



Grays Harbor County Five Year Plan to Address Unmet Housing Needs

2019-2024

Adopted May 2019

This plan as well as other reference material, data, relevant events, and funding opportunities will be posted on the website www.healthygh.org/directory/housing



Introduction

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 Households assessed, 453 of those were literally homeless
- 2017-18 Homeless Student Data – Office of Superintendent of Public Instruction
 - 738 Homeless Students (81% doubled up, 7% shelters, 10% motels, 2% unsheltered)
- 2018 Department of Social and Health Services Data
 - 2,055 clients homeless (873 literally homeless, 1,177 unstably housed/couch surfing)

Contributing factors to Homelessness

Lack of Safe, Affordable Housing

- For every 100 low income households there are only 17 units of safe, affordable housing available

Barriers to Obtaining and Maintaining Housing

- Poor credit and/or rental History
- Criminal History
- Untreated Mental health, substance abuse, and physical disabilities
- Unemployment and poverty
- Family break-up/Domestic Violence
- Eviction due to non-payment and/or unit damage

Grays Harbor Performance Benchmarks

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

Make homelessness rare:

- Reduce number of estimated unserved literally homeless households from 340 to 172 by 2021(49%)

Make homelessness brief:

- Decrease “Length of Time Homeless” from 77 days to 60 days by 2021 (22%)

Make homelessness one-time:

- Increase exits to permanent housing from 77% to 80% by 2021(4%)
- Decrease returns to homelessness from 6% to 5% by 2021 (20%)

Current System Snapshot

What is Grays Harbor currently investing in to address homelessness?

**Assumption is investments would continue and plan describes new strategies/investments*

System Support (16% of 2018-19 budget)

- Staff capacity for plan implementation and system monitoring at Grays Harbor County Public Health and Social Services*
- Staff capacity for Landlord Liaison*
- Coordinated Entry infrastructure (including agency staffing and system support)*
- Agency administration/infrastructure*

Emergency Shelter (14% of 2018-19 budget)

- Partial support of 5 room shelter for survivors of Domestic Violence
- 3 units of shelter for families
- Limited hotel/motel vouchers for emergency stays

Homelessness Prevention (31% of 2018-19 budget)

- Limited financial resource and case management for specific population to prevent eviction or divert households imminently at risk*

Rapid Rehousing (39% of 2018-19 budget)

- Temporary housing subsidy and intensive case management to quickly move households who are actively experiencing homelessness into housing and quickly stabilize*

**Indicates RCW and/or contractual requirement from funding*

Note on 2019-2024 Housing Plan Update Process and Plan Evaluation

In 2018 Legislation was passed that added specific guidance and requirements that must be included in each County's local plan to address homelessness. Grays Harbor County designed and implemented a process to provide information and gather input from a broad and inclusive group of community stakeholders in order to create a meaningful and unified plan of action.

Special thanks to those partners who engaged in that dialog and provided meaningful feedback on local system successes, gaps, and alignment opportunities:

- Housing Executive Committee
 - Cassie Lentz, Grays Harbor County Public Health and Social Services
 - Craig Dublanko and Jason Hosenev, Coastal Community Action Program
 - Dave Murnen, NeighborWorks of Grays Harbor

- Jerry Raines and Lisa Boone, Housing Authority of Grays Harbor
- Gary Rowell and Laurel Wiitala, Union Gospel Mission
- Gloria Callaghan, Domestic Violence Center of Grays Harbor
- Doug Stenchever, Great Rivers Behavioral Health Organization
- Housing Coalition (Housing Executive Committee + community partners)
- Aberdeen Lions Club
- Greater Grays Harbor Inc. hosted “Business Roundtable”
- Westport City Council
- Aberdeen Rotary
- Grays Harbor College Student Support Services staff
- Department of Social and Health Services staff
- Coastal Community Action Program staff
- McCleary City Council
- McKinney Vento liaisons and school counselors
- Summit Pacific Medical Center Opioid Consortium
- Therapeutic Court staff
- Crisis Partners Coalition
- Elma City Council
- Oakville City Council
- Developmental Disability providers
- People with lived experience of homelessness (through State-facilitated listening session)
- Parents as Teachers staff
- City Administration and Law Enforcement
- Ocean Shores City Council and Community Workshop

The DRAFT plan was also posted on Grays Harbor County’s website www.healthygh.org and open for public comment for 14 days prior to final presentation and adoption by the County Commissioners.

The Grays Harbor County work plan focuses primarily on new activities/strategies taking place in the next biennium (2019-2021). We see the plan as a living document that should be evaluated and updated regularly as new data, best practices, and opportunities emerge. At least annually the Housing Executive Committee and Housing Coalition will review progress on the plan and provide recommendations on deletions, revisions, edits, and additions so the plan can continue to be a useful tool for community partnership, system alignment, education, and advocacy.

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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.

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
<p>Rapid Rehousing for 129 Households <i>75% of Homeless clients will need RRH</i></p> <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 	<p>\$973,082</p>
<p>Permanent Supportive Housing for 26 Households <i>15% of Homeless clients need PSH</i></p> <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 	<p>\$283,858</p>
<p>Increase accessible, affordable housing units remains a need <i>10% of Homeless clients need Diversion/Affordable Housing</i></p>		
<p>Total</p>		<p>\$1,256,940</p>

Action Plan

Maintain and Expand Affordable Housing

- Increase the number of units available on the private market affordable to our lowest income neighbors so less people need housing subsidies

Estimated number of low-income households who need affordable housing	3490
Estimated number of affordable housing units currently available	1795
Proposed increase in affordable housing units through plan	55
Estimated Remaining/unmet need in 2024	1640

“Must – Buy” per RCW, State Contract, Legislative mandate

Actions in support of strategy	Source	Timeline	Measure of Success	Responsible Party
Invest in Landlord Liaison position to connect more high barrier clients to affordable housing	RCW	Quarterly	Interested landlord list and landlord outreach submitted Quarterly to Commerce	Grays Harbor County will subcontract for this deliverable/activity

Community Priorities

Actions in support of strategy	Timeline	Measure of Success	Responsible Party
Develop and implement a Grays Harbor “Affordable Housing Development Pipeline” to leverage and invest existing funding with maximum impact	April – December 2019	Affordable Housing Committee report on recommendations for GHC Pipeline	Grays Harbor County will convene a subcommittee to design and recommend elements of the Pipeline
Launch GHC Affordable Housing Pipeline	2020	Formalized process to release, receive,	Grays Harbor County will adopt the finalized pipeline and funding processes

		review, and approve Affordable Housing project proposals	
Apply for 25 Family Reunification Vouchers (FUP)	2019	Submitted grant application	Housing Authority will submit the application with support from Grays Harbor County and Department of Children Youth and Families (DCYF)
Apply for 15 Veteran Administration Supportive Housing Vouchers (VASH)	2019	Submitted grant application	Housing Authority will submit the application with support from Grays Harbor County and Washington Department of Veteran Affairs
Apply for 15 Non-Elderly Disabled Vouchers (811)	2019	Submitted grant application	Housing Authority will submit the application with support from Grays Harbor County
Work with municipalities to explore barriers and/or incentives to development of mobile home and/or trailer parks as affordable housing model	2019-2021	Review of zoning and building code framework	Affordable Housing Committee will partner/liaison with municipalities within the County

Other Activities should resources become available

Actions in support of strategy	Timeline	Measure of Success	Responsible Party
Develop 20 units with monthly housing costs of \$390 or less (Extremely Low Income Clients)	2020	Updated "Who needs affordable housing?" report & Grays Harbor Affordable Housing profile	Nonprofits/Developers
Develop 20 units with monthly housing costs between \$390 and \$650 (Low Wage Workers)	2022	Updated "Who needs affordable housing?" report & Grays Harbor	Nonprofits/Developers

		Affordable Housing profile	
Develop 20 units with monthly housing costs between \$650 and \$1,042 (Low income families)	2024	Updated “Who needs affordable housing?” report & Grays Harbor Affordable Housing profile	Nonprofits/Developers
Develop 20 units with monthly housing costs between \$1,042 and \$1,556 (middle-income families)	2026	Updated “Who needs affordable housing?” report & Grays Harbor Affordable Housing profile	Nonprofits/Developers
Partner with community effort “Timberworks” levee project to support, develop, and incentivize affordable housing opportunities previously in FEMA flood plain	2019-2024	Updated “Who needs affordable housing?” report & Grays Harbor Affordable Housing profile	Affordable Housing Committee, County, Cities of Aberdeen and Hoquiam, legislative partners, etc.

Prevent/Divert from Homelessness

•Youth and families will have access to community-based resources to avoid the trauma of homelessness

Estimated number of low-income households who need homelessness prevention/diversion	180
Estimated number of prevention/diversion resources currently available	20
Proposed increase in prevention/diversion resources through plan	40
Estimated Remaining/unmet need in 2024	120

Must-buy

Actions in support of strategy	Source	Timeline	Measure of Success	Responsible Party
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All Coordinated Entry and outreach staff are trained in Diversion strategies and techniques	CHG Contract/Guidelines	Annually	Grays Harbor County reviews during agency monitoring and quality assurance meetings	Grays Harbor County provides oversight/verification. Coordinated Entry provider arranges and participates training.
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Community Priorities

Actions in support of strategy	Timeline	Measure of Success	Responsible Party
Develop and implement the “Pooled Benevolence Fund”	2019	Quarterly reports to United Way and Grays Harbor County <i>Estimated 10 households served/year</i>	Coastal Community Action Program administers resource, United Way of Grays Harbor provides oversight, Grays Harbor County provides technical assistance/data analysis
Housing Supports for Therapeutic Court clients	2019 – Ongoing	Monthly invoices and HMIS reports <i>Estimated 25 households served/year</i>	Grays Harbor County provides oversight, subcontractor administers services and completes documentation
Coordination between housing providers and community-based resources (DSHS, Behavioral Health, Employment, Education, etc.)	Ongoing	Monthly meetings of Leadership Team minutes and recommendations	Grays Harbor County facilitates meetings, Behavioral Health and other community-based resources participate and engage in discussions about system improvements
Homelessness Prevention for FCS clients	2019-Ongoing	Monthly invoices and HMIS reports <i>Estimated 5 households served/year</i>	Coastal Community Action Program
Supportive Housing services through Foundational Community	2018-Ongoing	Monthly invoices and HMIS reports <i>Estimated 150</i>	Coastal Community Action Program

Supports		<i>households served/year</i>	
Supportive Employment services through Foundational Community Supports	2018-Ongoing	Monthly invoices and HMIS reports <i>Estimated 150 households served/year</i>	Coastal Community Action Program
Pathways Care Coordination	2019-Ongoing	Monthly invoices, Pathways data, and HMIS reports <i>Estimated 100 households served/year</i>	Coastal Community Action Program

Other activities – resources permitting

Actions in Support of Strategy	Measure of Success
Implement 1 FTE Diversion specialist	Monthly invoices and HMIS reports <i>Estimated 30 households served/year</i>
Transitional/Work Release Housing available for those recently released from incarceration	Dedicated resource for work release/recently incarcerated residents to transition into stable housing and supports aligned with other community-based resources <i>Estimated 20 households served/year</i>

Quickly identify and engage people experiencing homelessness

• Coordinated Entry will be robust, consistent, and truly accessible no matter where you live in our County

Estimated number of households who need Coordinated Entry	700
Estimated number of people currently served by Coordinated Entry	453
Proposed increase in number of people who access Coordinated Entry through plan	60
Estimated Remaining/unmet need in	177

Must-buys

Actions in Support of Strategy	Timeline	Measure of Success	Responsible Party
Update Coordinated Entry Policies and Procedures in response to HUD Guidance	2019	Updated policies adopted by Coordinated Entry work group	Grays Harbor County as lead entity with feedback from Coordinated Entry work group
Continue to create, share, and evaluate tools to monitor CE activities such as priority, report, program enrollment and budgets	Ongoing	Coordinated Entry work group meetings/minutes	Grays Harbor County as lead entity with feedback from Coordinated Entry work group
Create formal training program for CE and community stakeholder staff to create uniform understanding and system operation	2019	Formal training plan outline drafted and adopted by Coordinated Entry work group	Grays Harbor County as lead entity with feedback from Coordinated Entry work group
Create formal community outreach calendar and strategy with CE staff to ensure community partner education, awareness, and input	2019	Outreach calendar drafted and adopted by Coordinated Entry work group	Grays Harbor County as lead entity with feedback from Coordinated Entry work group
Point in Time Count	Annually	Submitted complete and accurate point-in-time count data and survey responses	Grays Harbor County as lead entity subcontracts administration of PIT to Coastal Community Action Program
Complete initial analysis using racial equity tool provided by the Department of Commerce	2019-2020	Grays Harbor County will prepare and present initial analysis to Coordinated Entry work group, Housing Executive Committee, and Housing Coalition	Grays Harbor County as lead entity with feedback from Coordinated Entry work group

Community Priorities

Actions in Support of Strategy	Timeline	Measure of Success	Responsible Party
Outreach Coordinator for Youth and Young Adults	2019	Dedicated staff capacity to identify, coordinate, and align with community-based outreach efforts to engage homeless youth and young adults and connect them to resources <i>Estimated 30 youth/young adults served/year</i>	Grays Harbor County will apply for funding and subcontract direct service funding to Coastal Community Action Program
Youth Housing Navigator to provide Coordinated Entry, Diversion, and support safe and stable housing options for youth	2019	Dedicated staff capacity to assess, refer, and provide limited financial support to homeless youth and young adults with the goal of safe and stable housing <i>Estimated 30 youth/young adults served/year</i>	Coastal Community Action Program will apply for funding through the Youth Homelessness Demonstration Project (HUD) and provide direct services

Other activities – resources permitting

Actions in Support of Strategy	Measure of Success
Expand accessibility throughout the County	Dedicated staff capacity and system infrastructure to assess, refer, and support residents throughout the County through the Coordinated Entry framework

Provide temporary emergency shelter

- *Shelter will be available for all household types – youth, adults, families, and survivors of Domestic Violence*

Estimated number of households who need emergency shelter	500
Estimated number of emergency shelter beds currently available	74
Proposed increase in emergency shelter beds through plan	25
Estimated Remaining/unmet need in 2024	401

Must-buys

Actions in Support of Strategy	Timeline	Measure of Success	Responsible Party
Emergency Shelter resources are connected to Coordinated Entry with a priority to assist clients in moving on to permanent housing	Ongoing	At least 50% of clients served through County-funded Emergency Shelter exit to permanent housing destinations	Grays Harbor County provides oversight, subcontractor administers services and completes documentation

Community Priorities

Actions in Support of Strategy	Timeline	Measure of Success	Responsible Party
Implement a six (6) bed Emergency Shelter for homeless youth (ages 12-17)	2020	Shelter open by January 1, 2020 <i>Estimated 40 youth served/year</i>	Grays Harbor County is the lead entity and subcontracts direct services to Coastal Community Action Program
Support Emergency Shelter for survivors of Domestic Violence	Ongoing	Monthly invoices and HMIS reports <i>Estimated 30 survivors served/year</i>	Grays Harbor County is the lead entity and subcontracts direct services to Domestic Violence Center of Grays Harbor
Emergency Shelter is available for families with children	2019	Shelter opened February 2019 <i>Estimated 20 families</i>	Family Promise of Grays Harbor

		<i>served/year</i>	
Invest in supports to lower barriers to existing shelters	2020	Updated “Emergency Shelter” in Grays Harbor handout <i>Estimated 25 clients served/year</i>	Grays Harbor County is the lead entity and subcontracts direct services to interested/qualified agency

Other activities – resources permitting

Actions in Support of Strategy	Measure of Success
Robust Low Barrier Shelter	Robust, broad community support and engaged partnership to provide successful and sustainable low barrier shelter for most vulnerable residents
“Transitional” shelter for clients enrolled waiting for housing unit	Emergency shelter available on a temporary basis immediately for all literally homeless clients prioritized and enrolled in permanent housing programs as they search for and obtain a housing unit

Rapidly rehouse individuals experiencing homelessness with permanent housing

- *Our community prioritizes programs that result in permanent housing for those actively experiencing homelessness. No families with children should be unsheltered in our community*

Estimated number of households who need rapid rehousing	327
Estimated number of rapid rehousing program “slots” currently available	135
Proposed increase in rapid rehousing “slots” through plan	96
Estimated Remaining/unmet need in 2024	96

Must-buys

Actions in Support of Strategy	Timeline	Measure of Success	Responsible Party
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Rapid Rehousing for HEN Clients	Ongoing	HMIS reports <i>Estimated 100 clients served/year</i>	Grays Harbor County is the lead entity and subcontracts direct services to Coastal Community Action Program
Rapid Rehousing for TANF Clients	Ongoing	HMIS reports <i>Estimated 25 families served/year</i>	Grays Harbor County is the lead entity and subcontracts direct services to Coastal Community Action Program
Rapid Rehousing for low-income, homeless and vulnerable clients (CHG)	Ongoing	HMIS reports <i>Estimated 15 clients served/year</i>	Grays Harbor County is the lead entity and subcontracts direct services to Coastal Community Action Program
Rapid Rehousing for Tenant-Based Rental Assistance clients (TBRA)	Ongoing	HMIS Reports <i>Estimated 10 clients served/year</i>	Coastal Community Action Program
Rapid Rehousing for Supportive Services for Veteran Families (SSVF)	Ongoing	HMIS Reports <i>Estimated 5 clients served/year</i>	Catholic Community Services of Western Washington
Operate an effective and efficient homeless crisis response system that swiftly moves people into permanent housing	Ongoing	HMIS Reports – at least 75% of RRH clients exit to permanent housing and 5% or less return to homelessness within two years	Grays Harbor County is the lead entity, provides oversight and facilitates technical assistance as needed

Community Priorities

Actions in Support of Strategy	Timeline	Measure of Success	Responsible Party
Rapid Rehousing for Families with Children	Ongoing	HMIS reports <i>Estimated 15 families served/year</i>	Grays Harbor County is the lead entity and subcontracts direct services to Coastal Community Action

			Program
Rapid Rehousing for Young Adults (18-24)	Ongoing	HMIS reports <i>Estimated 10 young adults served/year</i>	Grays Harbor County is the lead entity and subcontracts direct services to Coastal Community Action Program
Supportive transitional housing for survivors of Domestic Violence	Ongoing	HMIS reports <i>Estimated 3 survivors served/year</i>	Grays Harbor County is the lead entity and subcontracts direct services to Domestic Violence Center of Grays Harbor

Other activities – resources permitting

Actions in Support of Strategy	Measure of Success
Implement dedicated FTE for SOAR to quickly get clients experiencing homelessness connected with disability benefits	Dedicated staff capacity to facilitate the application and support process to apply for social security/social security disability benefits for clients experiencing homelessness. When implemented to fidelity, this Evidence Based Practice results in a 75% initial application approval rate and shortens the typical application wait period to 90 days.

Provide permanent supportive housing for high needs clients

• Provide the most intensive services to those most in need in our community who have been homeless a long time and struggle with complex challenges

Number of households who need permanent supportive housing	68
Number of permanent supportive housing units currently available	0
Proposed increase in permanent supportive housing units through plan	56
Estimated Remaining/unmet need in 2024	14

Must-buys

Actions in Support of Strategy	Timeline	Measure of Success	Responsible Party
McKinney Vento Permanent Supportive Housing for 16 Chronically Homeless clients	2019	HMIS reports <i>Estimated 16 clients served/year</i>	Grays Harbor County is the lead entity and subcontracts direct services to Coastal Community Action Program
FCS Permanent Supportive Housing for FCS Clients	2019-Ongoing	HMIS Reports <i>Estimated 40 clients served/year</i>	Coastal Community Action Program

Community Priorities

Actions in Support of Strategy	Timeline	Measure of Success	Responsible Party
Formal and consistent system partnership to identify, engage, and support high-needs clients to effectively access community-based resources (i.e. Mental Health, Physical Health, Substance Abuse Treatment, and Employment)	Ongoing	Monthly meetings of Leadership Team minutes and recommendations	Grays Harbor County facilitates meetings, Behavioral Health and other community-based resources participate and engage in discussions about system improvements

Other activities – resources permitting

Actions in Support of Strategy	Measure of Success
Permanent Supportive Housing for Families with Children	Non-time limited housing subsidies and intensive supports for families with children to stabilize the household

Appendix A 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

Appendix B: Detailed Impact and Cost Analysis*

*For NEW “Must buys” and “Community Priorities” sections of plan strategies

	Number of “new homeless” reduced	Amount of assistance available increased	Total impact	Total Cost	Source
VASH Vouchers		10	10	\$100,080	HUD
FUP Vouchers		25	25	\$357,600	HUD
811 Vouchers		15	15	\$151,200	HUD
Pooled faith-based funds for prevention	10		10	\$25,000	United Way, pooled benevolence funds
Outreach Coordinator for Youth and Young Adults	10	20	30	\$150,000	Office of Homeless Youth
Youth Housing Navigator	10	20	30	\$120,000	Youth Homelessness Demonstration Project
6 bed Emergency Shelter for Homeless Youth 12-17		40	40	\$600,000	Office of Homeless Youth
Family Promise emergency shelter		4	4	\$200,000	Family Promise

Low Barrier shelter capacity		35	35	\$600,000	Local Document Recording Fees, Behavioral Health supports (Medicaid), Support from various other community partners
Rapid Rehousing for Families		16	16	\$160,000	Local Document Recording Fees
Rapid Rehousing for Young Adults		10	10	\$80,000	Local Document Recording Fees
Housing Supports for Therapeutic Court Clients		30	30	\$120,000	CJTA/Local Document Recording Fees
Medicaid waiver employment supports for BH clients	30	15	45	\$ 538,560.00	Medicaid
Medicaid waiver housing supports for BH clients	10	10	20	\$ 256,800.00	Medicaid
FCS Rental Assistance	5	40	45	\$ 500,000.00	State Department of Commerce (CBRA)
Transitional Housing/Rapid Rehousing for Domestic Violence		8	8	\$125,800	Department of Housing and Urban Development (HUD)

Survivors					
McKinney Vento Permanent Supportive Housing		16	16	\$372,000	HUD McKinney Vento
Total per year	53	220	273	\$4,502,040	

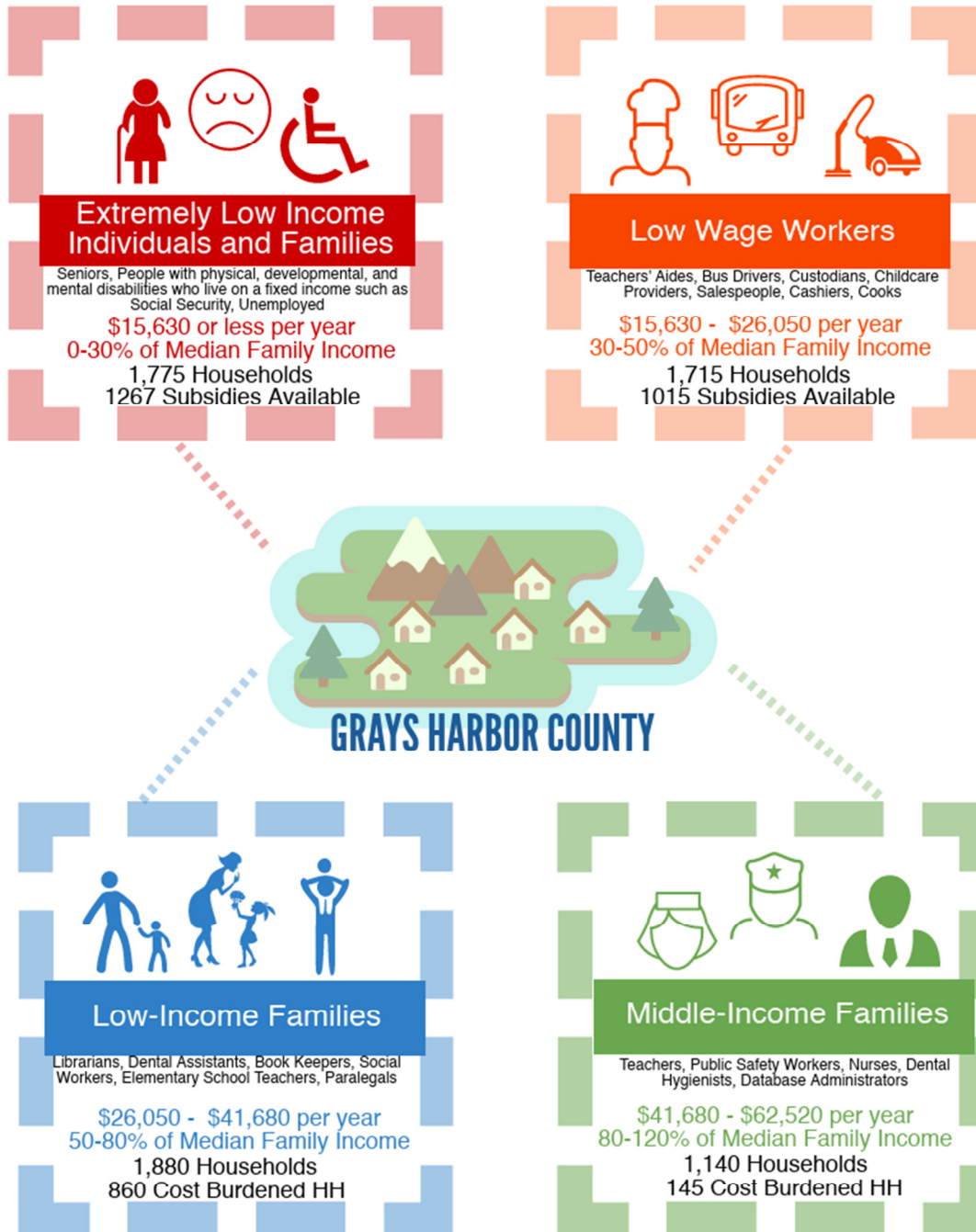
Assumptions/Calculations:

- Assuming 30% overlap on interventions. Some interventions serve new clients each year, others continue services for multiple years.
- Medicaid supported employment costs - \$64/hour of services, 15 each of low, medium, and high clients using “Acuity Scale Service Guideline Chart” to determine appropriate hours/month/client. Low/medium acuity clients average 3 months in job development before transitioning to ongoing supports, high acuity clients average 6 months in job development before transitioning to ongoing supports.

- Medicaid supported housing costs - \$535/month/client
- Low Barrier Shelter – Similar service in Thurston County for 42 beds costs \$700,000/year
- Young adult intervention - \$750/client/month + \$10,000/year in case management (.25 FTE)
- Faith-based - \$20k/year (\$2k/household)
- SOAR – 1 FTE + Data, reporting, and Operations costs/year

Appendix C: “Who Needs Affordable Housing in Grays Harbor”

Who Needs Housing That’s Affordable?



What does Grays Harbor Need to provide enough affordable housing?

Extremely Low Income Individuals and Families

\$15,630 or less per year
0-30% of Median Family Income

508 Subsidies or
1,160 units

How much would housing
need to cost each month?

\$390 or less

Low Wage Workers

\$15,630 - \$26,050 per year
30-50% of Median Family Income

700 Subsidies or
1,110 Units

How much would housing
need to cost each month?

\$390 - \$650

Low-Income Families

\$26,050 - \$41,680 per year
50-80% of Median Family Income

Surplus of
3,290 units

How much would housing
need to cost each month?

\$650 - \$1,042

Middle-Income Families

\$41,680 - \$62,520 per year
80-120% of Median Family Income

Surplus of
604 Units

How much would housing
need to cost each month?

\$1,042 - \$1,556

Appendix D: Call to Action

What can stakeholders do to align and support Plan Update?

- **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
- **Collaborate Behavioral Health and Housing and Employment programs to maximize impact of Medicaid and BHO investments**
 - Cultivate employment coalitions for job creation and placements
 - Create and cultivate close partnerships between Housing, Behavioral Health, Employment, Transportation, DSHS, and other providers serving mutual clients
- **Affordable Housing development incentives (50% rule/flood plain/low market rents vs. cost to build)**
 - Work with developers/landlords to identify alternative pathways around barriers (flood plain, 50% rule)
 - Know and promote resources to help affordable housing developers (CDBG, tax credits, partnerships with HUD, etc.)
 - Explore adopting county-wide ordinances supported by all cities to encourage development (i.e. property tax incentives, rental rehab programs, etc.)
 - Identify units fit for master leasing with nonprofits
 - Identify vacant inventory for redevelopment
- **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
- **Support grant applications**
 - Sign on to letters of support
 - Coordinate with partner agencies to get data, make connections, and introductions
 - Identify specific assets in your organization/community that could be used as leverage in application process
- **Help line up funding!**
 - Identify private foundations, donors, state, and federal funding sources that align with strategies and intended impact you may have a relationship with
 - Sign on to letters of support for grant applications
 - Consider allocating staff time and/or financial resources to leverage grant application activities
- **Facilitate education, awareness, and discussion by identifying opportunities to host discussions in your community/organization about homelessness in Grays Harbor**
 - Attend quarterly Housing Coalition meetings and/or sign up for our e-mail distribution list for all upcoming events and partnership opportunities