We strengthen communities

HOUSING / HOMELESSNESS

INFRASTRUCTURE

BUSINESS ASSISTANCE

ENERGY

PLANNING

COMMUNITY FACILITIES

CRIME VICTIMS / SAFETY

COMMUNITY SERVICE
State Homeless Housing Strategic Plan

- **Our Vision** – No person left living outside

- **Our Mission** - Support homeless crisis response systems that efficiently reduce the number of people living outside, and that when scaled appropriately can house all unsheltered people

- **Guiding Principles** –
  - All people deserve a safe place to live
  - Urgent and bold action is the appropriate response to people living outside
  - Interventions must be data-driven and evidence-based
What is Homelessness?

• Two Federal Definitions
  • Department of Housing and Urban Development (HUD):
    • People in places not meant for human habitation OR in shelters or transitional housing
    • Losing primary nighttime residence AND lack the resources to remain housed
    • Fleeing domestic violence
    • Exiting institutions after stays of less than 90 days
  • Department of Education
    • All of the above, plus those doubled up d/t loss of housing or economic hardship
How Many People are Homeless

• **Point in Time Count**
  • Usually the last Thursday of January
  • 2019 - 21,621 persons homeless:
    • Sheltered: 12,022 persons
    • Unsheltered: 9,599 persons
Drivers of Homelessness

- Most often assumed drivers:
  - Criminality
  - Choice
  - Substance abuse
  - Mental health
  - Unemployed
Drivers of Homelessness

• Most often reported:
  • Loss of employment or income
  • Could not afford rent increase
  • Unexpected expense, often medical
  • Domestic violence
  • Health or inability to care for oneself
  • Lack of safety net or network impoverishment

“…this is my story…”
Homelessness has increased recently primarily because rents have increased.

- $100 increase in rent is associated with:
  - 6% increase in homelessness in metro areas
  - 32% increase in homelessness in non-metro areas

This relationship between rent and homelessness means all things being equal in Washington +$100 in rent = 2,900 (+14%) more people experiencing homelessness at a point in time.

Source: Journal of Urban Affairs, New Perspectives on Community-Level Determinants of Homelessness, 2012
Why Are Rents Increasing?

Deficit of new housing units necessary to maintain 2005 ratio of people to housing units

Housing unit deficit: 91,713
What Works?

- Housed people are not homeless! To get there, we need
  - Homeless crisis response systems that are:
    - Trauma-informed
    - Provide rapid access to housing
    - Low barrier
    - Coordinated
    - Addressing racial and ethnic disparities
# One Measure of Oppression

## Seattle’s net-worth gap

The median household net worth varies greatly depending on homeownership, race and other demographic factors.

<table>
<thead>
<tr>
<th>Own or Rent</th>
<th>Median Net Worth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Own</td>
<td>$898,000</td>
</tr>
<tr>
<td>Rent</td>
<td>$36,000</td>
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<table>
<thead>
<tr>
<th>Marital Status</th>
<th>Median Net Worth</th>
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</thead>
<tbody>
<tr>
<td>Married</td>
<td>$767,000</td>
</tr>
<tr>
<td>Unmarried*</td>
<td>$201,000</td>
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<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Median Net Worth</th>
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<tbody>
<tr>
<td>White</td>
<td>$456,000</td>
</tr>
<tr>
<td>Black</td>
<td>$23,000</td>
</tr>
<tr>
<td>Asian</td>
<td>$446,000</td>
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<tr>
<td>Latino</td>
<td>$90,000</td>
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<table>
<thead>
<tr>
<th>Education</th>
<th>Median Net Worth</th>
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<tr>
<td>No college degree</td>
<td>$399,000</td>
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<tr>
<td>College graduate</td>
<td>$629,000</td>
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<table>
<thead>
<tr>
<th>Age</th>
<th>Median Net Worth</th>
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<tbody>
<tr>
<td>18 - 34</td>
<td>$196,000</td>
</tr>
<tr>
<td>35 - 49</td>
<td>$458,000</td>
</tr>
<tr>
<td>50 - 64</td>
<td>$461,000</td>
</tr>
<tr>
<td>65 or older</td>
<td>$699,000</td>
</tr>
</tbody>
</table>

*Unmarried includes single, widowed, divorced

Source: Axiom Net Worth Gold/Nielsen

Mark Nowlin / The Seattle Times
Funding Sources – 2019-2021

• Local
  • Homeless Housing Surcharge on Real Estate Transactions (aka “document recording fees”)
    • Currently - $70.00 per transaction
    • Fee on real estate transactions
    • Collected in every county
    • 65% stays in county; 35% to Commerce (CHG)
Funding Sources – 2019-2021

- **State – through Commerce**
  - Consolidated Homeless Grant - $32.8M
  - Housing and Essential Needs - $69.6M

- **State – other agencies**
  - DSHS
    - Bridge housing vouchers
  - Department of Corrections
    - 3-month bridge housing vouchers
  - Healthcare Authority
    - Bridge subsidies
Funding Sources– 2019-2021

• Federal – through Commerce
  • Emergency Solutions Grant - $5.4M
  • HOME Tenant-based Rental Assistance - $11.6M

• Federal - Other
  • Continuum of Care - $15M
  • HUD-Veterans Affairs Supportive Housing (HUD-VASH)?
  • HUD Section 8 (aka Housing Choice Voucher)?
Where Does the Money Go?

• Funds are pooled each biennium

• Distribution by formula
  • # people in poverty
  • # people unemployed
  • # people homeless receiving DSHS Medical Assistance w/ SMI
  • Historical spending patterns

• CHG funding to every county
Interventions—What the Money Buys

- Emergency shelter—*temporary housing*
- Transitional housing—*temporary housing*
- Rapid re-housing—*permanent housing, temporary subsidy*
- Permanent housing with services—*permanent housing, ...*
- Homelessness Prevention
Permanent Housing Subsidies

• New work—and still learning and growing

• Permanent Supportive Housing - $3.8M (2019-2021)
  • Subsidies for FCS-eligible clients – 4 pilot agencies
  • Subsidies for clients assisted by HARPS – distributed to all 8 HARPS teams

• Requires adequate funding from Legislature

• Coordinated entry not geared to discharges from psychiatric or other institutions

• Enable the connection between institutions, service providers, and subsidy providers.
And Then…

- Questions…
Thank you!

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