

Housing Stakeholder Coalition Minutes

Tuesday, April 25, 2017

9:00 – 11:00 a.m.

Welcome and Introductions	
USDA Update	<ul style="list-style-type: none">• Technical Assistance/Training on Permanent Supportive Housing and Supported Employment for individuals experiencing homelessness who have behavioral health challenges• Pilot Project: provide Permanent Supportive Housing and Supported Employment to 10 of the most vulnerable individuals in our community<ul style="list-style-type: none">○ Goal to launch pilot project January 2018• SAMHSA Grant opportunity: Grays Harbor County has applied for a grant that would provide nearly \$2 million in direct services over the next five years to leverage and expand the work of the USDA work<ul style="list-style-type: none">○ Funding announcements will be made this summer
Housing Authority Update	<ul style="list-style-type: none">• Housing Authority of Grays Harbor manages many affordable housing projects in the community including Aberdeen Manor, Hoquiam Manor, and many others• Currently serving 741 households by subsidizing rent and offering housing units• Funding is restricted through the Department of Housing and Urban Development (HUD) rules/guidelines• Challenges in maintaining large, older buildings with little funding available for maintenance• HA has been approved to go through a Rental Assistance Demonstration or “RAD” tax credit conversion process that provides funding to do the needed repairs• These repairs will require temporary displacement of current residents and available units in other housing projects will be utilized during renovation – unfortunately this causes the waiting list for housing subsidies to close during this project• Aiming to close funding/grant agreement process by October and begin construction in December• The overall project will cost \$27 million, funded through tax credits purchased by for-profit investors• Construction process will take two years• At the end of the construction process , the Housing Authority will be in a better financial position to expand to new affordable

	<p>housing projects</p> <ul style="list-style-type: none"> • While Seattle and King County Housing Authorities have been able to design some creative projects, unfortunately they have a designation that Grays Harbor does not have that allows them to work outside of some restrictions • With the implementation of Coordinated Entry in 2016 more people were able to connect with Housing Authority and the true need could be measured more accurately (larger numbers on wait list) • Challenge in tracking clients who have applied due to long wait times – many have changed addresses and do not respond to letters informing them housing is available • Additional vouchers/subsidies are very difficult to get but are needed to fund ongoing operations of any future affordable housing projects
<p>CCAP “The Homestead” Update</p>	<ul style="list-style-type: none"> • Large, diverse nonprofit • “The Homestead” project is targeting HEN and Payee clients CCAP is currently working with • HEN - Housing and Essential Needs: referred by DSHS and have a disability • CCAP is already working with these clients to locate and pay for housing • Many people are unable to be housed or are horrifically housed • Payee program is for social security disability income recipients who have been determined to need additional money management support • Project would be funded entirely by low-income tax credits • Onsite services would be available (not 24/7) • Budget is \$15 million but would not incur any debt for CCAP • Have submitted application to Washington Housing Finance Commission for tax credits in January • They are the first project on the waiting list • Can submit again in future years • Utilizes a broad definition of “homeless” as target population • Fair Market Rent for a studio in Grays Harbor is \$549/month including all utilities, w/s/g • The HEN program has the ability to pay fair market rent for client units • Payee clients are typically paying \$500 a month for rent/utilities • CCAP would look to improve connected streets/sidewalks and infrastructure • Primary access would be on Holman street • 4 onsite staff and behavioral health staff • Few cars, the population likely to live in development primarily walk, ride bikes, and/or use public transportation • Law enforcement noted that existing affordable housing

	<p>developments and sanctioned encampments have not seen dramatic spike in reported crime activity (www.crimereports.com)</p> <ul style="list-style-type: none"> • Trickle-down effect: more housing is available when clients move from current location(s) to new development • This may also provide pressure on landlords to make necessary improvements to improve housing stock quality • Will build in a maintenance reserve to address concerns Housing Authority outlines
<p>Upcoming Events/Next Steps</p>	<ul style="list-style-type: none"> • The Evergreen State College is working on an event series under a Humanities Washington grant <ul style="list-style-type: none"> ○ April 29th – self-guided tour around notable landmarks in Grays Harbor, reception at the Polson museum at 2:30 ○ May 20th – Community Conversation about housing and homelessness, Amazing Grace Lutheran Church ○ More info on both events at https://sites.evergreen.edu/harborvoices/ • Doreen Cato, Grays Harbor Youth Works and North Beach School Board <ul style="list-style-type: none"> ○ 80-100 homeless students in North Beach ○ Include rural voice in conversations about addressing homelessness ○ Youth Works is located in the Grays Harbor Youth Center to connect youth with meaningful internships ○ Homelessness town hall in Ocean Shores in June ○ Discussion about having CCAP staff in Ocean Shores to coordinate with social services ○ Suggestion to create an ad hoc committee to discuss new locations in rural communities for CCAP and others • Community Court successes <ul style="list-style-type: none"> ○ Judge Solan ○ Thursdays from 1:30-3:30 p.m. in the CCAP basement ○ Many community social service providers can help residents connect with needed resources ○ Flier is attached to minutes ○ Opportunity to incorporate employment to model ○ Partnership to work off warrants? ○ Reasonable accommodations can be requested by case managers regarding criminal history related to behavioral health disorder – future training opportunity • River City Update <ul style="list-style-type: none"> ○ Serving 15 people ○ Most vulnerable population ○ Closing May 13th if another church cannot be located ○ May 7th fundraiser, 5 p.m. at Amazing Grace ○ Pastor Val can help advocate if others are interested in reaching out to specific congregations

	<ul style="list-style-type: none">○ Can provide donations, have 501c3 status – River City Support○ Concerns regarding crime were ultimately unfounded○ CCAP helped place 4 households in permanent housing● Coalition meeting materials and calendar available at www.healthygh.org/directory/housing
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