

A Road Home: 10-Year Plan to End Homelessness

2016 Homeless Summary

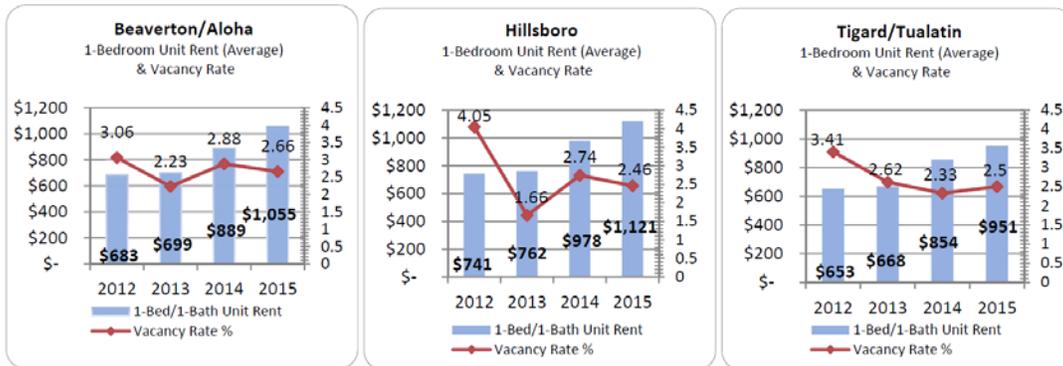
A Road Home: Ending Homelessness through Prevention and Housing First

The *A Road Home* was developed through a public planning process that involved more than 100 community stakeholders, and was led by Washington County in partnership with the cities of Beaverton, Hillsboro, and Tigard. The 10-Year Plan provides the framework to address the diverse homeless population through a 3-prong approach that includes: housing first, client-centered support services, and employment/economic supports.

On June 3, 2008, the Washington County Board of Commissioners approved *A Road Home* as the countywide approach to preventing and ending homelessness. Annual reports are online at www.co.washington.or.us/homeless.

Socioeconomic Factors Leading To Homelessness In Washington County

- **The Great Recession:** 10.1 unemployment rate in June 2009 resulted in a new face of homelessness in Washington County. Economic recovery continues with a 3.8 unemployment rate in May 2016.
- **Loss of housing and poor credit history:** 1,591 Trustee's Deed foreclosures recorded with 4,112 Notices of Default (7/2009 to 6/2010), as compared to pre-recession 328 Trustee's Deed foreclosures.
- **Health care:** Prior to the Affordable Care Act (ACA) implementation in 2013, individuals used expensive hospital services for treatment. The ACA has changed how individuals access treatment.
- **2% average housing vacancy rate¹** with increasing rental costs is displacing people living on fixed incomes; e.g. seniors, low-income working families, people with disabilities. This housing crisis is replicated across the state of Oregon and nationally. Washington County reports an increase in poverty and a 14,000 unit gap of affordable housing serving households in poverty (at or below 50% area median income).



Significant Outcomes During First 8 Years of 10-Year Plan Implementation

Increase Capacity For Emergency Housing Assistance

- 80% increase in emergency housing assistance developed with nearly 900 beds/units, as compared to 500 beds/units in 2009. Estimated \$6 million annual spent on homelessness in Washington County.

Retool The Homeless Response System – Community Connect

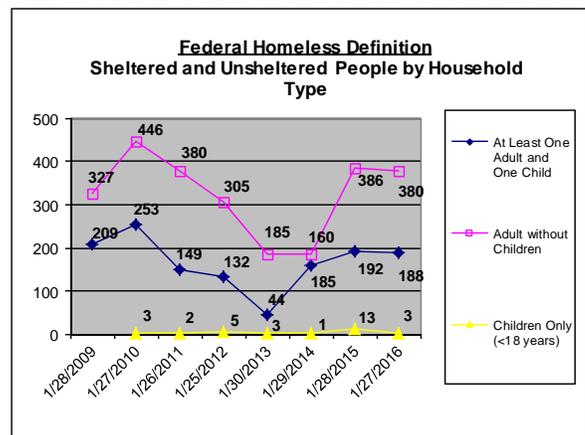
- *Community Connect* implemented in 2014 to provide a centralized point-of-entry to the integrated system of care serving people at imminent risk or experiencing street homelessness. Persons are screened for need and referred to appropriate housing and services.

Prioritize Resources For People With The Greatest Need

- Homeless veterans and chronically homeless persons with disabilities receive permanent supportive housing in evidence-based programs through the U.S. Veteran Affairs and local service providers specializing in mental health, addiction treatment, HIV/AIDS, developmental disabilities, and other physical disabilities.

Washington County Homeless Populations

The sheltered and unsheltered homeless population reported in the annual homeless point-in-time census reflects less than half of the actual homeless population, as reported by households assessed by *Community Connect* in 2015.



January Point-In-Time Homeless Census, Washington County, Oregon

¹ Norris, Beggs & Simpson Portland Metro Area MultiFamily Report

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Policy And Resource Alignment To Enhance Integrated System of Care

The 2016 Oregon Legislative Session passed the following Bills to address the housing crisis:

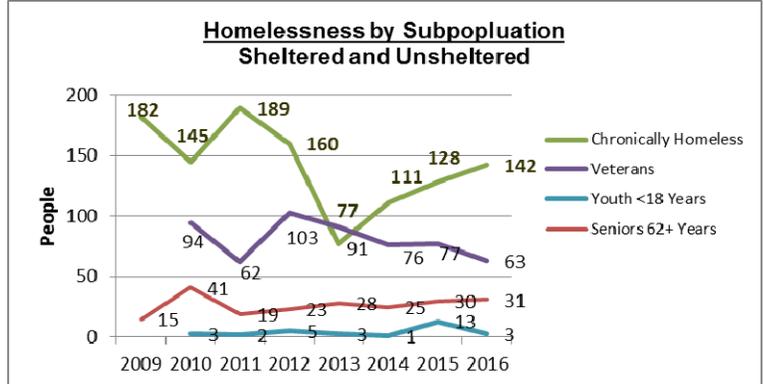
- **HB-4143** provides tenant protection on rent increases in the first year of a month-to-month tenancy and requires 90-day notification for any rent increases after that date.
- **HB-1533** ends statewide bans on inclusionary zoning² and construction excise tax³.
- **SB-1582** sets guidelines for \$40 million bonding investment the state made in 2015 to build affordable housing.

Housing Prioritized For Subpopulations

Opening Doors: Federal Strategic Plan to Prevent and End Homelessness has prioritized ending:

- ❖ Veteran homelessness by 2016
- ❖ Chronic homelessness by 2017
- ❖ Family and Youth Homelessness by 2020

Based on vulnerability, safety and medical acuity, Washington County has prioritized housing in support of *Opening Doors*, and the need to address the increase in homeless seniors.



Community Connect

Housing and services are provided through an integrated system of care commonly referred to as *Community Connect*. People are referred to client-centered programs that best meet the household needs.

1,043 households assessed and referred to shelter and housing resources in 2015.

- **Prevention** resources include emergency one-month rent and utility assistance provided by nonprofit and faith-based organizations. Employer-assisted programs exist within private and nonprofit business for low-income employees.
- **Diversification** from the homeless system includes transitional housing (138 beds) and rapid re-housing (185 beds) that integrates case management, support services, and employment opportunities.
- **Emergency Shelter** (96 beds) for runaway and homeless youth, families with children and persons fleeing domestic violence are administered by nonprofit organizations provide short-term housing with case management linked to a housing plan and income/economic supports.
- **Permanent Supportive Housing** (452 beds) provides long-term housing subsidy with intense services for persons experiencing chronic homelessness (more than 12 months on the streets) with disabling conditions.

Public and Private Partnership Working Together – A Community Approach

Volunteer – Respect – Give – Advise

- Meet basic needs of homeless person. Provide hunger and shelter through FamilyPromise Interfaith Hospitality Network or Severe Weather Shelters.
 - Meals (e.g. Faith Café and Community Café), food pantry, clothing, emergency rent and utility assistance, and other resources provided by faith-based and civic organizations.
 - 6,414 bed stays provided in Severe Weather Shelters operated by seven faith-based organizations and 14,510 volunteer hours.
 - Hygiene kits (e.g. soap, shampoo, toothpaste, toothbrush, and comb).
- Public restrooms and shower facilities are needed in local communities.
- Talk with them, show respect with genuine interest, and recognize their value as an individual. You will give the individual a sense of dignity. Provide them a *Community Connect* card to obtain services.
- Donate funds directly to organizations serving homeless persons in lieu of giving money to individuals.
- Business partnerships are needed to provide on-the-job work experience opportunities and subsidized internships. Employment provides people with a hope for housing stability and self-sufficiency.
- Poverty is on the rise (13% of the county general population). Participate in developing private and public will for affordable housing serving extremely low-income households. On July 1, Oregon minimum wage rose to \$9.75/hour in Portland Metro area (\$1,690 monthly income) with need for housing rents at \$507/month.

	People Living Below Federal Poverty Level (US Census)	Washington County Population (US Census)
2014	71,398	556,618
2012	69,607	533,620
2010	50,091	529,710
2008	48,387	513,977

American Community Survey Estimates, U.S. Census

² Inclusionary Zoning is a market-based, land-use housing policy that allows cities to require affordable units to be built alongside market-rate housing.

³ Construction Excise Tax provides provision for cities and counties to tax new residential and non-residential development to fund affordable housing.