

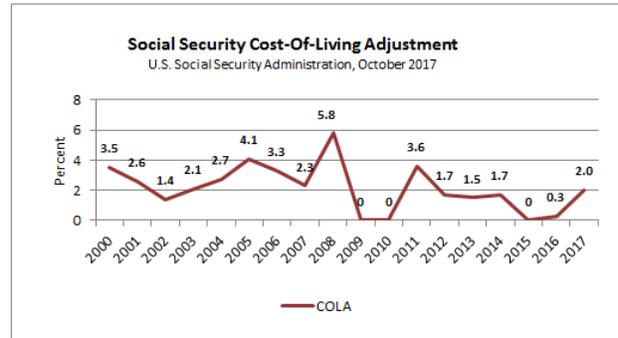
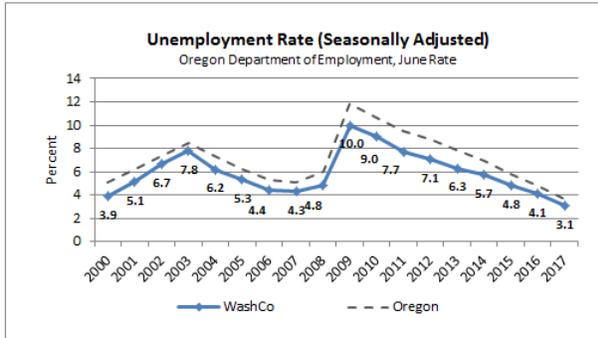
# A ROAD HOME

## A Continuum of Housing and Services for Vulnerable Populations – The Challenges

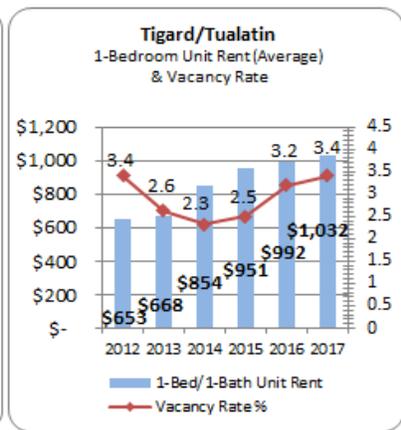
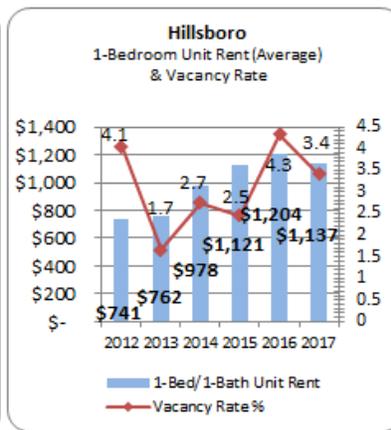
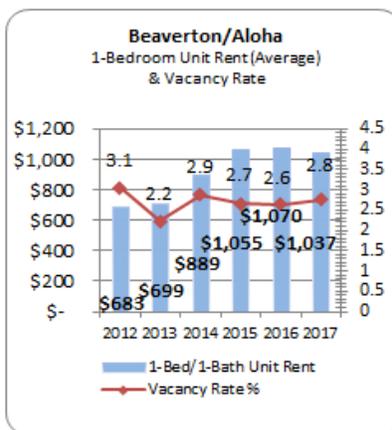
A Road Home: 10-Year Plan To End Homelessness provides the vision and framework to address Washington County’s diverse homeless population through a 3-prong approach that includes: **housing first**, client-centered **support services**, and **employment/economic supports**. Visit online [www.co.washington.or.us/homeless](http://www.co.washington.or.us/homeless).

### Socioeconomic Factors Leading to Homelessness in Washington County

**Employment and Economic Supports:** A leading factor for homelessness is underemployment and low wage opportunities that include stagnant and less secure jobs offering few benefits. A challenge experienced by people living in poverty and homelessness is limited skills or experience to obtain living wage jobs, barriers in transportation, and access to educational and training programs. While the Social Security Act was formed to promote income stability and economic security, an increasing number of older adults and persons with disabilities are reported homeless as benefits are not keeping pace with the cost of living; e.g. housing.



**Home Foreclosures and Affordable Housing:** The recession displaced a number of homeowners; e.g. 1,591 Trustee’s Deed foreclosures recorded with 4,112 Notices of Default (7/2009 to 6/2010), as compared to 328 Trustee’s Deed foreclosures recorded (7/2007 to 6/2008). Washington County has a **very low housing vacancy rate**<sup>1</sup> as foreclosed homeowners moved to rental units and the County’s population continues to increase. For homeless households experiencing barriers to housing, there are insufficient “low barrier” affordable housing units.



**Client-Center Support Services:** The “housing first” model provides rapid placement into housing, with client-centered services that improve health and economic outcomes in long-term self-sufficiency. These services are provided by a network of highly-skilled nonprofit and public service agencies experienced in providing treatment for an array of health-needs to include mental illness, substance addiction, developmental and physical disabilities.

1,246 households with special needs and housing barriers access Community Connect (7/2016 to 6/2017).

- |   |                               |
|---|-------------------------------|
| 138 Chronically <sup>2</sup> Homeless with Disabilities | 96 Older Adults Age 62+ Years |
| 275 Criminal History                                    | 208 Owe Landlord Debt         |
| 201 Domestic Violence                                   | 75 Veterans                   |

<sup>1</sup> Norris, Beggs & Simpson Portland Metro Area MultiFamily Report, 2<sup>nd</sup> Quarter 2012 – 2015; and MultiFamily Northwest Report, 2<sup>nd</sup> Quarter 2016 – 2017.  
<sup>2</sup> Chronic is defined as person who has been homeless 12 or more months consecutively or has had 4 or more episodes of homelessness in 3 years and has a professionally diagnosed disability.

# A ROAD HOME

## Policy and Resource Alignment To Enhance Integrated Systems of Care – Work In Progress Washington County and Local Partner Organizations

**\$7 million in public and private funds invested annually.** Housing and services are provided to prevent and end homelessness through an integrated system of care commonly referred to as *Community Connect*.

- **Prevention:** 500 households annually receive emergency rent and utility assistance provided by nonprofit and faith-based organizations. In addition, employer-assisted programs exist within private and nonprofit business for low-income employees.
- **Emergency Shelter (2016 Recidivism Rate<sup>3</sup> = 23.9%):** 96 year-around beds for runaway and homeless youth, families with children and persons fleeing domestic violence are administered by nonprofit organizations provide case management services linked to a housing plan and income/economic supports.
- **Permanent Housing (2016 Recidivism Rate = 6.9%):** 615 beds/units provides housing subsidy with client-centered services using the “housing first” model.

In addition to the funds provided by Washington County to support the homeless shelter/housing programs, new initiatives and priorities support the County’s vision to address the affordable housing crisis and other challenges experienced by the growing community. These include, but are not limited to, investments in:

- Short-term rent assistance for severely rent burdened households (\$150,000 in FY2017-18);
- Development of affordable housing units using a Housing Opportunities Fund (\$500,000 in FY2017-18); and
- Hawthorn Walk-in Mental Health Urgent Care Center opened in June 2017.

Other housing initiatives include development of housing units by the Housing Authority of Washington County (HAWC) and nonprofit developers. In 2017 the HAWC opened *Sunset View*, a 236-unit project in Beaverton.

### State of Oregon

Bills passed by the 2016 Oregon Legislature:

**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-1532** establishes annual minimum wage rate increases effective July 1, 2016 through July 1, 2022.

**HB-1533** ends statewide bans on inclusionary zoning<sup>4</sup> and construction excise tax<sup>5</sup>.

Bills passed by the 2017 Oregon Legislature:

**HB-5012** provides \$50M to fund local communities to prevent and end homelessness and provide emergency shelter.

**HB-2724** brings back Rent Guarantee Fund that was swept with creation of the Landlord Guarantee Fund in 2013.

**HB-2852A** extends Oregon Affordable Housing Tax Credit ending 2020 to 2026, and increases cap from \$17M to \$25M to develop and preserve affordable housing.

**SB-5505** Local Innovation and Fast Track (LIFT) received \$80M in General Obligation Bonds to create affordable housing.

**SB-5530** provides \$25M lotter-backed bonds to preserve existing affordable housing for federally-assisted, manufactured home parks, or public housing eligible for recapitalization, and **HB-2002** increases required notice prior to property sale.

### Public and Private Partnership Working Together – A Community Approach

#### Volunteer – Respect – Give – Advise

- Talk with homeless people - show respect with genuine interest and recognize their value as an individual.
- Provide basic needs of homeless person through volunteer support.
  - 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.
  - 7,970 homeless bed stays provided in Severe Weather Shelters operated by faith-based organizations and 20,998 volunteer hours.
  - Hygiene kits (e.g. soap, shampoo, toothpaste, toothbrush, and comb).
- Public restrooms and shower facilities are needed in local communities.
- Donate funds directly to nonprofit organizations serving homeless persons in lieu of giving money to individuals.
- Business partnerships are needed to provide on-the-job work experience opportunities and internships.
- Participate in developing awareness for the need of economic supports. On July 1, 2017, the minimum wage increased to \$11.25/hour in the Portland Metro Area (\$10.25/hour in Oregon). A household working full-time at this rate can afford rents at \$585 per month (30% of monthly gross income).

	County Population	People Living Below Federal Poverty Level	
2016	582,779	61,192	10.5%
2014	556,618	71,398	12.8%
2012	533,620	69,607	13.0%
2010	529,710	50,091	9.5%
2008	513,977	48,387	9.4%

U.S. Census QuickFacts, 2016

<sup>3</sup> Recidivism rate is defined as persons exiting homeless programs to permanent housing and returning to homelessness within 24 months.

<sup>4</sup> Inclusionary Zoning is a market-based, land-use housing policy that allows cities to require affordable units to be built alongside market-rate housing.

<sup>5</sup> Construction Excise Tax provides provision for cities and counties to tax new residential and non-residential development to fund affordable housing.