRH for TANF Clients
- RRH CHG
- RRH TBRA
- RRH SSVF
- RRH Families with Children
- RRH for Young Adults
- Supportive Housing for DV Survivors
- FCS PSH for clients

2021-2024

- Develop 20 units with monthly housing costs between \$390-\$650
- Develop 20 units with monthly housing costs between \$650 and \$1,042
- Develop 20 units with monthly housing costs between \$1,042 and \$1,556
- Expand accessibility to CE
- Review/refine performance/outcomes/data
- Review/revise plan

2019-2020

- Develop and Launch Grays Harbor Affordable Housing Pipeline
- Apply for 25 Family Reunification Vouchers
- Apply for 15 VASH Vouchers
- Apply for 15 811 Vouchers
- Develop 20 units with monthly housing costs of \$390 or less
- Develop and implement "pooled benevolence" fund
- Complete initial analysis using racial equity tool
- Apply for funding for Outreach Coordinator for Youth/Young Adults
- Apply for funding for "Youth Housing Navigator" position
- Implement a 6 bed emergency shelter for homeless youth (12-17)
- Invest in supports to lower barriers to existing shelters
- Implement McKinney Vento PSH



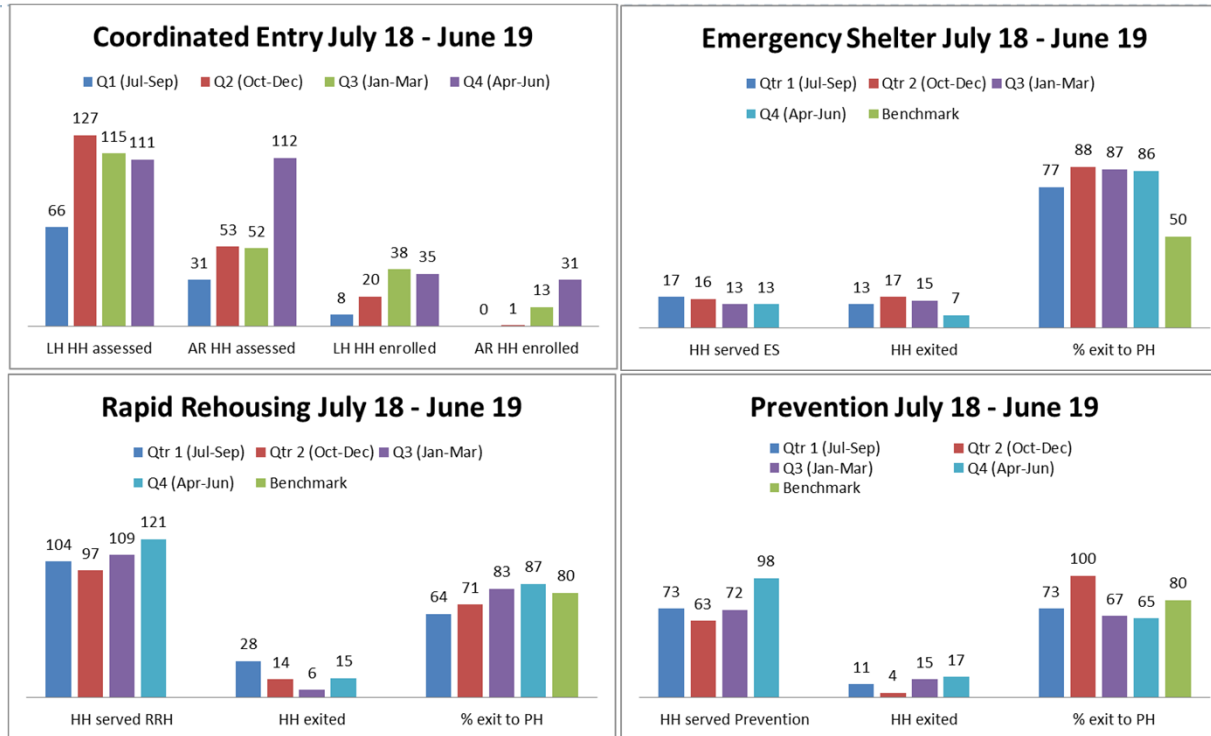
Next Steps

- ▶ Outreach and engaging stakeholders, gathering input for consideration for content, structure, and priorities of 2019 Plan Update and next funding cycle (*Jan – May 2019*)
- ▶ Plan update adopted/published *May 2019*
- ▶ Request for Proposals for existing County-contracted services published *May 2019*
- ▶ Contracts awarded by *July 2019*
- ▶ *Tentative:* Request for Proposals for *NEW* County-contracted services published *Fall 2019*. Tentatively eligible activities:
 - ▶ Provide supports to lower barriers to existing shelters
 - ▶ Provide temporary low barrier shelter during cold weather
 - ▶ Leverage/partner with other stakeholders to provide permanent low barrier shelter



Data and Outcomes

July 2018 –June 2019 Data



Glossary:

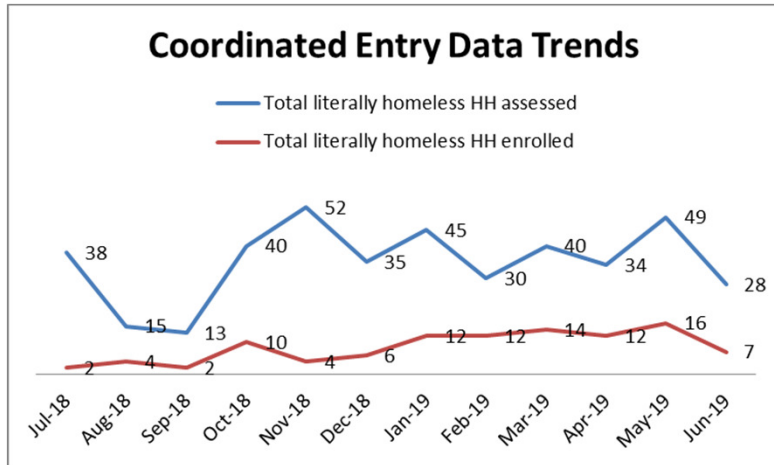
- ▶ LH: Literally Homeless
- ▶ AR: At Risk of Homelessness
- ▶ HH: Households
- ▶ PH: Permanent Housing

What does this tell us:

- ▶ Need > Resources
- ▶ System is serving many people experiencing homelessness now
- ▶ Grays Harbor's system performance has been recognized as one of the top four of rural/suburban Counties in Washington

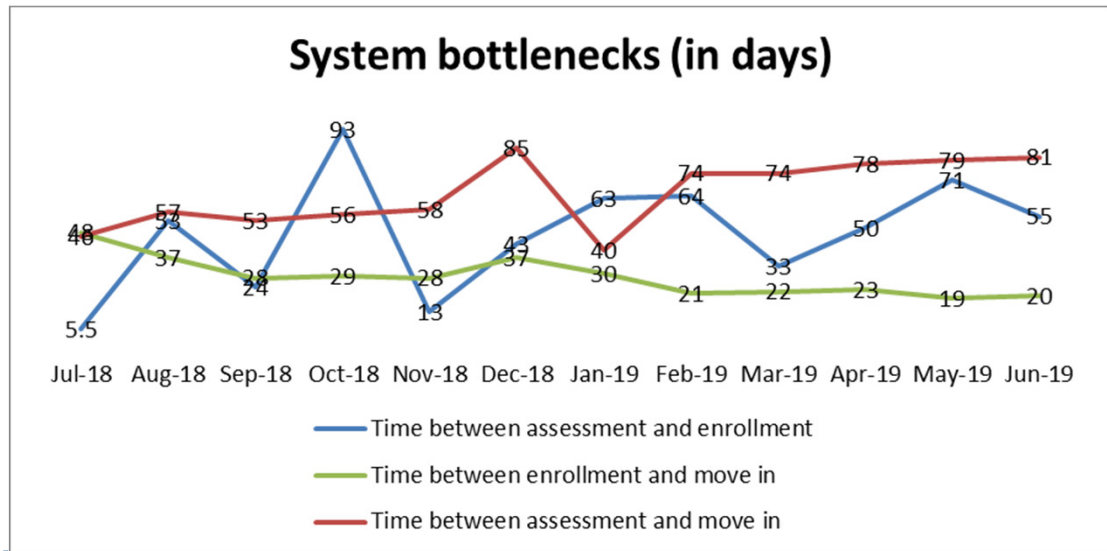


Coordinated Entry data 2018-19



- 419 literally homeless households went through Coordinated Entry
 - 106 families
 - 312 single adults
- 101 literally homeless households enrolled
 - 32 families
 - 69 single adults
- 36% of households had been through Coordinated Entry before
 - 64% of households were new to Coordinated Entry

- On average clients in need waited 47 days between assessment and enrollment in a program
- Enrolled clients took an average of 29 days between enrollment and moving into housing
- On average it took clients 65 total days to go from assessment to moving in



More good news!



- ▶ In SFY 2019 (July 2018 – June 2019) CCAP staff were able to house **101 households** who were literally homeless





2019-20 Programs

2019-20 Programs

- ▶ Existing services renewed with current agencies


State Mandated - \$1,209,125*

- ▶ Coordinated Entry assessment, prioritization, and referral system - \$110,000
- ▶ Robust landlord liaison supports - \$56,255
- ▶ Rapid Rehousing for Housing and Essential Needs/Aged Blind and Disabled (HEN/ABD) clients - \$515,056
- ▶ Targeted Prevention for Housing and Essential Needs/Aged Blind and Disabled (HEN/ABD) clients - \$343,370
- ▶ Rapid Rehousing for families enrolled in Temporary Assistance for Needy Families (TANF) - \$58,347
- ▶ Rapid Rehousing for low-income, homeless, and vulnerable clients(CHG) - \$126,097

Existing community priorities outlined in 2019-2024 Plan to Address Homelessness - \$354,820*

- ▶ Emergency Shelter for Families with Children - \$33,000
- ▶ Emergency Shelter for survivors of Domestic Violence - \$75,220
- ▶ Supportive transitional housing for survivors of Domestic Violence - \$6,600
- ▶ Rapid Rehousing for Literally Homeless Families - \$160,000
- ▶ Rapid Rehousing for Literally Homeless Young Adults (18-24) - \$50,000
- ▶ Housing supports as part of an integrated plan for Diversion, Drug Court, and/or Foundational Community Supports Clients - \$30,000

**Estimated funding not including allowable administrative costs*



New programming for 2019-20

- ▶ **McKinney Vento Permanent Supportive Housing program**
 - ▶ 16 chronically homeless clients with permanent housing and supportive services
 - ▶ Started July 1
 - ▶ Provider: CCAP
- ▶ **Homeless Youth Services**
 - ▶ 6 bed emergency shelter for youth 12-17 (up to 90 days)
 - ▶ 1 FTE outreach
 - ▶ .25 FTE “Youth Housing Navigator” for intensive case management/homelessness diversion to avoid need for shelter or to identify next steps after shelter stay
 - ▶ Will begin Fall 2019
 - ▶ Provider: CCAP

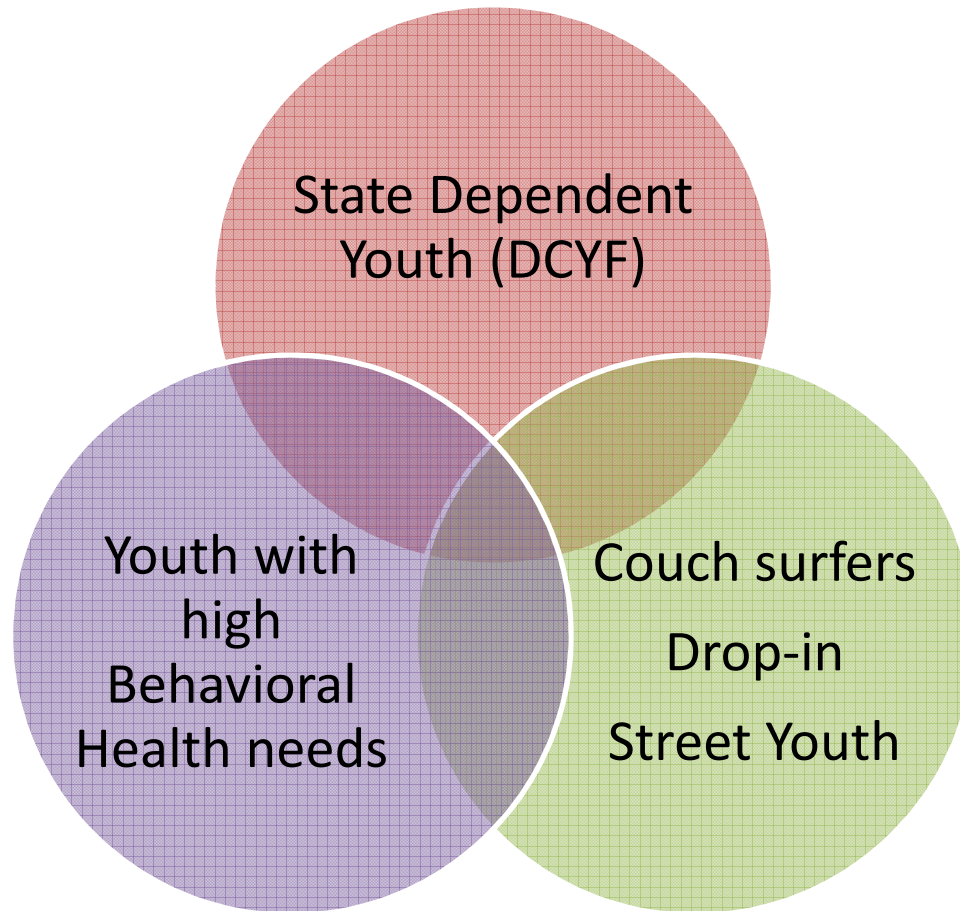


Tentative NEW programming 2019-20

- ▶ **Potential future RFP Fall 2019:**
- ▶ **NEW Community Priorities outlined in 2019-2024 Plan to Address Homelessness - \$140,000***
 - ▶ Supports to lower barriers to existing shelter resources
 - ▶ Provide temporary shelter supports during cold weather
 - ▶ Leverage community partnerships and supports to provide permanent low barrier shelter



Who are homeless youth? (Ages 12-17)



Proposed continuum of services for homeless youth and young adults



Outreach Coordination

- Age range: 12-24
- Funder: YHDP
- Applicant: CCAP
- Provider: CCAP
- Cost: \$75,000
- Est. youth served/yr: 90



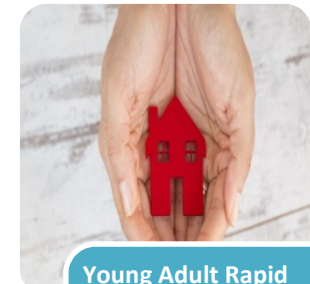
HOPE/CRC Shelter (6 beds)

- Age range: 12-27
- Funder: OHY
- Applicant: GHC
- Provider: CCAP
- Cost: \$700,000
- Est. youth served/yr: 85



Youth Housing Navigator

- Age range: 12-24
- Funder: YHDP
- Applicant: CCAP
- Provider: CCAP
- Cost: \$25,000
- Est. youth served/yr: 30



Young Adult Rapid Rehousing

- Age range: 18-24
- Funder: GHC
- Applicant: CCAP
- Provider: CCAP
- Cost: \$50,000
- Est. youth served/year: 10



How can you help?

- ▶ Updates on Housing website www.healthygh.org/directory/housing
 - ▶ Coalition meetings quarterly in January, April, July, and October
- ▶ Refer to resources
 - ▶ Coordinated Entry at Coastal Community Action Program
 - ▶ 360-533-5100 or 101 East Market Street in Aberdeen
 - ▶ M-F 8-5 (closed 12-1 for lunch)
- ▶ Donate time or money
 - ▶ Agencies serving homeless and/or vulnerable residents are always looking for volunteers to cook and serve meals, organize supplies, and help with events
 - ▶ United Way of Grays Harbor has established a designated fund called “Pooled Benevolence” where donations will be pooled and provided to help assist families prevent homelessness before it becomes a crisis
- ▶ If you or someone you know is a landlord, consider partnering with local nonprofits to house households in need. There are protections in place to help insure your assets.
 - ▶ Case management for tenants and you as landlord to get ahead of problems
 - ▶ Mitigation Fund to help mitigate concerns of damages
 - ▶ Addressing homelessness in your own community
 - ▶ Reliable revenue stream through rental assistance
 - ▶ Contact **Jim Sorensen**, Landlord Liaison at CCAP for more info james@coastalcap.org or call **360.743.1994**



Contact information



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www.healthygh.org/directory/housing

