

HOUSING STAKEHOLDER COALITION

January 23, 2018

Agenda:

- 2017 Year in Review – what is the need? Who did we serve? Who was not served?
- Funding Breakdown
- 2018: A look forward
- Sharing and collecting stories
- Other updates

2017 IN REVIEW

What is the need? Who did we serve? Who was not served?

Scope of Homelessness in Grays Harbor

- Reasonable to estimate there are as many as 3,000 residents who are homeless or living in unstable housing situations at any given time
 - Between 500-700 literally homeless
- 2017 Point in Time Count
 - 91 unsheltered, 110 sheltered, total: 201
- 2017 Coordinated Entry data
 - 625 HH assessed, 534 of those were literally homeless
- 2015-16 OSPI Data
 - 974 Homeless Students (75% doubled up, 10% shelters, 10% motels, 5% unsheltered)

Contributing Factors to Homelessness

Barriers to Housing

- Poor Credit History
- Criminal History
- Mental health, substance abuse, and physical disabilities
- Unemployment and poverty
- Family break-up/Domestic Violence

Lack of Safe, Affordable Housing

- For every 100 low income households (\$0 - \$15,630 per year) there are only 17 units of safe, affordable housing available



Grays Harbor 10 Year Plan to End Homelessness Priorities

Fully develop Coordinated Entry system

- **System Goals:** Maximum efficiency of available resources
- **Client Goals:** The right assistance at the right time

Maintain and Expand Affordable Housing Resources

Invest in Housing for Vulnerable Populations

- Domestic Violence Survivors
- Youth and Young Adults (18-25)
- Veterans and their families
- Expand Emergency Housing options
- Individuals with Behavioral Health challenges

Build Capacity of Housing System

- Training and Technical Assistance in Evidence Based Practices
- Create and utilize mechanisms to evaluate system performance

Increase Community Awareness and Discussion

- Report progress towards goals and incorporate community feedback
- Share and incorporate information from all areas of the County

Fully develop Coordinated Entry system

- **System Goals:** Maximum efficiency of available resources
- **Client Goals:** The right assistance at the right time

2017 Work:

- Created tools to measure, report, and evaluate Coordinated Entry activities
- Completed system “self-assessment” and drafted associated Work Plan for compliance with new HUD guidance
- Strengthened monthly quality assurance meetings to include feedback from stakeholders

Coordinated Entry - 2017

	Average score	# assessed to need info/referral (score of 4 or below)	# assessed to need RRH (score of 5-9)	# assessed to need PSH (score of 10+)	Total HH assessed
Targeted Prevention					91
Single Adults	7.5	45	233	86	364
Families	9	75	79	69	170
Total	8	120	312	155	625

Rental Assistance – 2017

HH/Client served

Funding Source description	Rapid Rehousing	Targeted Prevention	Total
CHG: extremely low-income	65 HH 107 clients	21 HH 41 clients	86 HH 148 clients
TANF: enrolled in TANF	25 HH 55 clients	3 HH 3 clients	28 HH 58 clients
HEN	146 clients	120 clients	266 clients
TBRA	12 HH 33 clients	1 HH 1 client	13 HH 34 clients
SSVF	13 HH 21 clients	2 HH 3 clients	15 HH 24 clients
Totals	261 HH 362 clients	147 HH 168 clients	408 HH 530 clients

**All programs listed require some sort of income eligibility and are contingent on housing status. Different funding sources have different definitions or spectrums of homelessness. However, all rental assistance funding sources are targeting low-income clients who are either homeless now or at imminent risk.*

Emergency Shelter – 2017

Clients served, bednights, and utilization

Shelter description	Households served	Total bednights	Utilization
CCAP Family Shelter 3 units + hotels	27 HH 102 clients	1126 bednights/ 1095 possible	103%
Domestic Violence Shelter 5 Rooms	43 HH 64 clients	1040 bednights/ 1825 possible	57%
Youth Shelter 6 beds	41 clients	842 bednights/ 2190 possible	38%
Totals	111 HH 207 clients	3008 bednights/ 5110 possible	59%

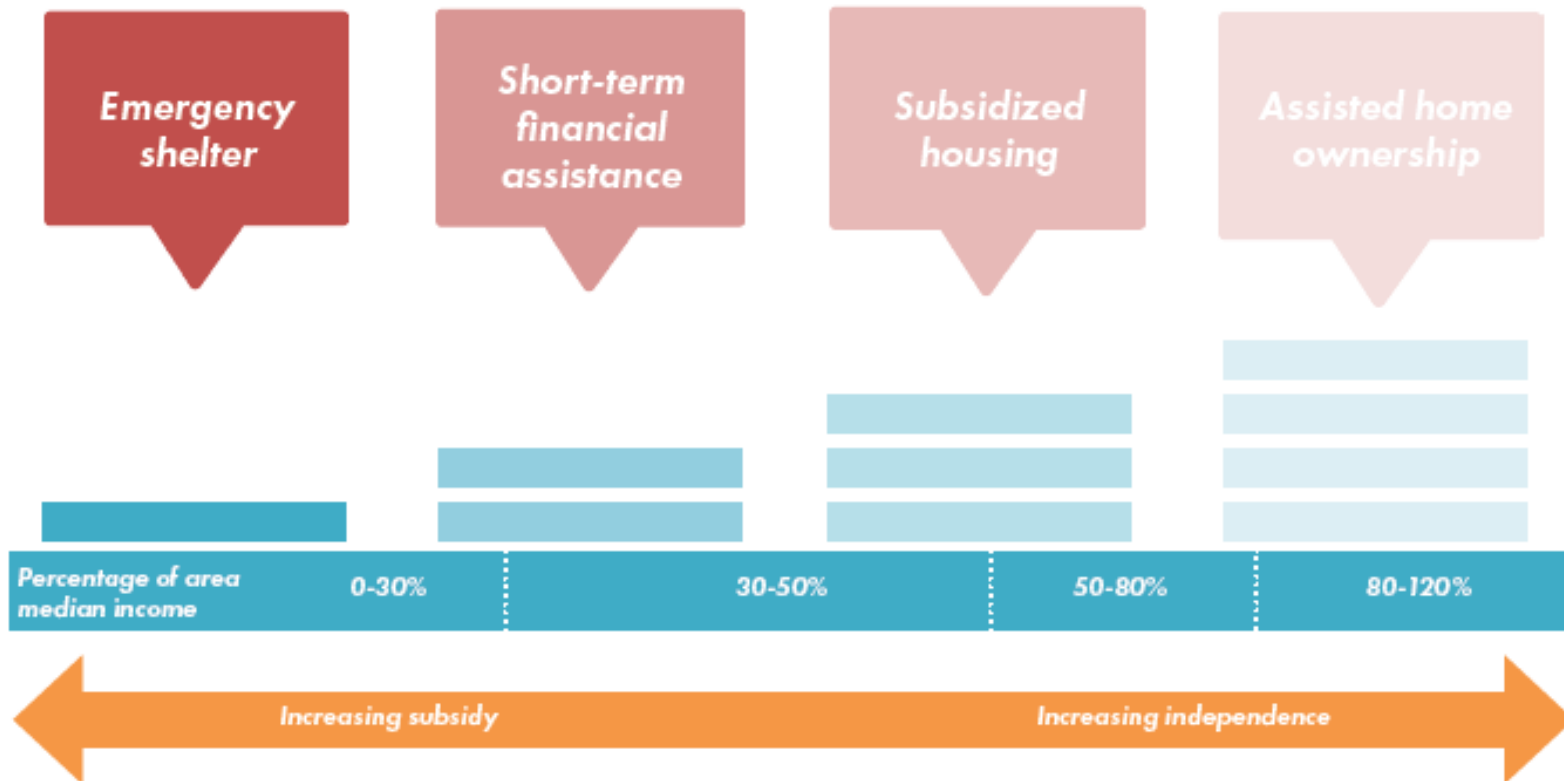
Maintain and Expand Affordable Housing Resources

2017 Work:

- Drafted and adopted work group charter to focus scope of work and membership
- Drafted tools to visualize scope need for Affordable Housing and Housing Continuum
- Continue to work on USDA Housing Inventory through local real-estate and other partners

Housing continuum

- It takes a complex array of services to provide housing and supports for people experiencing homelessness or housing instability.
- Very often, a person experiences a variety of challenges as part of their housing insecurity and their needs will vary throughout their journey to housing stability.
- Each community partner plays a critical role and must frequently interact with other partners so all parts of the system must be able to work together smoothly.
- Grays Harbor does not yet have adequate resources to address the needs in our community, but much good work is being done on a daily basis.



Questions?
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Emergency shelter in Grays Harbor County

<p>D STREET/HEART HOUSE 3</p>	<p>DOMESTIC VIOLENCE CENTER 16</p>	<p>ESTHER HOUSE 12</p>
<p>FRIENDSHIP HOUSE 40</p>	<p>GRAYS HARBOR YOUTH CENTER 6</p>	<p>FAITH HOUSE 12</p>
<p>REVIVAL 50</p>	<p>UNION GOSPEL MISSION 40</p>	<p>TOTALS 179</p> <ul style="list-style-type: none"> families 3 mothers + children 68 youth 13 - 17 6 men 18+ 52 adults 50

- domestic violence survivors only
- clean and sober only
- no male children age 9+
- required religious participation
- must engage in school or job search
- weather-dependent

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Who Needs Housing That's Affordable?



Extremely Low Income Individuals and Families

Seniors, People with physical, developmental, and mental disabilities who live on a fixed income such as Social Security, Unemployed

\$15,630 or less per year
0-30% of Median Family Income
1,775 Households
1267 Subsidies Available



Low Wage Workers

Teachers' Aides, Bus Drivers, Custodians, Childcare Providers, Salespeople, Cashiers, Cooks

\$15,630 - \$26,050 per year
30-50% of Median Family Income
1,715 Households
1015 Subsidies Available



Low-Income Families

Librarians, Dental Assistants, Book Keepers, Social Workers, Elementary School Teachers, Paralegals

\$26,050 - \$41,680 per year
50-80% of Median Family Income
1,880 Households
860 Cost Burdened HH



Middle-Income Families

Teachers, Public Safety Workers, Nurses, Dental Hygienists, Database Administrators

\$41,680 - \$62,520 per year
80-120% of Median Family Income
1,140 Households
145 Cost Burdened HH

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

Strategies:

- Master Leasing
- VASH Vouchers
- McKinney Vento funding
- Supported Employment
- Prioritize existing funding for Rent Assistance
- Tiny Houses
- Landlord Liaison
- Landlord Mitigation Fund
- Converting transient accommodations into SRO

Low Wage Workers

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

700 Subsidies

Strategies:

- Master Leasing
- Supported Employment
- Workforce Housing projects
- Rental rehab partnerships
- Landlord Liaison
- Landlord Mitigation Fund
- Tiny Houses

Low-Income Families

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

860 Units

Strategies:

- Incentivize affordable housing development with public/private partnerships (CDBG/HTF/Others)
- Homeownership support programs
- Pursue maintenance funds for existing subsidized housing
- Review building/planning ordinances and make recommendations to incentivize affordable housing
- Develop inventory and recommendations

Middle-Income Families

\$41,680 - \$62,520 per year
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Invest in Housing for Vulnerable Populations

- Domestic Violence Survivors
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- Veterans and their families
- Expand Emergency Housing options
- Individuals with Behavioral Health challenges

2017 Work:

- Drafted and administered “street survey” to capture demand and system data
- Discussions catalyzed grass roots efforts to open low barrier emergency cold weather shelter and Family Promise family shelter models
- Integration of County-administered Veteran Relief Fund and larger social service systems
- 1115 Medicaid Waiver becomes reality
- USDA Pilot Project design and structure

Build Capacity of Housing System

- Training and Technical Assistance in Evidence Based Practices
- Create and utilize mechanisms to evaluate system performance

2017 Work:

- USDA Training and Technical Assistance
 - Pilot project design and preparation for launch in 2018
- Created reports to measure and evaluate homeless housing outcomes in the following areas:
 - Coordinated Entry activities
 - Clients served
 - Progress towards contracted performance benchmarks with Commerce
 - Key 10 Year Plan measures
 - Emergency Shelter utilization
 - Affordable Housing supply and demand

Prioritizing the most vulnerable

Prioritizing literally homeless (sheltered/unsheltered)

- 408 HH served with rental assistance funding and case management in 2017
 - 261 HH were served in RRH (64%)
 - 158 were unsheltered homeless (39%)
 - State requirement is 35%

Commerce Performance Benchmarks

Performance Measures					
Intervention Type	Performance Measure	2016 Baseline	June 30, 2018 Benchmark	January 1, 2018 check in	Trend
Emergency Shelter	Increase Percent Exits to Permanent Housing	65.6%	At least 50%	51%	Decreasing
Emergency Shelter	Return to Homelessness within 2 Years	16.5%	11.5%	23%	Increasing
Rapid Rehousing	Increase Percent Exits to Permanent Housing	84.2%	At least 80%	76%	Decreasing
Rapid Rehousing	Reduce Returns to Homelessness within 2 Years	8.4%	Less than 5%	1%	Decreasing
Targeted Prevention	Reduce Number of New Homeless	421 people	400 people or less	62	Decreasing
Targeted Prevention	Increase households served most likely to enter homelessness based on a residence prior to project entry: institutional setting or temporarily staying with family or friends.	51%	56%	29%	Decreasing
Targeted Prevention	Increase households served most likely to enter homelessness based on past homelessness (previously served in HMIS).	13%	18%	21%	Increasing

Increase Community Awareness and Discussion

- Report progress towards goals and incorporate community feedback
- Share and incorporate information from all areas of the County

- Monthly Housing Executive Committee meetings
- Quarterly Housing Coalition meetings
- Website: www.healthygh.org/directory/housing
- Quarterly Health and Human Service Advisory Board
- Joint CCAP/GHC presentation at Conference on Ending Homelessness in Tacoma
- Radio appearances
- Around the county stakeholder meetings
 - Greater Grays Harbor Inc. business luncheon
 - North Beach Housing Coalition

FUNDING SNAPSHOT

Where does our funding come from –
and why does that matter?

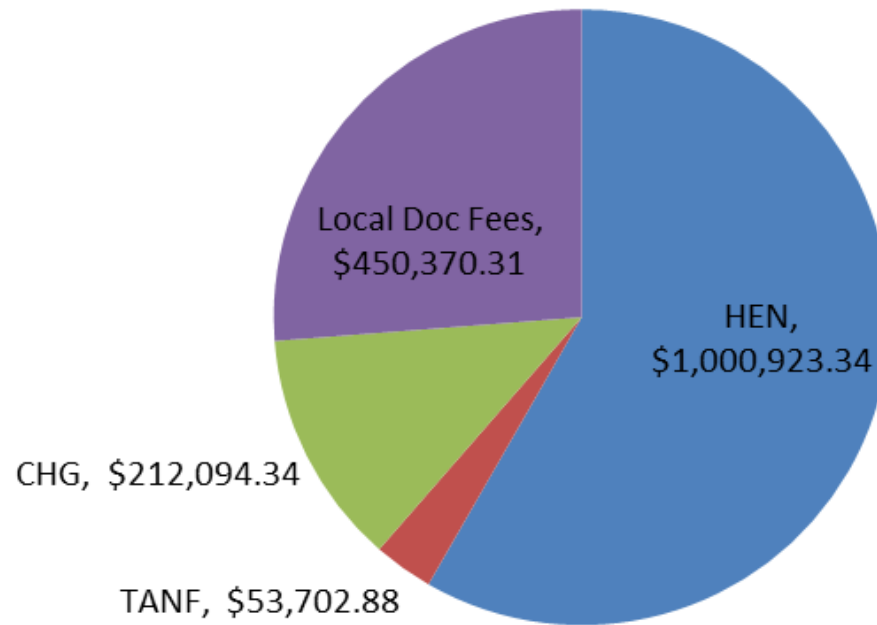
County Administered Resources Available for Housing Assistance

- **Document Recording Fees:** under State law, a portion of real estate document filing fees can be used to support homeless housing programs
- **Consolidated Homeless Grant:** funding from the Department of Commerce that can be used to support homeless housing programs serving persons who are extremely low-income, literally homeless or at-imminent risk of homelessness
- **Ending Family Homelessness:** funding from the Department of Commerce that can provide rental assistance and case management for homeless families enrolled in the State's TANF program
- **Housing and Essential Needs:** funding from the Department of Commerce that can provide rental assistance and case management for homeless individuals qualified as temporarily disabled by DSHS and enrolled in the HEN program

Other Rent Assistance Resources

- Supportive Services for Veteran Families (SSVF)
- Tenant Based Rental Assistance (TBRA)
- HARPS Subsidy

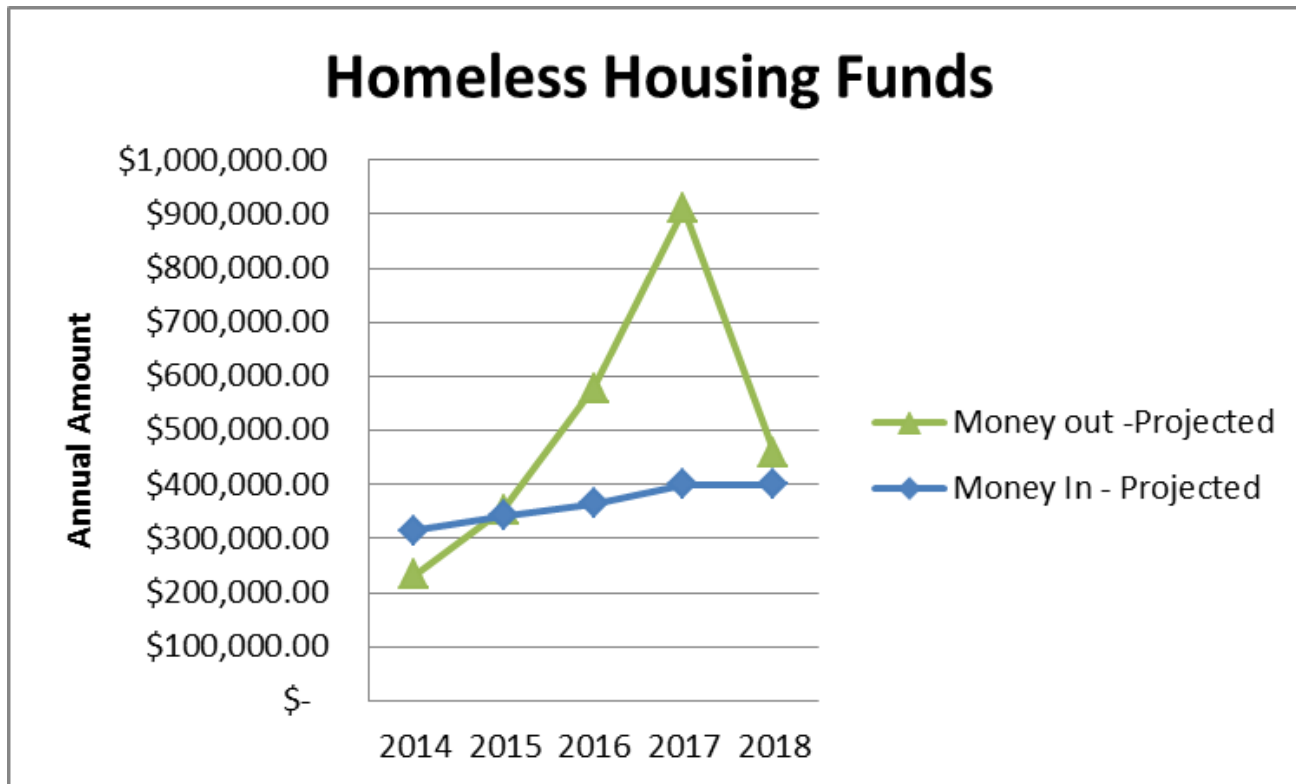
2017 Projected County-Administered Services Funding



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

Homeless Housing Reserve Beginning Balance	
January 1 2016	\$ 1,762,161.59
January 1 2017	\$ 1,553,588.09
July 1 2017	\$ 1,273,258.90
January 1 2018	\$ 1,259,268.23
July 1, 2018 Projected	\$ 1,231,543.45



The reserves in savings and the revenue from current sources are not enough to address the needs in the community.

- **How will we meet this challenge:**
 - Coalition's work is critical: open communication and relationship building is essential
 - Important to collaborate so that we address the most critical needs
 - Limits/reductions always hurt – we need to work together to minimize the harm
- **Near term actions:**
 - All partners continue to identify and pursue additional resources
 - Establish an appropriate reserve for emergencies – and sustain it
 - Continue to accurately track revenue and expenditures

Cornerstone Commitments

- Invest in Evidence Based Practices
- Eliminate duplication wherever possible
- Data driven
- Sustainable
- Prioritize expenditures to maximize impact and minimize harm
- Collaborate with the community and allied partners effectively

2018: A LOOK FORWARD

Updating/Refining 10 Year Plan

- Reflect on 2016-2018
- 2018 Update to 10 Year Plan
 - Move from general strategies to action plans
 - Streamlined format
 - SMART goals/data driven
 - Utilize USDA case studies to inform content
- 3 legged stool
 - Data
 - Stories
 - Funding
- Reflect on committee structure
 - What groups exist that are contributing to this work?
 - Which items fit into their scope of work?
 - Are new short/long term committees needed?

2018 DRAFT Coalition Calendar

January

Coalition:

- 2017 Review
- Funding breakdown and impact
- Intro 10 Year Plan update/revision
- Storytelling exercise and debrief

April

Coalition

- Recap “3 legged stool” Data, stories, funding -reflect content shared
- County funding application process update
- Pilot project update: first draft of case studies , system analysis, and recommendations

July

Coalition

- Draft SMART Goals at Coalition, incorporate input
- In-depth cost analysis with SS Team and Housing Exec
- Funding application results and impact “so what”

October

Coalition

- Publish FINAL plan update
- Review work plan structure and charters

SHARING AND COLLECTING STORIES

How qualitative data can leverage and add depth to the numbers

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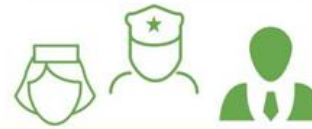
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OTHER UPDATES

Other Updates

2018 Point in Time Count

- Friday, January 26, 2018
- **Purpose:** collect quality data that will be reported to State and Federal government about homelessness in Grays Harbor
- 10 a.m. to 3 p.m. Aberdeen Eagles
- Volunteers needed (training available):
 - Hosts day of event
 - Setup/clean up
 - Outreach
 - Vendors

Funding updates:

- McKinney Vento application not funded
- Washington Youth and Families Fund not funded
- VASH Vouchers letter of interest unable to be submitted

Contact Information

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