



Grays Harbor County

*10-Year Plan
to End
Homelessness*

May 2010



RESOLUTION NO. 2010-38

RESOLUTION ADOPTING THE 10-YEAR PLAN TO END HOMELESSNESS

WHEREAS, homelessness has a devastating impact on the lives of those who experience it and on our communities where they live; and

WHEREAS, people who are homeless represent many facets of our population, including families with children, single individuals, unaccompanied youth, and the chronically homeless; and

WHEREAS, development and implementation of a countywide plan to address the issues of homelessness are essential in obtaining positive and lasting solutions; and

WHEREAS, the 10-Year Plan to End Homelessness outlines the needs of homeless people and objectives for addressing and preventing homelessness; and

WHEREAS, the May 2010 update amends the scope of the original plan; and

WHEREAS, the result of implementing the 10-Year Plan to End Homelessness will reduce homelessness in our county through better use of resources, providing housing options, and improving the delivery of services;

Now therefore BE IT RESOLVED BY THE GRAYS HARBOR BOARD OF COUNTY COMMISSIONERS:

Section 1. The Board of County Commissioners hereby adopts the May 2010 Update of the 10-Year Plan to End Homeless as the county's plan to reduce homelessness, which is attached and incorporated herein by reference.

ADOPTED this 24th day of May, 2010

BOARD OF COUNTY COMMISSIONERS

Albert A. Carter
Albert A. Carter, Chairman

Mike Wilson
Mike Wilson, Commissioner

Terry Willis
Terry Willis, Commissioner

ATTEST:

Donna Caton
Donna Caton
County Clerk of the Board

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Companion Documents

Housing Plan for Low- and Moderate-Income People (2010)
A Housing Statistical Profile for Grays Harbor County (2010)
Local Community and Housing Resources (2010)

Foreword

The Washington State Legislature passed the Homeless Housing and Assistance Act (Chapter 43.185C RCW) in 2005 in response to the “unacceptably high” number of homeless people in the state.

The Legislature deemed that “the support and commitment of all sectors of the statewide community is critical to the chances of success in ending homelessness...” To this end, the act assigned responsibilities to local jurisdictions to prepare homeless housing plans that reduce homelessness by 50% by July 1, 2015 (RCW 43.185C.050). The Department of Commerce Homeless Program prepared its Temporary Guidelines for Local 10-Year Homeless Housing Plans to guide this process.

Grays Harbor County would like to thank those individuals who contributed their time to making this document possible. Their names and representatives follow below.

10-Year Plan Update Planning Group Members:

Name	Service Provider	Representing
Mike Curry	Catholic Community Services (CCS)	Housing & Services
Andrea Vekich	Coastal Community Action Program (CCAP)	Housing & Services
Jamie Garcia	Coastal Community Action Program (CCAP)	Housing & Services
Vicki Pettit	Coastal Community Action Program (CCAP)	Housing & Services
Alisa Shaffner-Bishop	Educational Service District 113 (ESD 113)	Education
Paula Rowell	Friendship House	Housing & Services
Terry Willis	GHC Board of County Commissioners (BOCC)	Grays Harbor County
Lee Napier	GHC Community Development	Grays Harbor County
Vera Kalkwarf	GHC Public Social Health & Social Svcs	Grays Harbor County
Dave Murnen	NeighborWorks® Grays Harbor County (NWGHC)	Housing & Services
Sarah Glorian	Northwest Justice Project (NJP)	Legal
Jodie Jones	The Salvation Army (TSA)	Housing & Services
Laurel Wiitala	Union Gospel Mission (UGM)	Housing & Services
Gary Rowell	Union Gospel Mission (UGM)	Housing & Services
Mark Shaffer	WA Department of Corrections (DOC)	State
Mike McGuire	WorkSource, Employment Security Division)	Services

Section 1 – Contact Information

Jurisdiction:	Grays Harbor County
Other Jurisdictions Represented in this Plan:	None
Date of Plan Adoption	May 2010

Jurisdiction Contact Person	
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Section 2 - Homeless Population and Subpopulations

Grays Harbor County, 2009				
Part 1: Homeless Population	Sheltered		Unsheltered	Temporarily Living with Family or Friends*
	Emergency	Transitional		
Number of Families with Children (Family Households):	6	11	5	40
Number of Households without Children:	52	32	34	57
A. Number of Persons in Families with Children:	16	31	12	84
B. Number of Single Individuals and Persons in Households without Children:	57	35	37	63
(Add Lines A & B) Total Persons:	73	66	49	147

Part 2: Homeless Subpopulations	Sheltered		Unsheltered*	Temporarily Living with Family or Friends*
	Emergency	Transitional		
a. Chronically Homeless	8	6	8	5
b. Mentally Disabled	16	13	10	15
c. Persons with alcohol and/or other drug problems	10	16	11	7
d. Veterans	7	5	7	3
e. Persons with HIV/AIDS	0	1	0	0
f. Victims of Domestic Violence	7	7	5	12
g. Unaccompanied Youth (Under 18)	0	0	3	24
h. Children (Under 18) in Families	11	20	8	51
i. Physically Disabled	11	20	8	51
j. Seasonal Agricultural Workers	20	13	11	18
k. Persons with both substance use and mental health problems	1	0	0	0
l. Senior citizens (aged 65 or older)	6	7	6	3

Source: Coastal Community Action Program, 2009

Section 3 - Housing Activity Charts

First three tables already completed for most counties as part of the HUD McKinney process

EMERGENCY SHELTER										
Provider Name	Facility Name	Part. Code	HMIS ¹ Yr-Round Beds	Geo Code	Target Pop.		Family Units		2010 Year-Round Units/Beds	
			Ind.	Fam.	A ²	B ³			Fam. Beds	Ind. Beds
Current Inventory										
CCAP	D St. Shelter	N			53027	FC	2	5	5	5
Union Gospel	Friendship House (F)	Z			53027	SM		38	38	
Union Gospel	Union Gospel Mission (M)	Z			53027	SM			30	30
DVC	Domestic Violence Center	N			53027	FC	4	12	12	12
CCS	Grays Harbor Youth Shelter	N			53027	YMF			6	6
TOTALS							6	17	149	166
									0	0
Under Development										
Union Gospel	Union Gospel Mission		2013		53027	SM			30	30
Anticipated Occupancy Date										

TRANSITIONAL HOUSING										
Provider Name	Facility Name	Part. Code	HMIS #Yr. Round	Geo Code	Target Pop		Family Units		2010 Year-Round Units/Beds	
			Ind	Fam	A	B			Family Beds	Individual Beds
Current Inventory										
Oxford House	Scattered sites	N			53027	M				
TOTALS										

¹ HMIS Code: A = all of the clients served by this program have data entered into the HMIS; S= some of the clients served by this program have data entered into the HMIS; N= none of the clients served by this program have data entered into the HMIS but they plan to participate in the future; Z= this program does not plan to participate in HMIS

² Target Pop A: SM= Single Males (18 and older); SF= Single Females (18 and older); SMF= Single Males and Females (18 and older, no children); FC= Families with Children; YM= unaccompanied Young Males (under 18); YF= unaccompanied Young Females (under 18); YMF= unaccompanied Young Males and Females (under 18); M= mixed populations.

³ Target Pop B: Indicate whether the project serves these additional characteristics: DV= only Domestic Violence victims; VET= only Veterans, and AIDS= only persons with HIV/AIDS.

PERMANENT SUPPORTIVE HOUSING									
Provider Name	Facility Name	HMIS Part. Code	#Yr. Round	Geo Code	Target Pop		2005 Year-Round Units/Beds		
					A	B	Family Units	Family Beds	Individual Beds
Current Inventory									
			Ind	Fam					Total Yr-Round Beds
CCAP					53027				25 ⁴
CCAP	THOR ⁵ program				53027		5		
CCAP	TBRA ⁶ program				53027		20		
TOTALS							25		50+

Tenant Based Rental Assistance Targeted to Homeless Persons						
		Target Pop				Total Year-Round Bed Equivalents
Provider Name	Geo Code	A	B	Family Units	Family Beds	Individual Beds
NONE						
TOTALS						

Housing Choice Vouchers (Section 8) Targeted to Homeless Persons						
		Target Pop				Total Year-Round Bed Equivalents
Provider Name	Geo Code	A	B	Family Units	Family Beds	Individual Beds
NONE						
TOTALS						

⁴ CCAP currently has 5 houses that could be classified as permanent supportive housing. These were houses that we have taken over for BHR. Each house has 5 bedrooms and the tenants have common space for the living room and kitchen.

⁵ Transitional Housing Operating Rent (THOR)

⁶ Tenant Based Rental Assistance (TBRA)

Section 4 - Homeless Services Needs

Achieving a 50% reduction in homelessness within Grays Harbor County by the year 2015 will entail overcoming nine critical housing and non-housing services gaps while continuing to maintain existing resources serving homeless populations. These include:

Developing Adequate and Appropriate Housing

Homeless youth currently face the greatest need for shelter and supportive services opportunities. This need remains totally unfulfilled not only due to the high capital costs for shelters, but more importantly, the lack of long-term funding for expensive supportive services and operating costs. This includes long-term funding for supervising the home and providing supportive services to youth, such as individual counseling and family reconciliation services.

Although there are a few family shelters in the county, there is a need for more, especially coordinated with supportive services. While capital funding is available to purchase and rehabilitate existing homes for this use, funding for supportive services to break or prevent the cycle of homelessness is inadequate. Long-term housing for chronically homeless men and women, coupled with supportive services, also remains a need.

Greater accessibility to rental and mortgage subsidies could help both at-risk and homeless people rely on the conventional housing market rather than shelters. The number of Section 8 vouchers available in the county is extremely limited; however, so too are the number of rental units within local housing markets that meet HUD's Housing Quality Standards.

Housing is difficult for ex-offenders to access. The nearest work release is in Olympia. Offenders who originate from Grays Harbor often have to terminate employment obtained in Olympia to return to Grays Harbor County. This further compounds the barriers to both housing and employment for ex-offenders. The Gray Harbor Community Transition Coordination Network (GHCTCN) has done some of the groundwork to place a work release program in Grays Harbor County. Participants on the GHCTCN consist of representatives from law enforcement, social service agencies, education, employment programs, local citizens, and business. As funding becomes available in the future, GHCTCN may resume efforts to secure funding and place a work release in Grays Harbor County.

Developing Enduring Life Skills

Current funding levels are too low and inconsistent for programs aimed at developing life skills among people who are homeless or at-risk. Many programs are not comprehensive enough due to limited funding; they need to incorporate mentoring, money management, debt consolidation, and more extensive basic life skills training. They also need to be more readily accessible to the homeless and those at-risk, especially from a referral standpoint.

Maintaining Existing Housing

Many of the homes in Grays Harbor County are in poor condition as documented in the ***Grays Harbor County Housing Plan for Low- and Moderate-Income People***. Homes in poor condition are expensive to live in (utility and repairs costs) and present a significant health hazard for people of all ages. Residents of these homes find themselves constantly on the edge of homelessness when their incomes, age, or poor health forces them out. The quality of the local rental housing stock also makes it difficult for the homeless to find residential units acceptable under many housing assistance programs.

Coordinating Agency Information and Services

Homeless people find limited opportunities for housing and supportive services in this county. However, those services that do exist are distributed among a wide variety of public and non-profit agencies and organizations that share occasional and/or little formal coordination. This can be a confusing situation for many homeless, creating a *de facto* barrier to their accessing comprehensive services. It also makes cooperation among the agencies and organizations difficult, if not impossible.

The main reason for this problem is that coordination of programs currently does not exist. There is no “one-stop” service or information center that providers and the homeless can use. Coordination requires resources that simply are not available at this time. Under-funded and under-manned programs strive just to deliver their specific mission – holistically serving a person’s or family’s needs is beyond the ability of current service providers.

Continuity among programs also contributes to confusion among the homeless and providers. Many programs rely on grant funding that is one-time, too specific in nature, or sporadic in availability.

Increasing Health Services

The lack of affordable health care is a major impediment to overcoming local homelessness – people in poor health cannot earn an income or become functional members of society. Along with health care related to their physical well-being, many homeless youth and adults need dental care, mental health counseling, and chemical dependency treatment. Current program dollars are inadequate for extending these health care needs to the homeless and those at-risk.

Improving Regulatory Systems

Government can be a positive force to dealing with homelessness, but it can also be part of the problem. There are many incidences of homeless people abusing a lax system in ways not to their own or society's benefit due to the poor program oversight. The state and federal governments need to reinforce the underlying principles behind Welfare-to-Work programs by taking a more activist approach to getting people "off the dole." If resources are to be limited, manage them in such a way so they are targeted more effectively and efficiently.

At other times, government regulations are too strict. The extensive requirements for shelter design and supportive services and supervision makes providing help to the homeless prohibitively expensive. There needs to be more balance and common sense in light of limited resources dedicated to serving the needs of the homeless.

Providing Jobs

Without jobs, homeless people will never be able to rise above their situations. Jobs provide the food, shelter, healthcare, and self-esteem necessary for these people to leave the streets, shelters, jails, and institutions behind. Jobs also keep many at-risk people from sliding into homelessness. In Grays Harbor County, where the economy has always been a challenge, providing jobs is particularly problematic.

Service providers, however, recognize that the availability of decent paying jobs is not enough. Many homeless people have lost or perhaps never acquired the skills to get and hold a job. Presently, there are too few resources earmarked to building job skills among the homeless, including ex-offenders and those being released from institutions.

Educating the Public on Homeless Issues

Reducing homelessness is dependent upon critical resources contributed by the public, whether through tax dollars or charity. Furthermore, the level of those contributions is probably linked to how knowledgeable and understanding the public is about homeless issues.

At the present time, resources dedicated to homelessness are nowhere near the levels they need to be, indicating that improving public awareness is critical. If homelessness remains out of the public's sight, it will remain out of mind. By investing more resources to public education, the desired outcome is to make society more willing to address homelessness.

Giving Hope through Partnerships with Faith-based Organizations and Services

Faith-based organizations play an important role in overcoming homelessness. Not only are they providers of critical services, but they contribute to the spiritual well-being of people who desperately need hope and compassion. Government and faith-based organizations need to work together in closer partnerships than ever before.

Section 5 - Objectives to Address Homelessness

In December 2009, the planning group held two workshops with the primary goal of identifying projects that address the Homeless Services Needs identified above. These projects are listed below. Section 5 outlines the short- and long-term activities necessary for implementing these objectives.

Broker Deals with Banks for Foreclosed Properties

NeighborWorks® of Grays Harbor County intends to work with local banks to reduce the number of uninhabited homes. By forming partnerships with other county housing agencies and organizations, NeighborWorks® can rehabilitate these properties and make them available for temporary or transitional housing.

Universal Delivery System for Homeless

There is a need to develop a coordinated case management database for homeless people that service providers and other agencies from throughout the county can access. Having the database available will allow housing and supportive service providers to provide a seamless continuum of care that targets individual needs. In addition, homeless people will no longer have to complete forms every time they seek assistance.

The Salvation Army and Coastal Community Action Program will identify agencies that provide services to the homeless and work toward creating staffing, a referral flow chart, and case management through a search engine subscription.

Wallet-Sized Cards with Information about GHC Service Providers

Finding help can be a confusing task for many homeless people. While the Internet remains the best resource for accessing information about the wide range of services available to them through a large number of providers, many homeless people lack access to computers, let alone possess the skills to make good use of one.

The Salvation Army will create cards listing county resources available and contact information. The back of these cards will have a map showing the location of service providers. The cards will be wallet-sized and will be available throughout the county by

various service providers, libraries, and other locations. All populations of homeless people will benefit from this project.

Sustainable Funding for Agencies Working with Homeless Populations

Service providers constantly face shortfalls and uncertainties in funding for programs that serve the homeless. One way of dealing with this problem is for organizations to work together in securing new, long-term funding sources, particularly through endowments.

The Grays Harbor County Community Foundation has had excellent results in spearheading planned giving in this manner. The Salvation Army and Coastal Community Action Program will contact the Community Foundation to help with the possibility of creating an endowment program to fuel a sustainable fund for homeless programs. Both agencies will also create a program that helps givers with preparing their estate planning documents. Mark Shaffer, Department of Corrections, will contact the Grays Harbor Community Foundation regarding endowments.

Build a New Facility for At-Risk and Chronically Homeless Adult Men

The Union Gospel Mission is currently planning for the construction of a new facility that will create 30 additional beds for chronically homeless and at-risk men. Architectural design work for the new building began in November 2009.

Remodel the Homeless Shelter for Women and Children

The Friendship House has recently undergone remodel work that added two new showers, new linoleum, new carpet and 8 new beds. The shelter needs additional work, which includes painting the building. If donations come through, the projected date for completing the last of the work is June 2010.

Prevent At-Risk and Homeless Youth from Being on the Streets during Non-School Hours

There is a great need for after-school services for the youth of Grays Harbor County. Services are critical for preventing youth from becoming homeless, or assisting those who already are homeless.

Educational Service District 113 has proposed initiating a community outreach program, conducting a needs assessment, and holding a forum about establishing a Boys & Girls Club or similar youth center. This undertaking will begin planning in 2010.

Provide All Homeless Populations with a Place to Store their Personal Belongings

Homeless people need places to protect their personal effects. The Coastal Community Action Program will research the possibility of constructing day-lockers in an accessible location in the County to be used by homeless people to store their possessions.

Partnerships will be created to request funding, obtain building materials and construction of the lockers.

Returning Families to Independent Living

Housing First, a program used throughout the nation, has proven effective in getting families into independent living situations quickly and then providing services as needed. The Salvation Army and Coastal Community Action Program will work together to explore the potential of setting up this program in Grays Harbor County.

Eventually, Housing First could become a jumping point to another program: “Five Years from Homeless to Homeowner.”

Provide Education on Landlord and Tenant Rights and Responsibilities

Landlord and tenant miscommunications, misunderstandings, and unfamiliarity with state laws can lead to homelessness. Clarifying the roles and responsibilities of each party can go a long way to preventing homelessness from occurring in the first place. The Northwest Justice Project and NeighborWorks® of Grays Harbor County want to design and implement an educational curriculum that outlines the rights and obligations of landlords and tenants. One of the potential outcomes for renters completing this course is to award them with a certification to show prospective landlords they are responsible tenants. In return, the program will work with landlords to accept this certification in lieu of a rental history. Likewise, both organizations want to set up an educational class for landlords who could have incentive-based reward, such as tax credits, upon completion of the course.

Gardening Provides Healthy Food and a Way to Financial Gain

Gardening can provide a valuable path for homeless people, and those who are at-risk of becoming homeless, to learn self-sufficiency, healthy eating, how to work with others, and earn money.

This is the goal of the Homeless Gardening Program. The approach is to set up small gardening areas throughout the county's urban areas to teach people the fundamentals of how to grow their own food, harvest it, and sell the produce locally. The program initially could start small with outdoor gardening, eventually expanding indoors with a greenhouse. Programs would be offered for both youth and adult. The second year of the program could introduce the growing of native plants for use in local stream restoration.

A local gardening program could recruit many potential sponsors with substantial skills, such as the WSU Master Gardener Program, Stream Team, Grays Harbor College, and local churches. Individual cities could help secure lots and provide water.

Section 6 – Summary of Homeless Strategic Plan

Goal:		Start of Planning		Implementation		Capital Costs		Annual Housing Operating Costs		Annual Srvs Costs		Single Indiv. Beds		Family Beds		Family Units		Chronic Homeless Indiv. Beds		TOTAL BEDS		Beds created*	
Reduce the number of homeless persons by 50% by 2015.		Date		Date																			
OBJECTIVE: Reduce the Number of all Homeless Populations.																							
All Strategies: Broker Deals with Banks for Foreclosed Properties																							
Short Term Activity	Identifying potential partners and foreclosed properties	Dec-2009																					
	Purchase of foreclosed properties, contact banks for purchase	Jun-2010																					
	Rehab properties	Dec-2010																					
Who is responsible	NeighborWorks® Grays Harbor County																						
Intermediate Outcome	Home & property rehab																						
Long Term Activity	Transfer rehab & start process again		Jan-2011			Unk		Unk													Unk		

OBJECTIVE: Conduct Adequate Data Collection and Planning to efficiently Manage Limited Resources for Homelessness.																							
All Strategies: Universal Delivery System for Homeless																							
Short Term Activity	Identify agencies that provide services to homeless, "create staffing"	Jun-2010																					
	Create a referral flowchart	Aug-2010																					
	Case management – search engine subscription	Oct-2010																					
Who is responsible	The Salvation Army																						
Intermediate Outcome	Set-up homeless database																						
Long Term Activity	Agencies use web-based system to access information on candidates		Jan-2011			Unk		Unk													0		

Goal: Reduce the number of homeless persons by 50% by 2015.									
OBJECTIVE: Provide All Homeless Populations with Resource / Information Cards Identifying Services available in Grays Harbor County									
All Strategies: Wallet-Sized Cards with Information of GHC Service Providers for Homeless									
Short Term Activity	Start of Planning Date	Implementation Date	Capital Costs	Annual Housing Operating Costs	Annual Srvs Costs	Single Indiv Beds	Family Beds	Family Units	Chronic Homeless Indiv. Beds
Identify current resources (*211)	Jan-2010								
Create resource cards with addresses, phone numbers, and map on back.	Mar-2010								
Create Referral Process, Confidentiality Statement, and Universal Assessment Form.	Apr-2010								
Who is responsible									
The Salvation Army									
Intermediate Outcome									
Resource cards for homeless									
Long Term Activity		Dec-2010	Unk	Unk				0	
Agencies have resource cards available for hand-out									

OBJECTIVE: Create Sustainable Funds through Endowments									
Prevention Strategy: Sustainable Funds for Agencies Working with Homeless Populations									
Short Term Activity	Start of Planning Date	Implementation Date	Capital Costs	Annual Housing Operating Costs	Annual Srvs Costs	Single Indiv Beds	Family Beds	Family Units	Chronic Homeless Indiv. Beds
Contact Community Foundation regarding designation of funds / donations.	Jan-2010								
Contact Salvation Army to designate project specific funding.									
Who is responsible									
CCAP, The Salvation Army									
Intermediate Outcome		Jun-2010	\$500	Unk					0
Educate agencies on how to set up endowments toward ending homelessness									

Goal: Reduce the number of homeless persons by 50% by 2015.									
OBJECTIVE: Provide Shelter, Food and Clothing to Increasing Population of Homeless Men									
Housing Strategy: Build a New Facility for At-Risk and Chronically Homeless Adult Men									
Short Term Activity	Development of master plan for new Union Gospel building	Nov-2009							
Who is responsible	Union Gospel Mission								
Intermediate Outcome	New construction master plan								
Short Term Activity	Design meetings with architect	Dec-2009							
Who is responsible	Union Gospel Mission								
Intermediate Outcome	Meet with architect - construction design planning	Feb-2010							
Short Term Activity	Completion of pre-design								
Who is responsible	Architect, Union Gospel Mission								
Intermediate Outcome	Completion of construction design planning								
Short Term Activity	Feasibility study	Mar-2010							
Who is responsible	Union Gospel Mission								
Intermediate Outcome	Determine feasibility of funding new building								
Long Term Activity	Development of Campaign Leadership; fundraising, relocation, construction.	Mar-2010	5,000,000				68		38 new constr.

Objective: Provide Shelter for Homeless Women and Children									
Housing Strategy: Remodel the Friendship House Women's & Children's Center									
Short Term Activity	Paint outside of building	Jun-2010							
Who is responsible	Friendship House								
Intermediate Outcome	Complete repair work to building	Jun-2010	Unk				38		8 new constr.

Goal: Reduce the number of homeless persons by 50% by 2015.													
Objective: After-School Facility for Homeless Youth													
Prevention Strategy: Prevent At-Risk and Homeless Youth from Being on the Streets During Non-School Hours													
			Start of Planning Date	Implementation Date	Capital Costs	Annual Housing Operating Costs	Annual Srvs Costs	Single Indiv. Beds	Family Beds	Family Units	Chronic Homeless Indiv. Beds	TOTAL BEDS	Beds created*
Short Term Activity	Grays Harbor Community Network	Dec-2009											
Who is responsible	Grays Harbor Youth Programs												
Intermediate Outcome	Planning for Boys & Girls Club or similar youth center												
Short Term Activity	Community Needs Assessment & Forum	Jan-2009											
Who is responsible	Grays Harbor Youth Programs												
Intermediate Outcome	Community planning youth center												
Short Term Activity	Identify type of center, partners, locations	Jun-2010											
Who is responsible	Grays Harbor Youth Programs												
Intermediate Outcome	Determine partnerships and locations for Boys & Girls Club / youth center												
Short Term Activity	Research funding options	Apr-2011											
Who is responsible	Grays Harbor Youth Programs												
Intermediate Outcome	Funding new facility for homeless and at-risk youth in Aberdeen / Hoquiam.												
Long Term Activity	Start Boys & Girls Club / youth center		Dec-2011		Unk	Unk						0	

Goal:	Reduce the number of homeless persons by 50% by 2015.	Start of Planning		Implementation Date	Capital Costs	Annual Housing		Single Indiv. Beds	Family Beds	Family Units	Chronic Homeless		TOTAL BEDS	Beds created*
		Date	Date			Operating Costs	Annual Srvs Costs				Homeless Indiv. Beds	Homeless Indiv. Beds		
Objective: Provide Day Lockers for Homeless Populations														
All Strategies: Provide All Homeless Populations with a Place to Store Their Personal Belongings														
Short Term Activity	Research local codes, grant search & location search.	Jan-2010												
Who is responsible	CCAP													
Intermediate Outcome	Develop plan for placement of homeless day-lockers in GHC													
Short Term Activity	Design locker system.	Jan-2010												
Who is responsible	CCAP													
Intermediate Outcome	Determine materials needed for day lockers													
Short Term Activity	Determine funding sources, begin writing grants	Apr-2010												
Who is responsible	CCAP													
Intermediate Outcome	Funding for set-up and operations													
Short Term Activity	Build partnerships, management protocol	Jun-2010												
Who is responsible	CCAP													
Intermediate Outcome	Build durable lockers for use by homeless	Sep-2010												
Long Term Activity	Provide day lockers to homeless individuals and families		Jan-2011	\$50,000	Unk								0	

Objective: Ending & Preventing Family Homelessness through Housing First Program																	
Housing Strategy: Return of Families to Independent Living as Quickly as Possible																	
Short Term Activity	Explore "Housing First" model	Jan-2010															
Who is responsible	The Salvation Army																
Intermediate Outcome	Identify how to implement Housing First program using client-driven model with goal being 5-Years from Homeless to Homeowner.		June-2010	Unk	Unk											Unk	

Goal:	Start of Planning Date	Implementation Date	Capital Costs	Annual Housing Operating Costs	Annual Srvs Costs	Single Indiv. Beds	Family Beds	Family Units	Chronic Homeless Indiv. Beds	TOTAL BEDS	Beds created*

Reduce the number of homeless persons by 50% by 2015.

Objective: Reduce Homelessness through Landlord / Tenant Education											
All Strategies: Educate Homeowners and At-Risk and Homeless Families on Landlord / Tenant Rights and Responsibilities											
Short Term Activity	Identify partners & educators – legal (landlord & tenant perspective)	Feb-2010									
Who is responsible	NeighborWorks® GHC & NJP										
Intermediate Outcome	Form partnerships										
Short Term Activity	Design education criteria, rights & obligations, landlord & tenant	Mar-2010									
Who is responsible	NJP										
Intermediate Outcome	Prepare educational materials										
Short Term Activity	Develop certificate for tenant; certificate for landlord	Jun-2010									
Who is responsible	NWJ Project										
Intermediate Outcome	At-Risk and homeless individuals and families have certificate of education in lieu of rental history. Property owners have incentive-based award.										
Short Term Activity	Identify funding sources	Aug-2010									
Who is responsible	NJP										
Intermediate Outcome	Funding										
Short Term Activity	Identify locations for classes										
Who is responsible	NeighborWorks®										
Intermediate Outcome	Location to hold classes / seminars to educate rights & responsibilities	Oct-2010									
Long Term Activity	Start educational program										
		Jan-2011	Unk	Unk						0	

Goal: Reduce the number of homeless persons by 50% by 2015.									
Objective: Homeless Populations Become Self Sufficient through Community Gardening Program									
Prevention / Health Strategy: Gardening provides healthy food and means of financial gain									
Short Term Activity	Form partnerships	Apr-2011							
Who is responsible	Master Gardener's, Stafford Creek, City of Aberdeen, City of Hoquiam, Stream Team, AmeriCorps, LDS								
Intermediate Outcome	Donation of city lot for community garden, compost, water, supplies; teach gardening skills								
Short Term Activity	Growing native plants for stream restoration work	May-2010							
Who is responsible	Stream Team								
Intermediate Outcome	Teach gardening skills beyond produce. Skills can be used to earn own money and become self sufficient								
Long Term Activity	Implement homeless community gardening program		Jun-2011	\$5,000	\$5,000				0
TOTAL									
				\$5,005,000	\$55,000	68	38		106
TOTAL UNMET NEED HOUSING BEDS/UNITS									
						1	1	1	2
PERCENTAGE OF NEED MET									
						6800%	3800%	0%	5300%

*Beds created by vouchers or leasing should be expressed in "Annual Bed Equivalencies," meaning the number of beds supported by the vouchers over the course of a year.
Example: take the annual dollar amount provided, divided by the cost to lease a unit per year, multiplied by the average family size: $\frac{[\text{total leasing budget}]}{[\text{cost to rent unit per year}]} = [\text{annual unit equivalencies}]$; $[\text{average family size}] \times [\text{annual unit equivalencies}] = [\text{annual bed equivalencies}]$

Section 7 - Recommendations for State Legislative and Policy Changes

Grays Harbor County recommends to the State of Washington the following legislative and policy changes that will assist local efforts at reducing homelessness by 50% over the next ten years:

Make More Long-Term Funding Available to Counties

The level of funding needed for overcoming homelessness in this county far outstrips local resources, even when including the amount of funding generated through the surcharge on recording fees. The state legislature needs to appropriate long-term, block grant-type funding that would allow local agencies and organizations to choose projects and programs that fit unique local needs rather than state-mandated priorities. State agencies can help, too, by subsidizing costs for programs that benefit the homeless. For instance, the Department of Licensing could issue no- or reduced-fee photo identification cards to county-approved homeless individuals. Funding for coordination of local homeless efforts is also important.

There is a need for the state to allocate increased funding for local jurisdictions to prepare an accurate Point-in-Time homeless count. Current funding levels make it impossible to do anything more than a cursory count with the help of volunteers. A short-changed count fails to reveal the true extent of homelessness in this county.

Allow for Greater Variance in Government Regulations and Program Requirements

While accountability to taxpayers and safeguards for clients are important, sometimes government regulations are so onerous that they hamper, and in some cases actually prevent, local agencies and organizations from providing services to the homeless. A local case in point is creating a shelter for homeless youth. Building and staffing requirements placed on youth shelters make them prohibitively expensive to establish and maintain, even though the need is significant. These regulations effectively diminish local capacity to provide shelter and services for these youth. Although well-meaning, such regulations actually exasperate local efforts to address homeless problems within the context of the resources available to them.

State programs often emphasize the presence of children as a qualifying condition for receiving services. This often excludes many deserving single-people, especially the elderly. Such decisions to determine eligibility should remain a local option.

Federally-funded programs are equally laced with expensive regulations and program requirements that are often out-of-step with local situations. For example, Housing Quality Standards demanded of rental housing units under the Section 8 Voucher program are difficult to meet given the condition of the local housing stock. While no vouchers go unused, it can be a struggle for recipients to find a home. Other federal programs place “outcome requirements” on agencies that are difficult to fulfill given local situations. State agencies need to lobby federal agencies, such as HUD, to reform current regulations and program requirements.

Find Ways to be Innovative

Alleviating homelessness will require some thinking outside of the box. For instance, many men remain unemployed and homeless because they cannot afford past child support or fines. Because they are shouldered with such overwhelming obligations, they never will be capable financially of getting a starting foothold at returning to a normal life. Instead of crippling garnishment, the state could consider subsidizing the child support for a period of time until homeless father gets financially readjusted. Instead of one set of rules that fits all situations, there needs to be greater latitude in individual application. Thinking in such non-traditional ways may eventually be the only way to solve many individual cases of homelessness.

Appendix A: The Grays Harbor County Surcharge Interlocal Agreement

What is the Housing Surcharge Interlocal Agreement?

In 2005, Grays Harbor County entered into an interlocal agreement with the Cities of Aberdeen, Elma, Hoquiam, McCleary, Montesano, Oakville, and Ocean Shores for the purpose of distributing surcharge funds authorized through **RCW 36.22.178**, entitled **“Affordable Housing for All.”** This law allows counties to place a surcharge on documents recorded with the County Auditor to fund affordable housing programs. The interlocal agreement describes how the county and the signatory cities work together to use this funding.

How does RCW 36.22.178 work exactly and how can the money be used?

RCW 36.22.178 collects \$10.00 per document recorded with the County Auditor. For each \$10.00 collected:

- The County Auditor retains 5% for local administration;
- 40% goes to the State of Washington; and
- 55% goes into a special county fund for use in the following manner:
 - a) Acquisition, construction, or rehabilitation of housing projects that are affordable to very low-income households with incomes at or below fifty percent of the area median income, including units for homeownership, rental units, seasonal and permanent farm worker housing units, and single room occupancy units;
 - b) Supporting building operation and maintenance costs of housing projects eligible to receive Housing Trust Funds, that are affordable to very low-income households with incomes at or below fifty percent of the area median income, and that require a supplement to rent income to cover ongoing operating expenses;
 - c) Rental assistance vouchers for housing units that are affordable to very low-income households with incomes at or below fifty percent of the area median income, to be administered by a local public housing authority or other local organization that has an existing rental assistance voucher program, consistent with or similar to the United States department of Housing And Urban Development's Section 8 Rental Assistance Voucher Program standards; and
 - d) Operating costs for emergency shelters and licensed overnight youth shelters.

How much money does the program generate?

How much money goes into the special fund depends totally on how many documents get recorded with County Auditor each year. Because real estate transactions account for a large percentage of the documents filed annually, the economy can greatly affect the flow of revenue. The program generated \$95,663 in 2008 and \$85,506 in 2009. Currently, the Affordable Housing Surcharge Fund cash balance is approximately \$122,835.

How are the local funds distributed?

The interlocal agreement established the **Grays Harbor County Housing Surcharge Board** to evaluate **affordable housing** proposals and to make funding recommendations to the Board of County Commissioners.

The membership on the **Housing Surcharge Funding Board** has representation from the following groups:

- A representative from each member of the interlocal agreement
- One representative from the real estate profession
- One representative from the building and construction trades
- One representative from a financial lending institution
- One representative from a social service agency serving low income and the homeless

Members of the Board make their recommendations on a consensus basis.

How has the money been spent to date?

There have been four projects recommended by the Housing Surcharge Board that the Board of County Commissioners approved. These projects received a total of \$698,500 over the past three years.

Catholic Community Service (CCS) - Grays Harbor Youth Shelter

CCS was awarded funding to create a new overnight shelter facility for the youth male population between the ages of 13-17 in January 2006. The initial cost included site acquisition, rehabilitation, and state licensing. In addition, CCS provides assistance with clothing, meals, transportation, personal supplies, school supplies and other necessities. CCS works to identify extended family members willing to care for the youth and facilitate the youth's transfer to these family members' care; the agency transitions youth back into a home environment where they will be more likely to succeed.

CCS was awarded additional funding for on-going operation and maintenance of the six-bed overnight youth shelter in 2008.

Rebuilding Together - Home Modification Program

The Rebuilding Together home modification program was awarded funding to provide services for the elderly and people with special housing needs. The program works to correct potentially dangerous hazards in the home.

In 2007 the program completed projects for 12 client families. Two projects included major bathroom modifications, three constructed new porch and stairs and seven projects constructed wheelchair ramps. The projects were located in Aberdeen (9), Cosmopolis (1), Ocean Shores (1) and Montesano (1).

In 2008, the home modification program completed six major bathroom modifications, installed eighty-two grab bar support devices, constructed twenty-one porch and stair systems, constructed fourteen wheelchair ramps, eight clients received repairs to the flooring, and six modifications to light level. The projects were located in Aberdeen (12), Hoquiam (6), Montesano (5), Elma (2), Westport (2), and Ocean Shores (2).

Community Action Council of Mason, Lewis and Thurston Counties - Montesano Harbor and Annex Apartments

The Community Action Council of Mason, Lewis and Thurston Counties was awarded funds for acquisition and rehabilitation of the Montesano Harbor Apartments and Montesano Harbor Annex. The project will preserve affordable rentals for seniors and the disabled residents of Grays Harbor County. Montesano Harbor / Annex is the only subsidized property serving the elderly / disabled population in Montesano.

The project is located in the central business district of Montesano and is within easy walking distance of necessary day-to-day services. Major facilities include the local senior center, public library, county courthouse, city hall, police station, fire station and medical offices. Major transportation provided by Grays Harbor Transportation is available to residents of the site.

Coastal Community Action Program (CCAP) - Continuum of Housing Project

CCAP received funding for rental assistance and hotel vouchers in 2008. The project provided homeless families with a 30-90 day motel /shelter voucher to stabilize the family and prepare them to transition to permanent housing. In addition to providing 137 families with hotel vouchers, provided rental assistance to 142 families, while 144 families were assisted through eviction prevention.

Appendix B: Surcharge for Local Homeless Housing and Assistance

What is the Surcharge for Local Homeless Housing and Assistance?

The state legislature also authorized two recording fee surcharges that allow counties to collect additional funding benefiting local homeless housing and assistance. These laws are RCW 36.22.179 and RCW 36.22.1791.

How do these two laws work?

The county can use the funds collected by these two laws for projects that accomplish the goals in the county's Ten-Year Plan to End Homelessness. However, the two laws differ in how much of the funds collected go to the state and how much stays local.

RCW 36.22.179 allows a surcharge on recorded documents of \$30.00 for the 2009-2011 and 2011-2013 biennia and \$10 thereafter. This fee goes to both the state and county in accordance to the following formula:

- The County Auditor retains the first 2% for local administration;
- 40% of the remaining fee goes to the State of Washington; and
- The balance (60%) goes into a special county homelessness fund; the county can use up to 6% of this amount to cover administrative costs related to the plan.

RCW 36.22.1791 allows an additional surcharge to recorded documents of \$8.00 with a slightly different distribution formula:

- 10% goes to the State of Washington; and
- 90% goes into a special county homelessness fund; the county can use up to 6% of this amount to cover administrative costs related to the plan.

How much money does the program generate?

Like the affordable housing surcharge, the revenue generated through the surcharge goes into a separate fund managed by the county. Similarly, the amount of money generated by the two laws is dependent on the number of documents recorded annually with the County Auditor. The Homeless Housing and Assistance program generated \$217,875 in 2008 and \$264,304 in 2009.

How are the local funds distributed?

The management of these funds is separate from the Interlocal Agreement. Currently, the Board of County Commissioners award funds based on requests. The Board soon will be considering adopting a review and recommendation process similar to that set up in the Interlocal Agreement.

How has the money been spent to date?

To date, the Board of County Commissioners recommended funding several small projects using the homeless surcharge funds.

- Developed in 2005 and currently updating the County's Plan to End Homelessness
- Sponsored 5 stakeholders who attended the Washington State Coalition for the Homeless annual conference
- Coast Community Action Program received funding to offset the costs of conducting the Point in Time Count and Project Homeless Connect
- The Union Gospel Mission received funding that contributed to specific planning elements of Phase I of their overall facility renovation

Glossary of Terms

Relevant definitions from RCW 43.185C

“Homeless person” means an individual living outside or in a building not meant for human habitation or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless.

“Washington homeless census” means an annual statewide census conducted as a collaborative effort by towns, cities, counties, community-based organizations, and state agencies, with the technical support and coordination of the department, to count and collect data on all homeless individuals in Washington.

“Homeless housing grant program” means the vehicle by which competitive grants are awarded by the department, utilizing moneys from the homeless housing account, to local governments for programs directly related to housing homeless individuals and families, addressing the root causes of homelessness, preventing homelessness, collecting data on homeless individuals, and other efforts directly related to housing homeless persons.

“Local government” means a county government in the state of Washington or a city government, if the legislative authority of the city affirmatively elects to accept the responsibility for housing homeless persons within its borders.

“Local homeless housing task force” means a voluntary local committee created to advise a local government on the creation of a local homeless housing plan and participate in a local homeless housing program. It must include a representative of the county, a representative of the largest city located within the county, at least one homeless or formerly homeless person, such other members as may be required to maintain eligibility for federal funding related to housing programs and services and if feasible, a representative of a private nonprofit organization with experience in low-income housing.

“Performance measurement” means the process of comparing specific measures of success against ultimate and interim goals.

“Homeless housing plan” means the ten-year plan developed by the county or other local government to address housing for homeless persons

“Homeless housing strategic plan” means the ten-year plan developed by the department, in consultation with the interagency council on homelessness and the affordable housing advisory board.

Other Definitions Related to Homelessness

“Beds” The unit of measure when describing the overnight sleeping capacity or availability for shelters, skilled nursing facilities, hospices, board and care, adult family living, assisted living, and other such facilities.

“Chronically Homeless Person, HUD Definition” As defined by the U.S. Department of Housing and Urban Development (HUD, an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

“Continuum of Care” An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs—physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development’s Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program.

“Continuum of Care Organizations” A consortium of homeless providers, governmental agencies, funders and other representatives which have joined to plan for and implement activities for the homeless.

“Emergency Shelter” Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of homeless persons. The length of stay can range from one night up to as much as three months.

“Homeless Person, HUD Definition” HUD defines homelessness using the following definition: A homeless person is someone who is living on the street or in an emergency shelter, or who would be living on the street or in an emergency shelter without HUD's homelessness assistance. A person is considered homeless only when he/she resides in one of the places described below:

- In places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, on the street;
- In an emergency shelter;
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters;
- In any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution;
- Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing or their housing has been condemned by housing officials and is no longer considered meant for human habitation;
- Is being discharged within a week from an institution in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing; or
- Is fleeing a domestic violence housing situation and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing.

“Homeless Prevention Services” Activities or programs designed to prevent the incidence of homelessness, including, but not limited to:

- Short-term subsidies to defray rent and utility arrearages for families who have received eviction or utility termination notices
- Security deposits or first month's rent to permit a homeless family to move into its own apartment
- Mediation programs for landlord-tenant disputes

- Legal services programs for the representation of indigent tenants in eviction proceedings
- Payments to prevent foreclosure on a home
- Other innovative programs and activities designed to prevent the incidence of homelessness

“Housing Authority” An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD. In Washington State, many housing authorities also operate Section 8 Vouchers and Section 8 Housing Choice Vouchers, which are sources of permanent affordable housing for homeless persons coming from shelters and transitional housing.

“Housing Unit” An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters.

“Housing First Model” A concept of providing housing and services to homeless persons which provides a homeless person with permanent housing with services immediately rather than place the homeless person in a shelter or transitional housing unit. It assumes that housing stabilization is key in the return of the individual or family to independent living and that needed supportive services can effectively be provided to the client either on site or at agency offices.

“McKinney-Vento Act” The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program, Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. Also see: Emergency Shelter Grants, Federal Emergency Management Administration, Shelter Plus Care, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, and Supportive Housing Program.

“Mental Illness” A serious and persistent mental or emotional impairment that significantly limits a person’s ability to live independently.

“Multiply Diagnosed” This term generally refers to people who have chronic alcohol and/or other drug use problems and/or a serious mental illness and/or are HIV-positive. The terms “dually diagnosed” and “triply diagnosed” are also used.

“Permanent Housing” Housing which is intended to be the tenant’s home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents.

“Permanent Supportive Housing” Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay.

“Person with a Disability” HUD’s Section 8 program defines a “person with a disability” as: a person who is determined to: 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental Disabilities Assistance and Bill of Rights Act.

“Substance Use Issues” The problems resulting from a pattern of using substances such as alcohol and drugs. Problems can include: a failure to fulfill major responsibilities and/or using substances in spite of physical, legal, social, and interpersonal problems and risks.

“Transitional Housing, HUD Definition” HUD defines transitional housing as a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months. For purposes of the HOME program, there is not a HUD-approved time period for moving to independent living.

“Veteran” Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not.

“Voucher” A Voucher generally refers to a Section 8 Voucher provided by a local Housing Authority to a low or moderate income person but can also refer to an emergency voucher for short-term motel voucher for a homeless person. The Section 8 Voucher issued by Housing

Authority makes up, in payment directly to the landlord, the difference between what a low or moderate income tenant can pay for rent (roughly 30% of their income) and the Fair Market Rent (more or less an average rent). Most Section 8 Vouchers are “tenant-based” meaning that the voucher holder can shop for an apartment or house rental on the private market, while others are “project based”, meaning that they are not portable, but can only be used in a specific building.