



Grays Harbor Housing Coalition

April 22, 2019

Agenda

- ▶ 2019 Housing Plan Update
- ▶ 2019-2021 RFP Update
- ▶ Continuum of Services for Homeless Youth
- ▶ Data!



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*



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.

DRAFT 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



DRAFT *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 (*Now – 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. *Potentially* 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



Homeless Youth Services Update

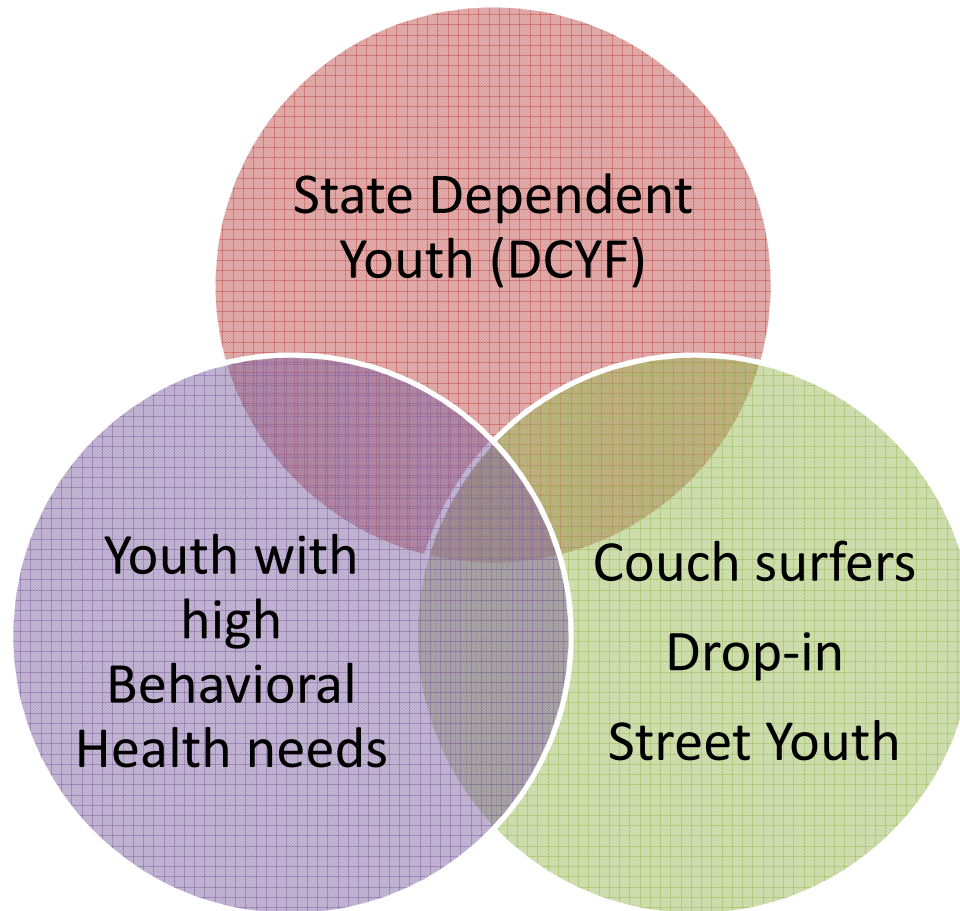
Grays Harbor Homeless Youth Services Timeline



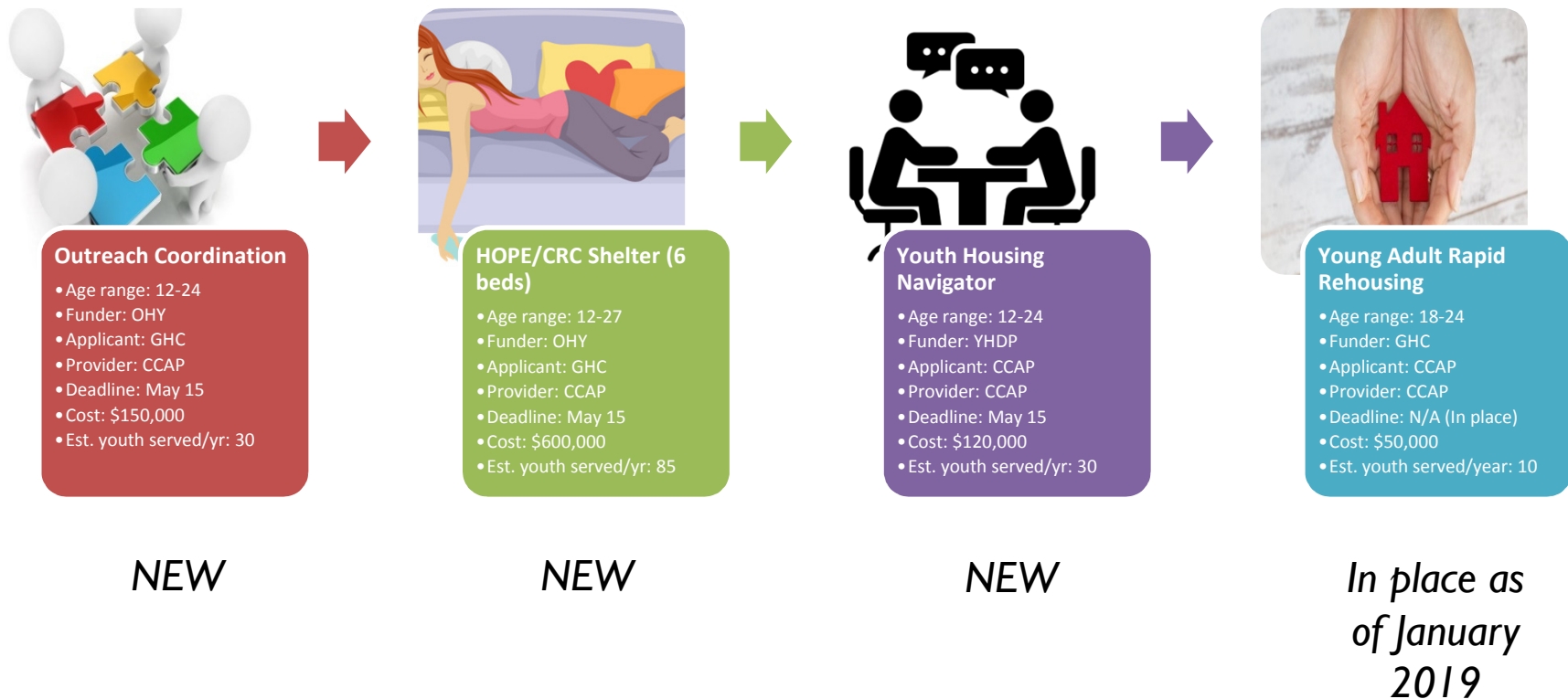
Build model informed by community	Request for Qualifications	RFP for homeless youth services	County application to OHY	Award Notification and Implementation
<ul style="list-style-type: none"> Community assessment of youth needs Data review OHY communication Peer learning Stakeholder education/engagement Gap period planning 	<ul style="list-style-type: none"> Draft RFQ Publish RFQ Review responses 	<ul style="list-style-type: none"> If only one vendor meets RFQ threshold skip step If more than one vendor meets threshold draft/publish RFP Select successful vendor and begin building infrastructure 	<ul style="list-style-type: none"> Work with successful vendor to build capacity and launch services Work with successful vendor to prepare County proposal Submit application County would be applicant and would subcontract funds if awarded 	<ul style="list-style-type: none"> OHY announces award Debriefing and contract negotiation County and vendor formalize partnership Contract start date January 2020



Who are homeless youth? (Ages 12-17)

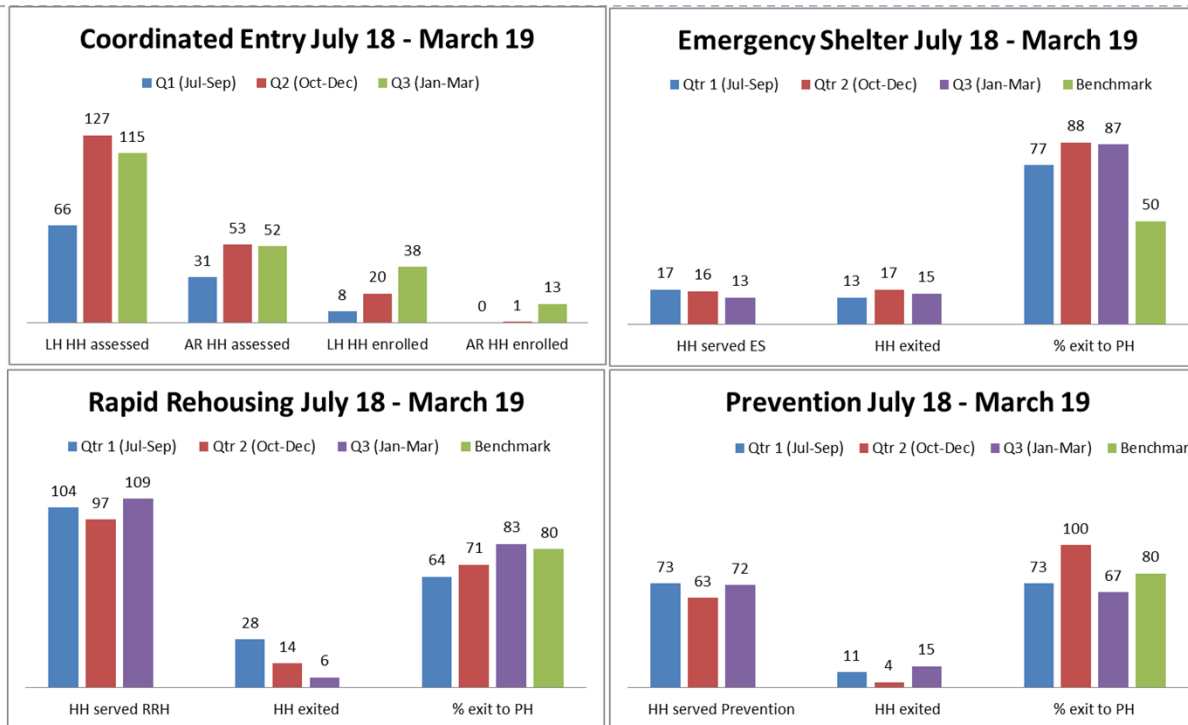


Proposed continuum of services for homeless youth and young adults



July 2018 – March 2019 Data

July 2018 –March 2019 Data (Q1-3)



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



More good news!

- ▶ In the 3rd Quarter (Jan – March) CCAP staff were able to house **27 households** who were literally homeless



Total formerly homeless
Households Housed/Moved-in by
month

