

# Housing Coalition

April 24, 2018

# Agenda:

- Legislative update
- Recap data, stories, funding content shared by stakeholders
- 2018-19 County funding update
- USDA Pilot Project update
- Agency updates

# Legislative updates

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# Legislative updates -housing

- **HB 1570 – Document Recording fee made permanent and increased by \$22 per document beginning July 1, 2018**
  - **Estimated** increase in revenue for **Grays Harbor:**
    - \$150,000 in local funds
    - \$130,000 in CHG(State) funds
    - \$280,000 total/year
- **HB 2578 – Source of Income discrimination**
  - Source of income discrimination for tenants
  - Landlord mitigation fund established
  - Protects tenants from legal action if landlord has accessed fund on their behalf

# Legislative updates – Cont.

- **HB 2667 – Expanding HEN**

- Expands “disability” definition to include individuals who have been diagnosed with substance use disorder as primary temporary barrier to employment
- Eligibility for HEN Housing assistance is now expanded to both HEN (temporarily disabled) and ABD (on Social Security tract) clients who are homeless or at imminent risk

- **New requirements for County 10 Year Plans**

- Commerce will draft guidance based on new legislation and publish to Counties
- New/updated plans will be due in 2019

Data

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# 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**
- 2017 Point in Time Count
  - 201 literally homeless: 91 unsheltered, 110 sheltered
- 2017 Coordinated Entry data
  - 625 HH assessed, 534 of those were literally homeless, 192 enrolled in programs (*difference of 342*)
- 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)

# 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
<b>Extremely low income</b>	<30% Median Income	<\$15,630 per year	\$390 or less per month	1,775	615
<b>Very Low Income</b>	30% to 50% Median Income	\$15,630 - \$26,050 per year	\$390 - \$650 per month	1,715	605

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*



# Performance Benchmarks

*Grays Harbor County's mission is to make homelessness rare, brief, and one-time*

## **Make homelessness rare:**

- Reduce number of estimated literally homeless households

## **Make homelessness brief:**

- Decrease “Length of Time Homeless”

## **Make homelessness one-time:**

- Increase exits to permanent housing
- Decrease returns to homelessness

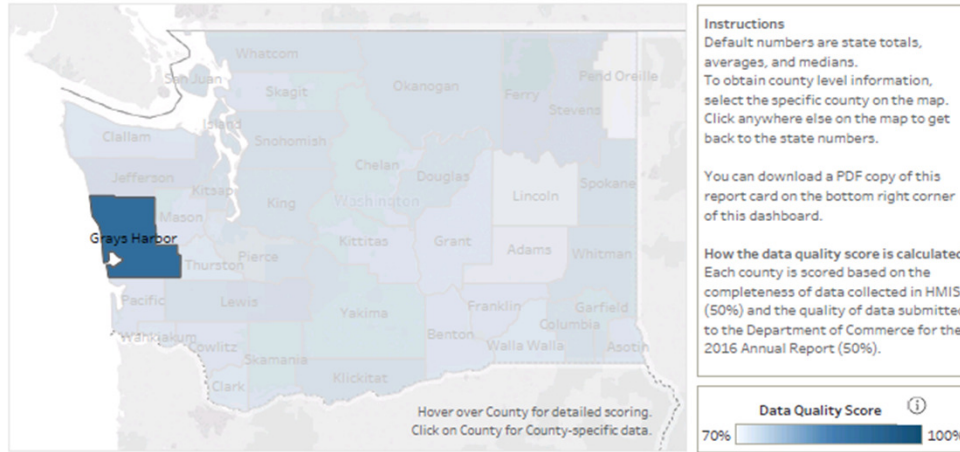
# Measuring success

<b>Number of Literally Homeless Households seeking services 2017</b>	<b>Number of literally homeless households provided assistance - 2017</b>	<b>Difference</b>
534	192	342

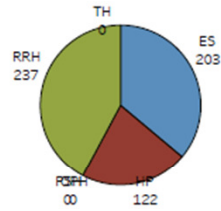
<b>Number of Literally Homeless Households seeking services Jan 1 – March 31, 2018</b>	<b>Number of literally homeless households provided assistance Jan 1 – March 31, 2018</b>	<b>Difference</b>
135	62	73

# Washington State Homeless System Performance: County Report Cards

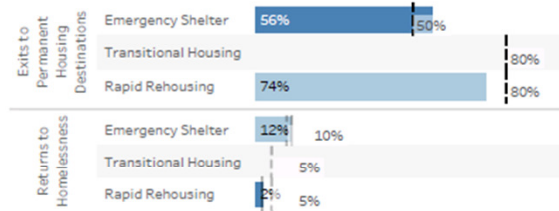
Total Project Entries	Length of Time Homeless	Exits to Permanent Housing	Returns to Homelessness	Unsheltered Entries
562	28	65%	5%	59%



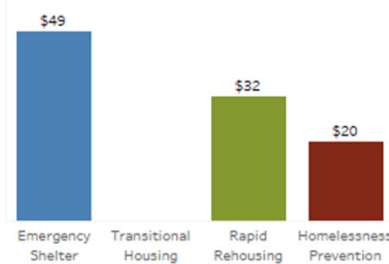
## Entries By Project Type



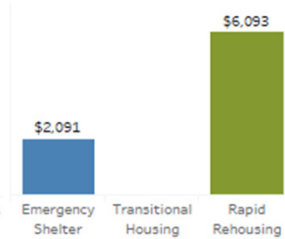
## Housing Outcomes



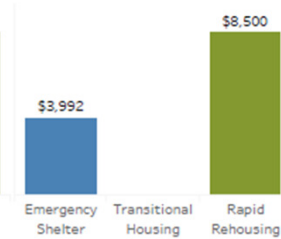
## Cost Per Day



## Cost Per Average Project Stay



## Cost Per Exit to Permanent Housing



# Washington Balance of State Homeless System Performance: Rapid Re-Housing Dashboard



Household Type  
All

Intro to RRH    RRH Data Quality

County  
Grays Harbor

Agency  
All

Project  
All

Entered

34

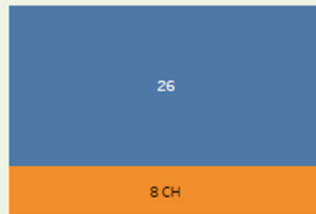
Served

134

Exited

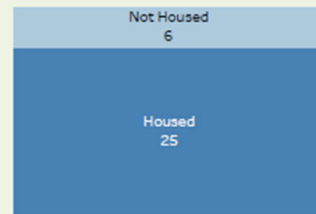
31

How many households entered a Rapid Re-Housing project?



Q1

What were the housing outcomes of exited households?

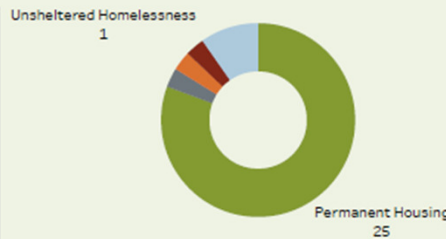


Q1

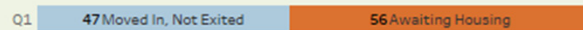
What was the household's living situation before entry?



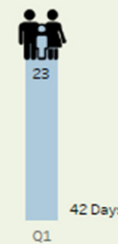
Where did the household stay at exit?



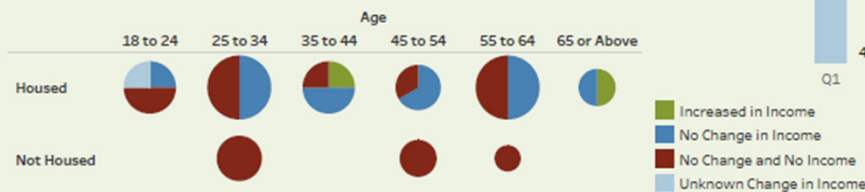
How many households are active in the project?



How many households moved into housing and how long did they take on average?



Who are the households that exited the project?



# Washington State Homeless System Performance: Year to Year Comparison ⓘ

## Statewide ⓘ

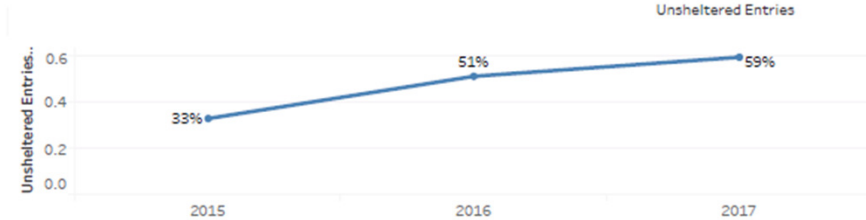
	2015	2016	2017
Total Project Entries	48,925	64,851	81,231
Median Length of Time Homeless	37	50	70
Exits to Permanent Housing	53%	52%	56%
Returns to Homelessness	7%	10%	10%
Unsheltered Entries	41%	50%	57%
Rental Vacancy Rate	6.0%	3.9%	3.8%
Point in Time (PIT) Count of Homeless Persons	20,105	20,844	21,112

## By County

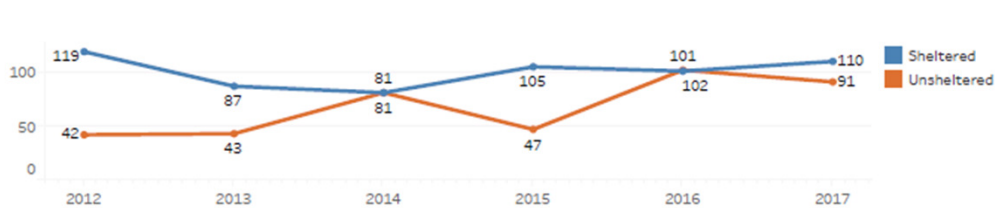
County	2015	2016	2017
<b>Grays Harbor</b>			
Total Project Entries	393	822	562
Median Length of Time Homeless	17	34	28
Exits to Permanent Housing	81%	73%	65%
Returns to Homelessness	5%	14%	5%
Unsheltered Entries	33%	51%	59%
Rental Vacancy Rate	6.6%	3.8%	2.5%
Point in Time (PIT) Count of Homeless Persons	152	203	201

- County
- Adams
  - Asotin
  - Benton
  - Chelan
  - Clallam
  - Clark
  - Columbia
  - Cowlitz
  - Douglas
  - Ferry
  - Franklin
  - Garfield
  - Grant
  - Grays Harbor
  - Island
  - Jefferson
  - King
  - Kitsap
  - Kittitas
  - Klickitat
  - Lewis
  - Lincoln
  - Mason
  - Okanogan
  - Pacific
  - Pend Oreille
  - Pierce
  - San Juan
  - Skagit
  - Skamania
  - Snohomish
  - Spokane
  - Stevens
  - Thurston
  - Wahkiakum
  - Walla Walla
  - Whatcom
  - Whitman
  - Yakima

## Unsheltered Entries for Grays Harbor All



## Point in Time (PIT) Trend for Grays Harbor County



# Stories

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# Themes

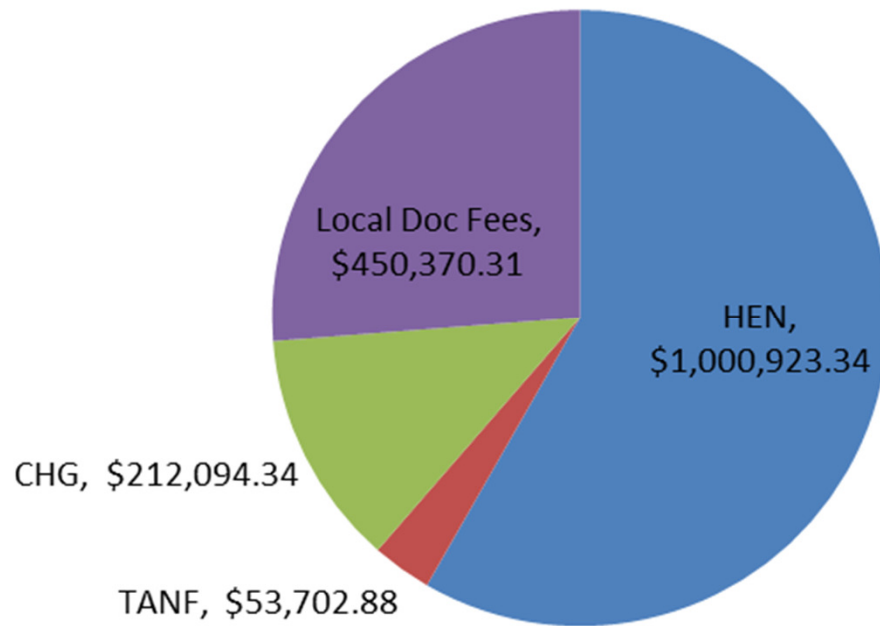
- Tenants need access to sustainable income to pay rent
  - Jobs
  - Benefits (SSI, TANF, etc.)
- Low barrier programs and units are critical to ending homelessness
  - Behavioral Health
  - Pets
  - Criminal/eviction history
  - Lack of income
  - Physical disabilities
- Individualized and long-term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

# Funding

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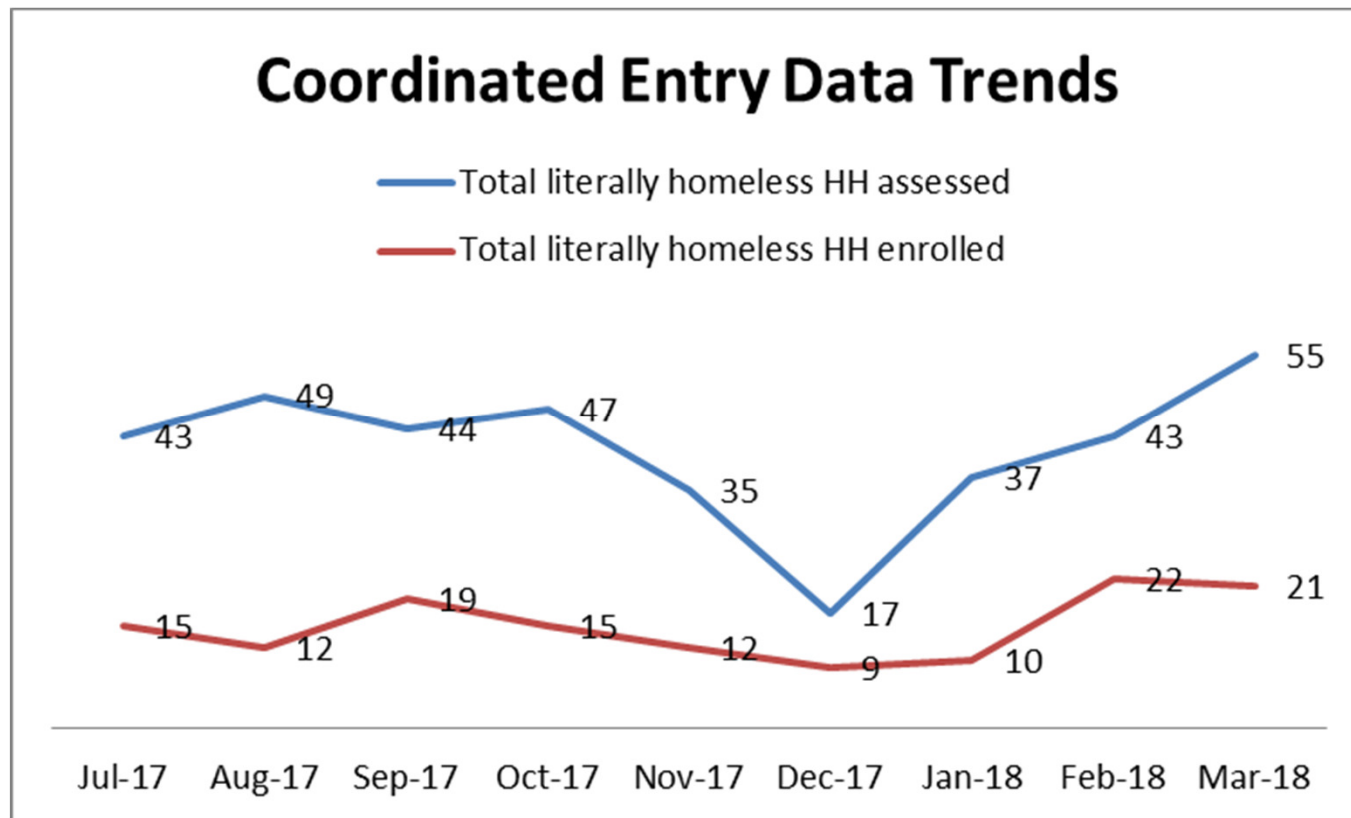
# 2017 County-Administered Services Funding



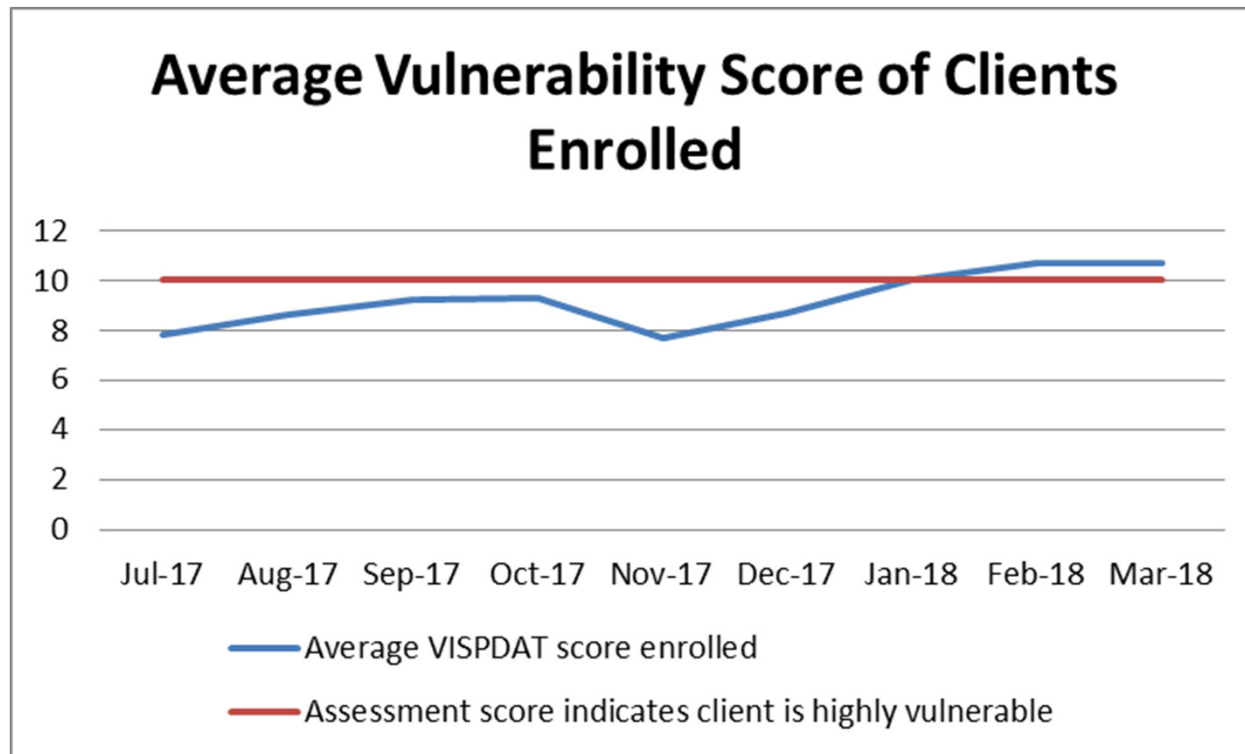
# What does this mean?

- **The resources the County administers from the State prioritizes specific target populations:**
  - Literally homeless, unsheltered
  - Long-term or chronically homeless
  - Households with disabilities (physical and/or behavioral)
  - Highly vulnerable clients (as assessed through VISPDAT)
- **Who is not prioritized through these funds?**
  - Households at-risk of homelessness (eviction prevention)
  - Households with existing support networks
- **Who is served?**
  - Single adults with complex challenges
  - A limited number of families with high barriers
- **Conversely, who is underserved?**
  - Families
  - Youth/young adults (18-24)
  - Households who require small or one-time financial assistance

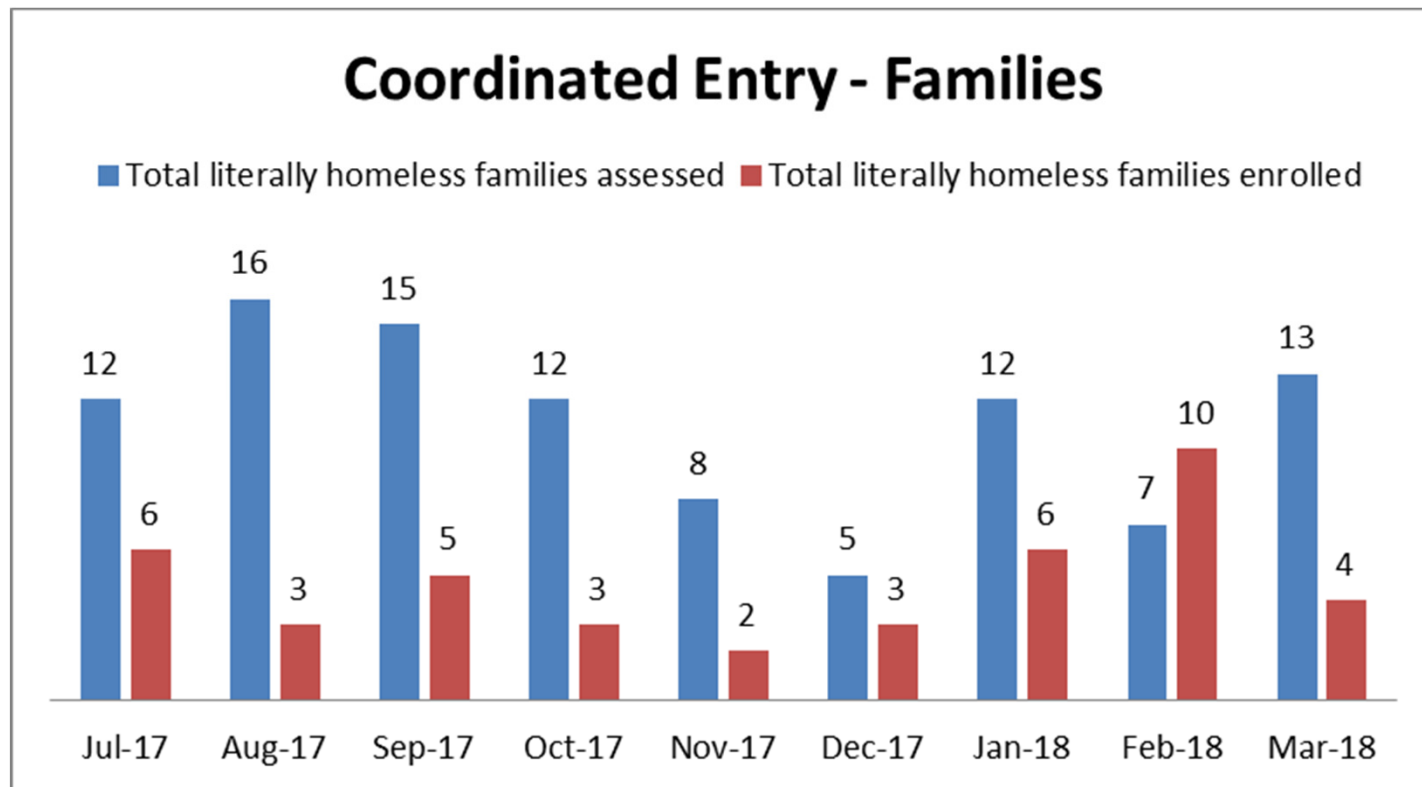
# Coordinated entry data trends



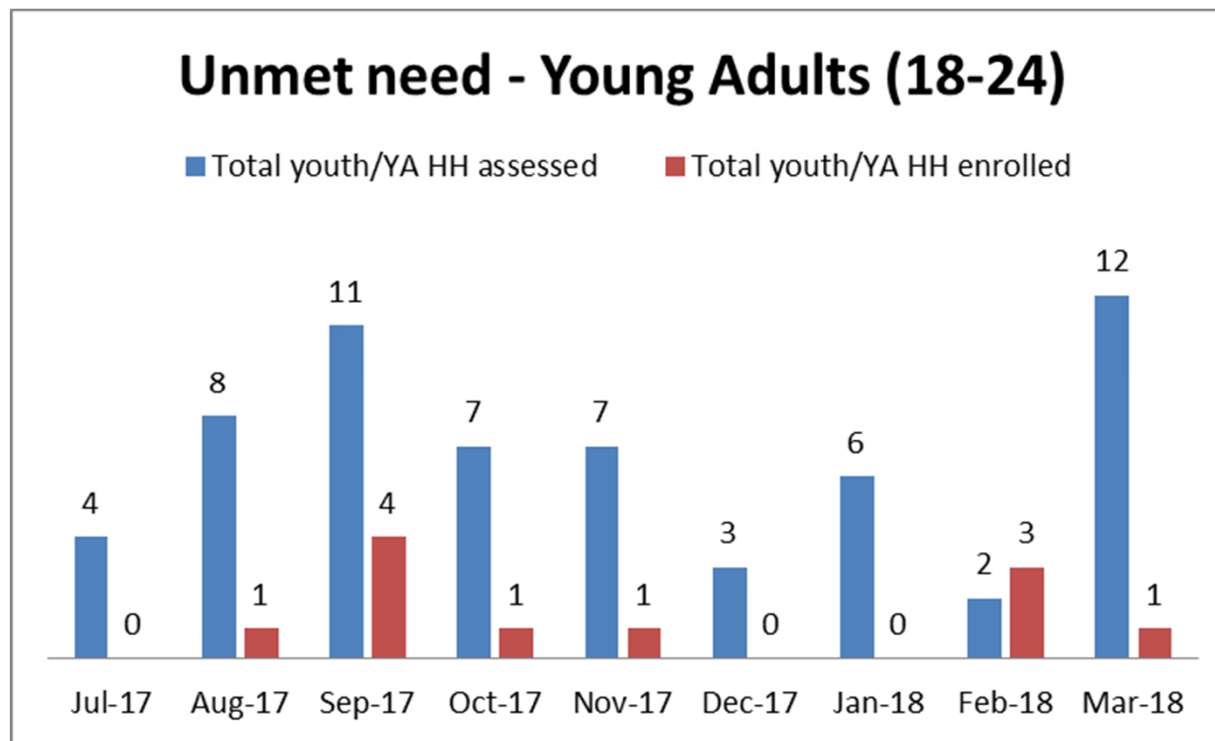
# Coordinated entry data trends



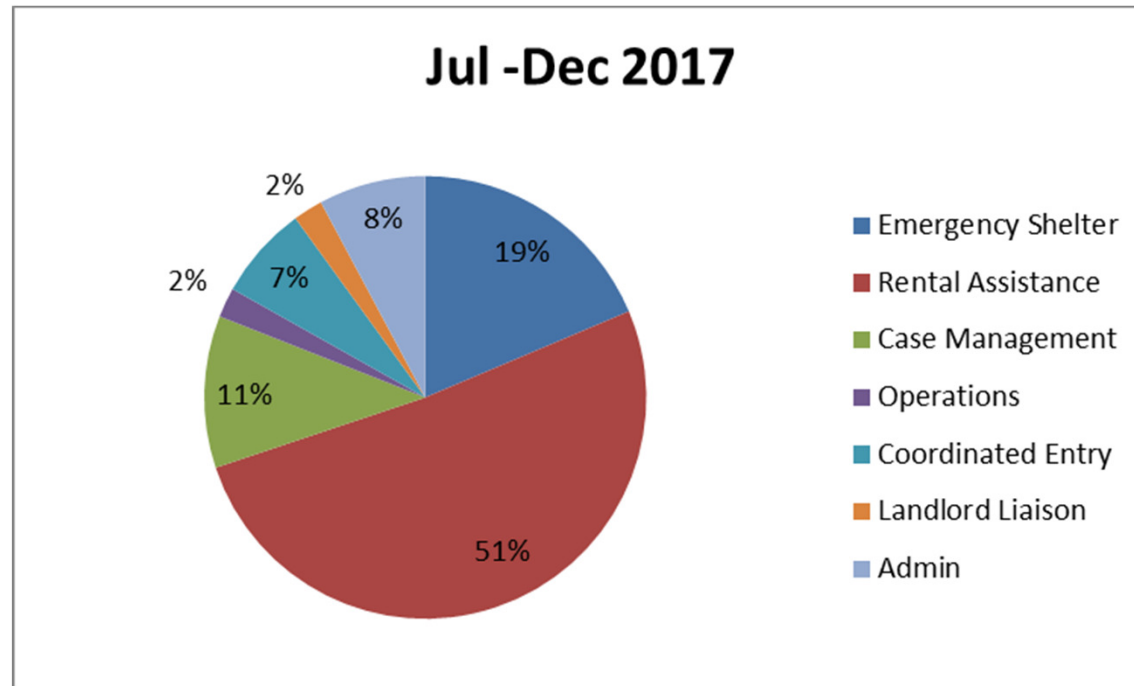
# Coordinated entry data trends



# Coordinated entry data trends



# County administered funding



# 2018-19 Funding update

- Continue to invest in “Core Services” for 2018-19
  - Core services are currently funded through GHC Homeless Housing contracts, are required by RCW and/or State Contracts (*Example: Coordinated Entry/Interested Landlord List*) **OR** provide an immediate response to individuals experiencing homelessness. The discontinuation/disruption of such programs would have significant negative impacts to clients and system partners. (*Example: Emergency shelter and rental assistance for households experiencing homelessness*)
- Commissioners will set the “floor” for the Homeless Housing document recording fee account
- Social Services staff draft “Request for Proposals” with available additional funds and Commissioner identified priorities



# USDA Pilot Project Update

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# USDA Pilot Project Update

- Medicaid Waiver officially live January 1, 2018 (delay from original timeline)
- Training and TA onsite in December 2017 and March 2018
- Selection Committee meeting regularly since February
- System barriers identified:
  - Lack of formal referral process/pipeline for clients from Behavioral Health to Housing under waiver
  - Education/understanding of waiver target population and referral process
  - Engaging most vulnerable clients through complex system
  - Volume of need
- Next steps –
  - Refining selection criteria for pilot and continuing to identify candidates
  - Formalizing partnerships between Housing and Behavioral Health

# Agency Updates

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