



# HOUSING COALITION

10.22.19

# Agenda

- Setting the Stage – Orientation to Housing and Homelessness in Grays Harbor
- SFY 2019 System Performance Report
- USDA System Recommendations and Report
- Low Barrier Shelter Request for Proposals
- Affordable Housing Pipeline update
- Youth Continuum of Care Update

# 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

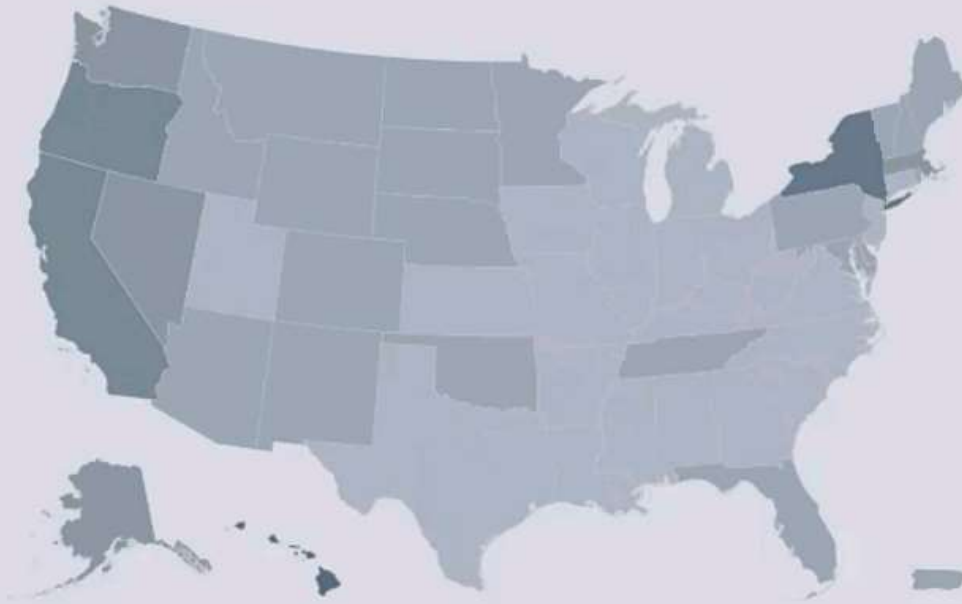
Income Status	Definition	Annual Income range	Monthly affordable housing costs	Number of renter households	Estimated number of affordable rental units
<b>Extremely low income</b>	<30% Median Income	<\$15,630 per year	\$390 or less per month	1,775	615
<b>Very Low Income</b>	30% to 50% Median Income	\$15,630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

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

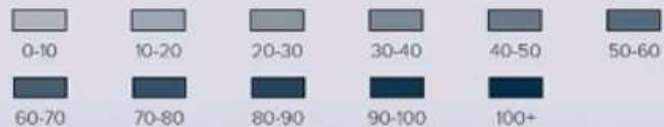
The Housing Authority averages an annual turnover of 8% and issues approximately 25 vouchers per year. The average voucher holder has received housing benefits for 6 years and 5 months. Persons who were issued a voucher in the preceding year waited an average of 39 months on the waiting list. *Source: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

We are able to serve 1 in 4 literally homeless clients who seek assistance

- **Need > Resources**

Our community partners are serving a large number of clients through a variety of programs every day and transforming lives

- **Many are served as a result of available resources who would otherwise be homeless**

Grays Harbor has been recognized by the State in the top 4 rural/suburban counties in the State in meeting performance benchmarks like serving the most vulnerable clients, increasing exits to permanent housing, and decreasing returns to homelessness

- **Limited resources are being used efficiently and effectively**

Program eligibility/focus/amount of resources drives who is served

- **Data regarding who is served does NOT equate to need**

There is a large cost to the community to unmet housing need in our jails, emergency rooms/hospitalizations, crisis response, EMS, etc.

There is a value to the community in providing stabilization services and retaining clients in housing through reduced arrests/incarceration, ER visits, crime, etc.

## Grays Harbor Homeless System Performance

September 2019

Between July 2018 - June 2019,

**419**

homeless households sought housing services in Grays Harbor.



Of that total,

**75%** were single adults;

**25%** were families;

and

**101** were enrolled in Rapid Rehousing.



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

**rare,**

Households	2018-19	2017-18
Total assessed	419	453
Single adults	75%	73%
Families	25%	26%
Total enrolled	101	113
Unmet need	318	340

**brief,**

**Length of time household was homeless**  
2018-19: 638 days  
2017-18: 54 days

**and one-time.**

**Moved into permanent housing**  
2018-19: 75%  
2017-18: 75%

**Increased or maintained income**  
2018-19: 73%  
2017-18: 59%

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

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

	2018-19	2017-18
Households served	41*	98
Shelter utilization	69%	59%

\* Youth shelter closed in August 2018

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

	2018-19	2017-18
Households served	132	140
Rental vacancy	3.3%	2.5%


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

	2018-19	2017-18
Households served	178	219
Unsheltered	67%	59%

- 2019-2024 Grays Harbor Plan to Address Unmet Housing needs drafted in early 2019 and published May 2019
- Many of the goals and strategies from the previous version carried over with more specific action items, timelines, and impact measures
- It takes coordinated work between a variety of community partners – housing related and non housing related – to make significant progress on community plans to address complex issues

## Grays Harbor 10 Year Plan to End Homelessness

2018-19 Progress



### Fully develop Coordinated Entry system

- Drafted and implemented new prioritization tool to better assess and prioritize all populations
- Designed and implemented Coordinated Entry system in HMIS database for ease of reporting and tracking outcomes for data driven decisions
- Integrated Foundational Community Supports and Pathways Care Coordination assessments into Coordinated Entry for streamlined client experience

### Maintain and Expand Affordable Housing Resources

- Housing Inventory for USDA completed with recommendations and next steps
- Housing Authority rehab project continues
- Submitted application for 25 Family Reunification Vouchers
- Increased investment to full time Landlord Liaison

### Invest in Housing for Vulnerable Populations

- Medicaid Foundational Community Supports waiver to fund housing and employment supports for behavioral health clients continues
- Awarded funding for Permanent Supportive Housing program to serve up to 50 Medicaid FCS clients through CBRA grant
- USDA Pilot Project- seven clients enrolled and systems barriers identified/addressed
- Awarded funding for Permanent Supportive Housing program to serve 16 chronically homeless individuals through McKinney Vento grant
- Family Promise program launches with capacity to serve up to 4 homeless families

### Build Capacity of Housing System

- USDA Technical Assistance, Training, and Coaching on Evidence Based Practices
- Training from the Department of Commerce on grant guidelines and HMIS
- Developed clear performance measures and regular review through contracts and partner meetings
- Grays Harbor recognized as one of the top four rural and suburban counties in the State in system performance measures

### Increase Community Awareness and Discussion

- Continued education/outreach through website, radio, and partner meetings
- Consistent progress reports shared



# USDA Update

- In 2015 Grays Harbor County was awarded a capacity building grant through USDA which proposed to facilitate:
  - *Increase in provider staff understanding of Evidence Based Practices Housing First, Permanent Supportive Housing, and Supported Employment for individuals experiencing homelessness*
  - *Design and complete an “Affordable Housing Inventory” on raw land, vacant and in-use properties*
- GPHSS worked with a national consulting firm to design training, implementation, and coaching program with local providers to increase knowledge, practice implementation, and troubleshoot challenges in real time
- GPHSS and consulting firm also designed a pilot project which identified case studies of complex clients to identify successful strategies and system gaps – and create a plan to mitigate or eliminate gaps when possible

# USDA – Results/Impact: Affordable Housing

- Work was completed on the Affordable Housing Inventory. Drafting and updating interactive maps that capture vacant properties – both raw land and dwellings in in process. Map can be viewed [here](#).
  - *Analysis and data were used to categorize properties into three Tiers – low, medium, high investment need to bring property online*
  - *Partnership was established with City of Hoquiam where the inventory was done to complete the inventory and analysis, as well as use the City logo in the mailings to add credibility and demonstrate partnership*
  - *Postcard was drafted to mail to property owners in Tier 1 to invite discussion and partnership with housing program with goal to increase number of available, accessible units for housing program clients*
- Integrated Landlord Mitigation Fund (statewide fund/tool) into landlord relationship building and first partner landlord successfully applied for and drew on the fund to reimburse \$5,000 in damages to unit – this will preserve the relationship moving forward and offer a tool to this landlord and others when serving higher needs clients
- Created a DRAFT Affordable Housing Pipeline to leverage local affordable housing funds to obtain State and Federal dollars to develop affordable housing in our community with tentative launch date early 2020
- Designed and scheduled educational workshop for City and County stakeholders on House Bill 1406 – State sales tax retention opportunity to fund affordable housing projects
- **Demonstrated a decrease of number of days between enrollment in a homeless housing program and when a client moves into permanent housing**
  - *From 48 days in July 2018 to 13 days by July 2019*

# USDA – Results/Impact: Pilot Project

- Identified 8 case studies to review, study, and support
- Designed methods for successful interagency case staffing for mutual clients
- Designed a flow chart to outline process for housing staff to engage Behavioral Health when additional supports are needed and determine system gaps
- Created a mechanism for accountability/check-in between multiple systems at the leadership level
- Demonstrated a culture shift – away from agencies feeling like one agency had to be everything to every client to a model where agencies can effectively partner to provide wrap-around services based on their unique capacity and services

# USDA Pilot Project: System Recommendations

- The Selection Committee were able to address the following significant system barriers:
  - *Lack of informal referral process/pipeline for clients from Behavioral Health to housing*
  - *Engaging the most vulnerable clients through the complex system*
  - *Information sharing between agencies*
- Increased funding is needed for housing and supportive services – particularly for high intensity clients who will likely need very long-term subsidies and supports
- Higher intensity wrap-around services are needed for high acuity clients to coordinate intensive behavioral health, medical health, and social services
  - *Whenever possible these services should be delivered in a way that meets the client where they are – in their home, short but frequent meetings, etc.*
  - *More training and supports are needed to help staff and clients navigate through a Behavioral Health care system based on a client's voluntary engagement*
- Need for training and curriculum to implement to serve high needs clients who have very recently been housed and want to continue to stabilization/thriving – client is housed, now what?
- More training and supports are needed to “market” Supported Employment to clients who are wary and do not want to risk access to or continuation of benefits
  - *Also more discussion needed on connecting clients to employment opportunities that may lead to living wage jobs*
  - *“Cliff” challenge for clients who lose benefits due to low wage employment*

# USDA – Results/Impact

- Designed, implemented, evaluated, and refined a **new Coordinated Entry** assessment and prioritization process to better identify, assess, prioritize, and engage high needs clients
- County and CCAP received **\$180,000 in annual funding** through the HUD Continuum of Care program to provide Permanent Supportive Housing to **16** clients
- CCAP received **\$250,000 in annual funding** through the “Community Based Rental Assistance” program to provide Supportive Housing to FCS clients
- CCAP has successfully become a **contractor for Medicaid-financed care coordination** services through Pathways and Foundational Community Supports Program
  - *CCAP has enrolled nearly 500 clients in FCS housing services and Pathways care coordination since June 2018*
- Formation and facilitation of “**Commissioners Committee on Low Barrier Shelter**” to examine shared challenge of addressing unsheltered homelessness for individuals with complex challenges who cannot access current shelter options

# USDA Sustainability – What happens next?

- Grays Harbor County Public Health and Social Services has committed to continue facilitating once a month leadership meetings (the Selection Committee) with system partners to engage and discuss system-level barriers
  - *The Selection Committee will have to develop goals to keep the committee on track and determine their role in Grays Harbor County where there are a number of other committees addressing the homelessness issue*
  - *The Selection Committee may need to expand by adding physical health, substance abuse treatment, and behavioral health crisis providers to add critical perspectives in planning and navigating systems*
- Coastal Community Action Program and other partners are designing a process to receive feedback from staff on potential system barriers that could be rolled up to the leadership team agenda
- Grays Harbor Public Health and Social Services has committed to continue facilitating ongoing affordable housing stakeholder meetings to discuss the development and refinement of the Affordable Housing pipeline
- Grays Harbor County Public Health and Social Services will continue to identify opportunities for technical assistance and training with CCAP and other community partners to improve understanding and application of housing best practices
- CCAP will continue implementation and evaluation of Medicaid-billable housing and employment services

# Low Barrier Shelter RFP - overview

- All materials available at [www.healthygh.org/directory/housing](http://www.healthygh.org/directory/housing)
- Deadline is 4:30 p.m. on November 4<sup>th</sup>
- Questions must be submitted in writing
- Up to \$30,000 available for temporary, cold-weather projects (January – June 2020)
- Up to \$40,000 available for permanent, low barrier shelter projects (January – June 2020)
  - *If a project can demonstrate it will be available year-round agencies may request up to \$70,000 for the six month time period*
- Proposals will be reviewed/vetted by subcommittee of Health and Human Services Advisory Board and Housing Executive Committee members
  - *Recommendations for apparently successful bidders will be submitted to Commissioners for final approval*

# Low Barrier Shelter RFP – who is eligible?

- Applicants must be a local government, housing authority, behavioral health organization, registered nonprofit with 501(c)(3) status, or federally recognized Indian Tribe
- Applicants must have adequate foundational capacity including administrative infrastructure and ability to manage grant on a reimbursement basis and manage funding over the course of the grant term
- Applicant has or will obtain General Liability Insurance with limits not less than \$1,000,000 per occurrence, \$2,000,000 General Aggregate
- Applicant shall maintain automobile insurance in an amount not less than \$1,000,000 combined single limit for each accident.
- Ability to use the Homelessness Management Information System (HMIS) for data management
- Agreement to participate in Grays Harbor's Coordinated Entry system
- Ability to receive and incorporate ongoing updates, tools, and best practices from the Department of Commerce and Grays Harbor County Public Health and Social Services



## Low Barrier Shelter RFP – how will proposals be evaluated?

- Proposal-specific questions
- Readiness to proceed
- Commitment to Housing First and Low Barrier Principles
- Program staffing and commitment to housing-focused services
- Program partnerships
- Program performance evaluation
- Budget

# Low Barrier Shelter RFP – contract deliverables

- Operate low barrier emergency shelter with capacity to serve at least 25 literally homeless clients during cold weather events or year-round
- At least 50% of clients served exit to *permanent housing destinations* as measured by HUD for year-round projects
- At least 50% of clients served exit to *positive destinations* as measured by HUD for temporary, cold-weather projects
- **Goal: SAFETY, ENGAGEMENT, with consideration for long-term planning for housing stability**

# Affordable Housing Pipeline update

- The County collects a portion of the local document recording fees that is earmarked for affordable housing
- Governed by [RCW 36.22.178](#)
- Informed by 2019-2024 Grays Harbor Plan to Address Unmet Housing Needs
- Approximately \$400,000 available to release via competitive process in 2020
- Affordable Housing Committee is meeting monthly to discuss community needs, assets, community considerations (zoning, building codes, flood plains, community development plans, etc.) as well as potential affordable housing models (acquisition, rehab, new construction, partnership with private landlords)
- Committee and GPHSS goal to leverage local funds for larger impact when appropriate/available with other local, State, and Federal fund sources
- Committee will inform GPHSS staff to draft Request for Proposals tentatively published in early 2020

DRAFT– Affordable Housing Timeline



# HB 1406 Update

- Legislation passed in 2019 that allows Counties and/or Cities to retain a portion of the state's portion of sales tax as revenue towards affordable housing projects
- Maximum authority to retain is 0.0146%
  - *Cities may only retain 0.073% unless they have passed a Qualifying Local Tax*
- Options for each municipality under this bill – all are Council-matic
  - *Pass resolutions officially requesting retention of maximum rate available*
  - *Pass resolutions officially deferring ability to retain funds*
  - *No action (option to retain automatically expires July 28, 2020 without action)*
- Counties and/or Cities must take two steps if they wish to retain the funds
  - *Pass a resolution of intent*
  - *Pass an ordinance*

# HB 1406 Update

- Grays Harbor County has taken both steps and has notified Department of Revenue they wish to retain maximum authority
- If Cities wish to pool resources they have two options:
  - *Formally defer and the County will retain their portion*
  - *Take both steps to retain and enter into an interlocal agreement with the County*
- County plan to partner with Cities who wish to do so:
  - Integration with Affordable Housing Pipeline and 2019-2024 Plan to Address Unmet Housing Needs
  - Leveraged pool for maximum impact
    - Also leverage other homeless housing and other service funds
  - Panel/advisory committee with City representation
  - Propose to collect funds for one year before spending
  - County PHSS staff facilitate process for strategic investment, reporting, and project management

# Youth Continuum of Care Update

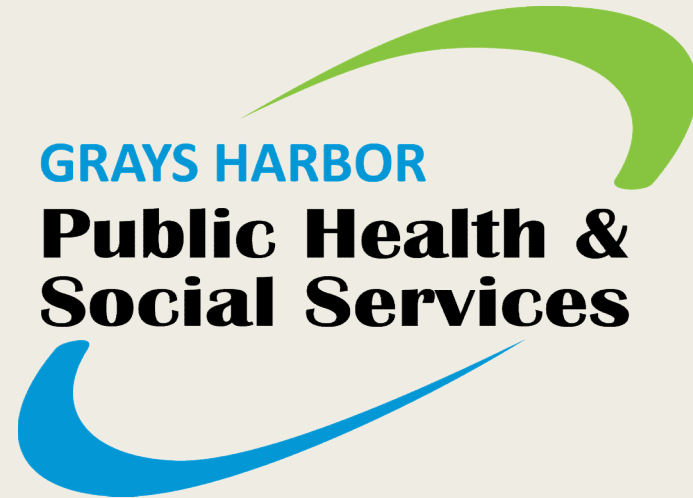
## ■ Homeless Youth Services

- 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 early 2020 (tentatively)
- Provider: CCAP

## ■ Next Steps

- Recruiting/hiring staff
- Finalizing facility purchase and renovation
- Completing licensing process
- Communication/coordination with community partners

# Contact information



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[www.healthygh.org/directory/housing](http://www.healthygh.org/directory/housing)