



WELCOME!

**WE WILL BEGIN
THE MEETING
MOMENTARILY.**

PUBLIC PERFORMANCE REVIEW

Goal 4 – Healthy and Safe Communities
Homelessness and the Housing Crisis

March 27th, 2024



WELCOME

PRESENTED BY:

- MANDEEP KAUNDAL, DIRECTOR, RESULTS WASHINGTON

Building Logistics

- **Emergency exits** are through the nearest door and follow illuminated signs
- **Restrooms** are located down the hall near the south or north exits
- Please take **side conversations** outside the room
- Attendees will find a QR code and a physical **survey** located on conference room tables
- **ASL interpretation** is being provided for today's meeting
- Our meeting is being **live-streamed** by TVW
- Meeting **materials** are located at www.results.wa.gov

Topic Selection

- Homelessness and the housing crisis is tied to the Governor's goal 4: **Healthy and Safe Communities**
- Recommended by leaders across the state to review **long-term and short-term growth management housing development progress and needs**
- Progress and initiatives presented by:
 - Department of Commerce (COM)
 - Department of Transportation (DOT)
 - King County Regional Homelessness Authority (KCRHA)



Governor's Opening Remarks

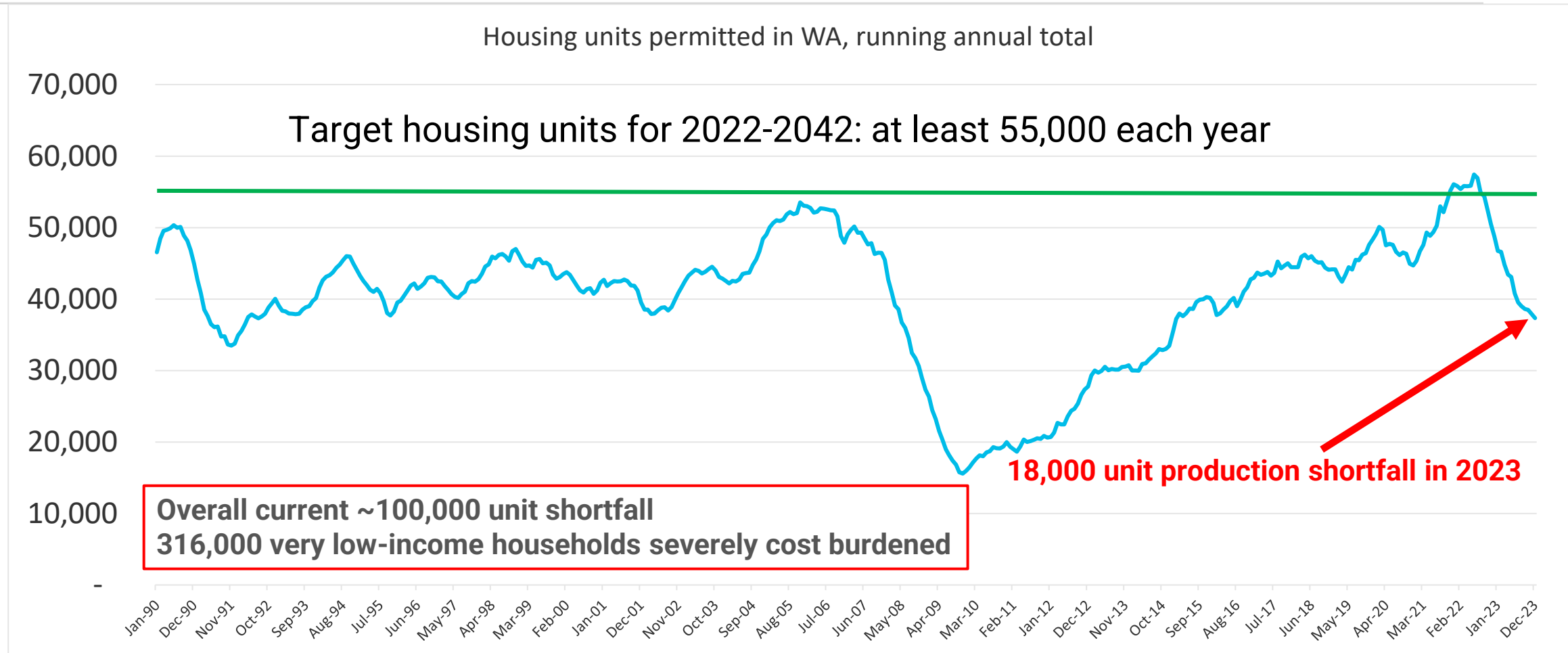


HOMELESSNESS AND THE HOUSING CRISIS DATA OVERVIEW

PRESENTED BY:

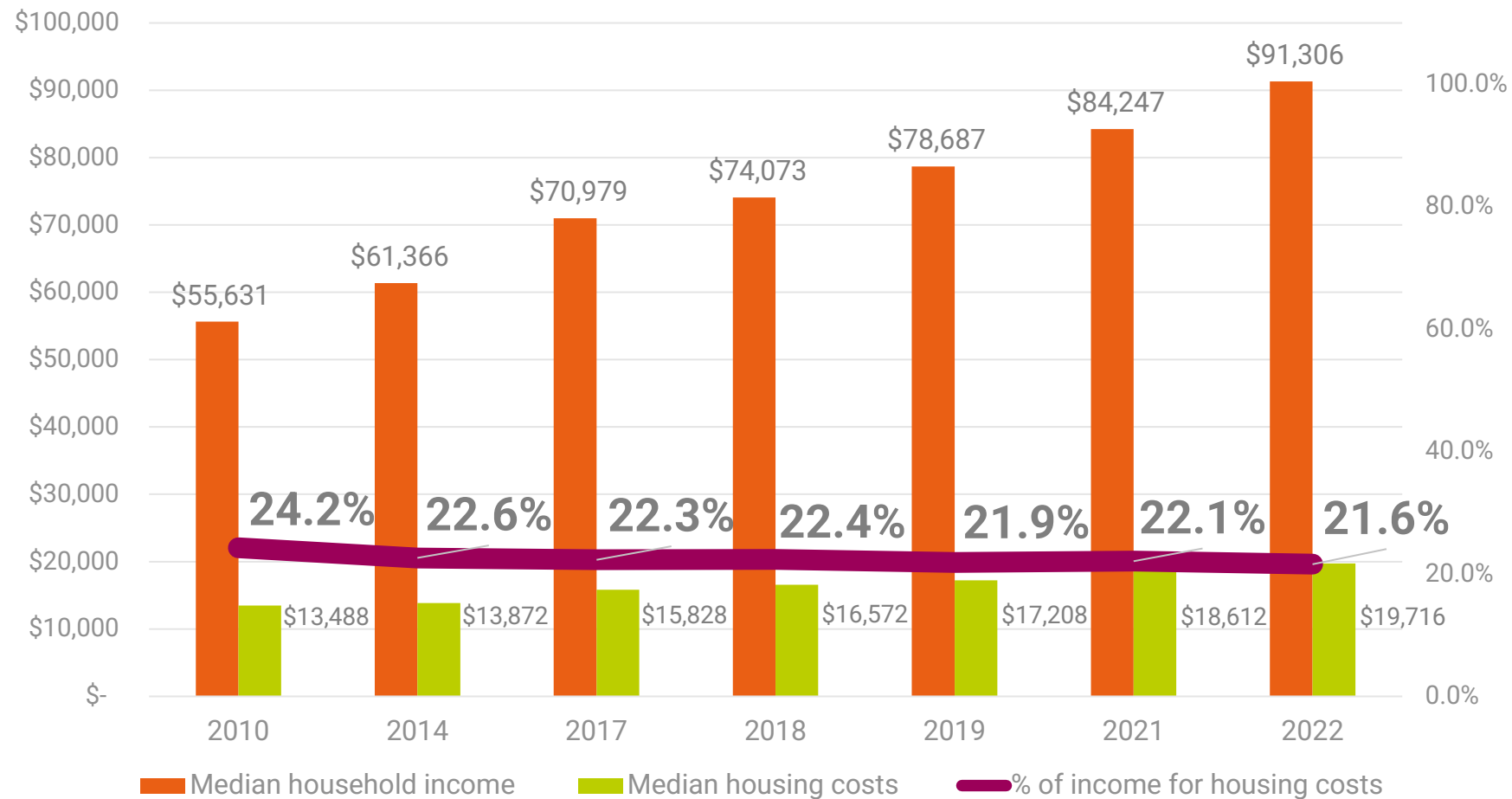
- TEDD KELLEHER, HOUSING POLICY DIRECTOR,
DEPARTMENT OF COMMERCE

Housing construction is not keeping pace with growth – short 18,000 units in 2023



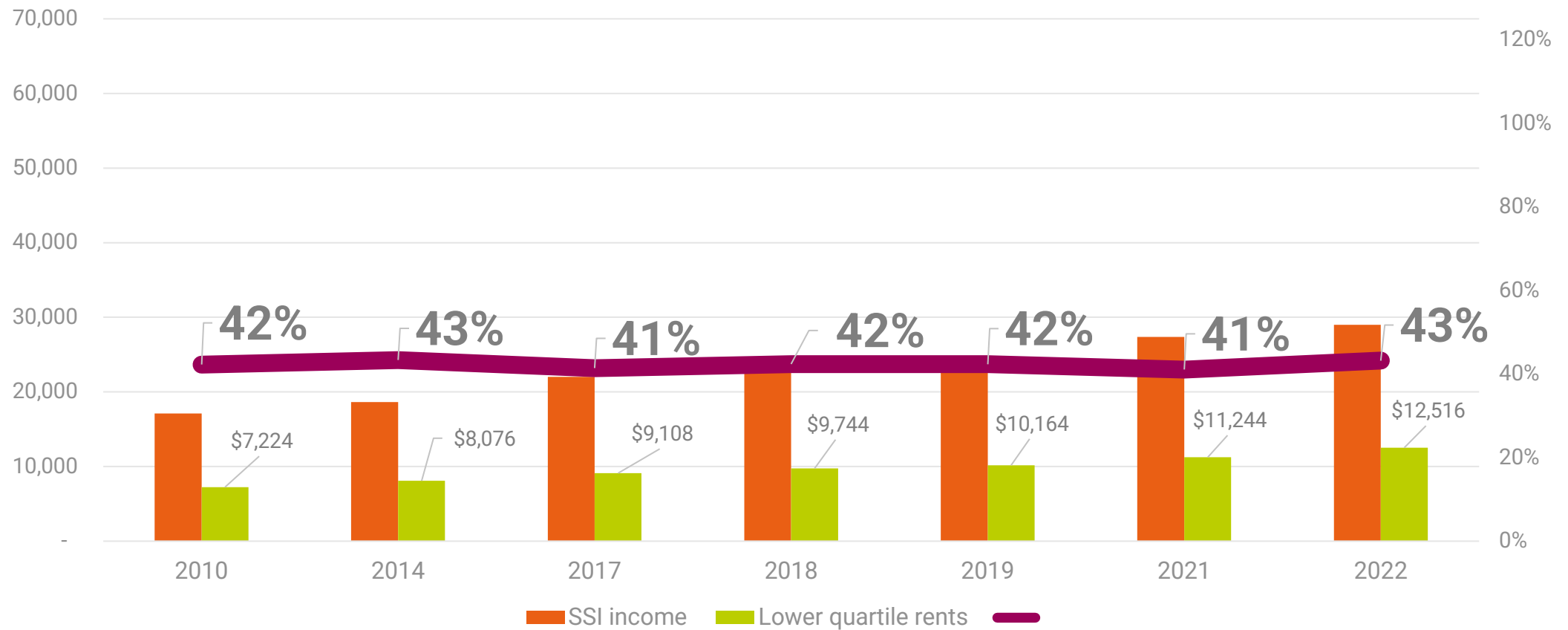
Building Permits: <https://fred.stlouisfed.org/graph/?g=171qX> 2006-2020 CHAS Data: <https://www.huduser.gov/portal/datasets/cp.html>

Through 2022 - Middle incomes kept pace with housing costs...



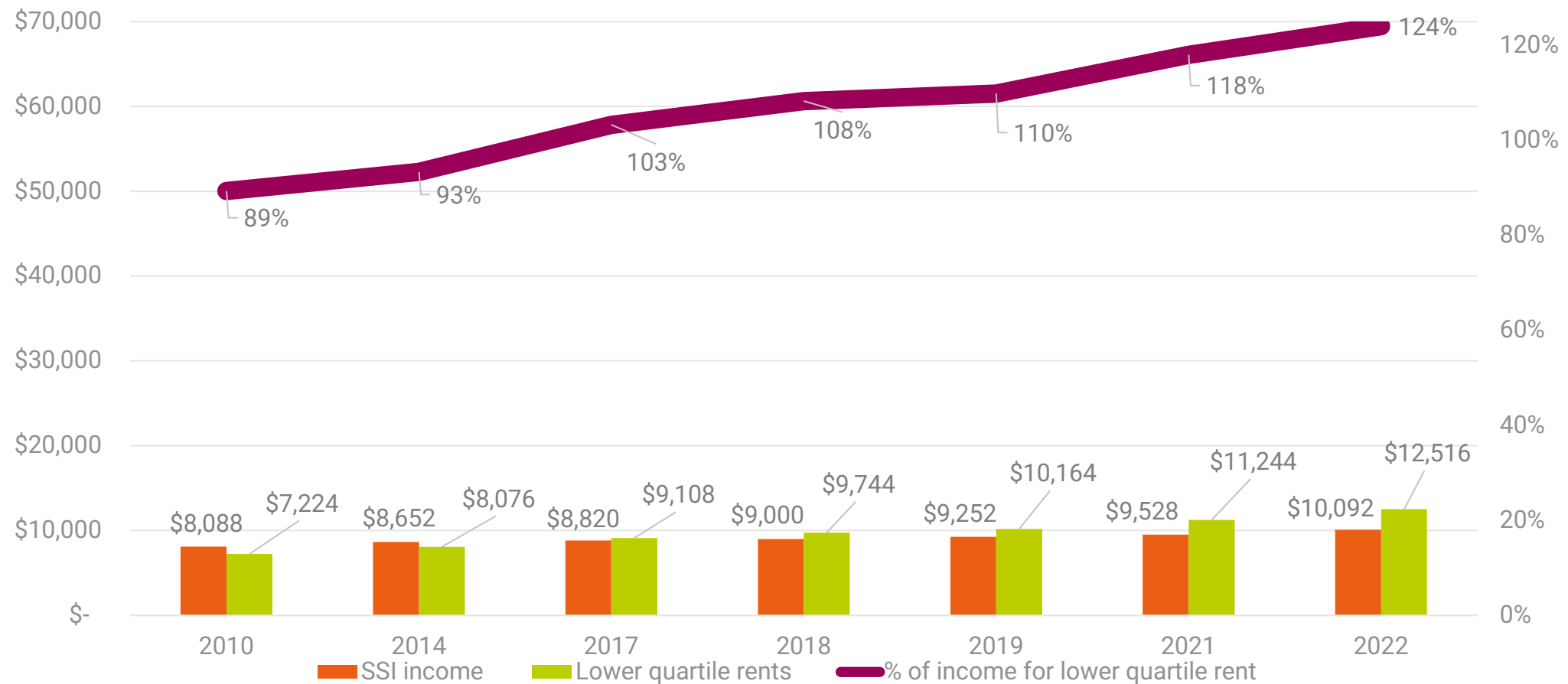
Source: Census Bureau American Community Survey 1-year estimates, Table S2503

State minimum wage close to keeping pace with rent inflation



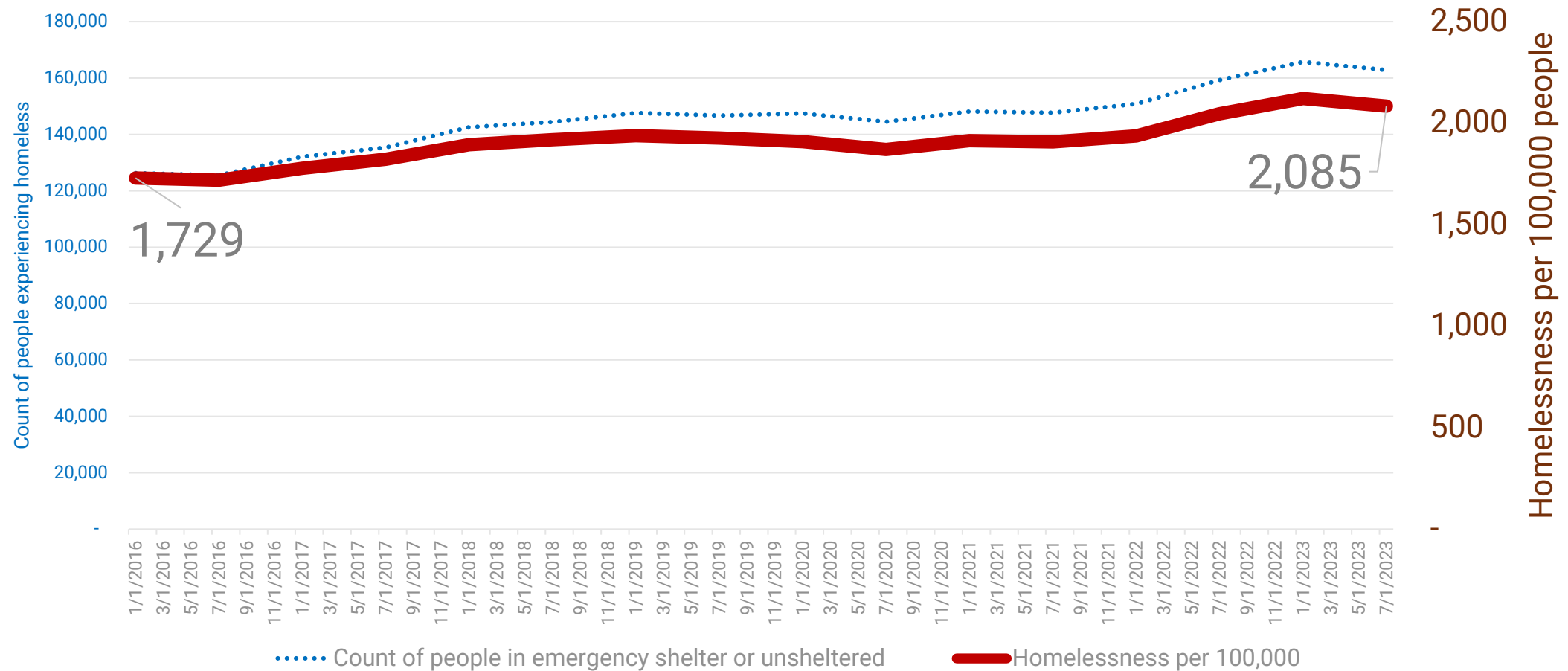
Source: Census Bureau American Community Survey 1-year estimates, Table S2503

...but fixed incomes not keeping pace: Housing costs increased from 89% to 124% of disability income



Source: Census Bureau American Community Survey 1-year estimates, Table S2503

Homelessness trend 2016 to 2023



Snapshot of Homelessness in WA: <https://deptofcommerce.app.box.com/s/hnpkedlkifogzx8i892cu0k34nzsrbtp>
 Census population: <https://fred.stlouisfed.org/graph/?g=1hsB0>



Increase in visible homelessness

Increase in the number of people seen living outside caused by:

- An overall increase in the number of people experiencing homelessness

AND

- Federal Court rulings limiting legal sanctions against people living outside



Racial disparities in the homeless population

- Consistent with national trends, People of Color in WA are disproportionately impacted by homelessness.
- Black and AI/AN households are particularly overrepresented in the homeless population:
 - **13%** of the homeless population is American Indian, Alaska Native or Indigenous while only 4% of the population of Washington is AI/AN.
 - **18%** of the homeless population is Black or African American while only 6% of the population of Washington is Black or African American.

Performance based contracting

Washington State Homeless System Performance: County Report Cards

Year

REPORTING SPECS ✓

TREND DATA ↗



Total Project Entries

74,288

Length of Time Homeless

208

Exits to Permanent Housing

38%

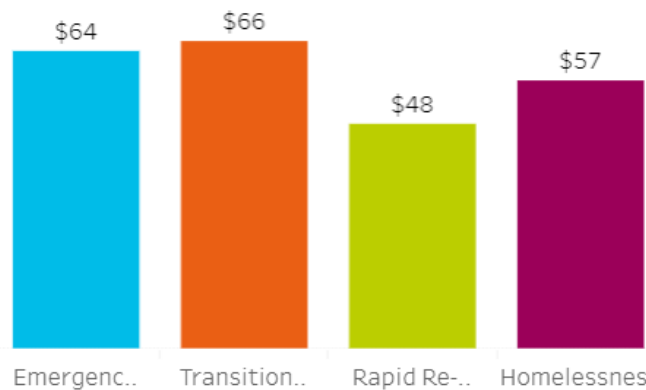
Returns to Homelessness

10%

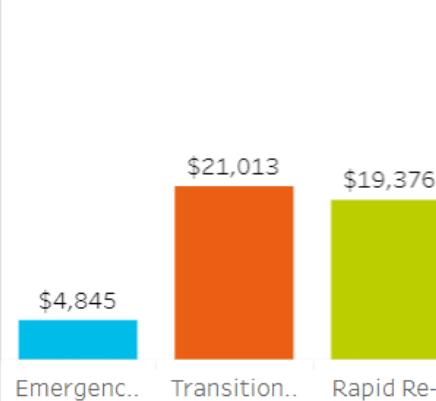
System Prioritization

51%

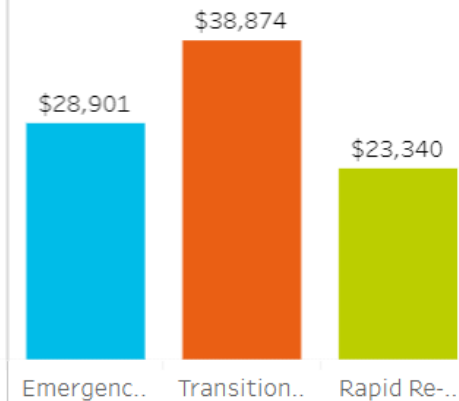
Cost per Day



Cost per Exit



Cost per Successful Exit



https://public.tableau.com/app/profile/comhau/viz/DRAFTWashingtonStateHomelessSystemPerformance_CountyReportCardSFY2019/ReportCard



What works: Multiple approaches to addressing affordability

- Allow building lots/density needed to accommodate growing population (land use)
- Increase incomes (reduce poverty): family sustaining wages, tax credits, supported bridges to education/employment & training, and direct cash transfers See 10-Year Plan to Dismantle Poverty in Washington
- Build subsidized units: State and federal housing trust fund, tax credits, tax exemptions, inclusionary zoning
- Provide housing vouchers
- Comprehensive supports in housing for those who need help with recovery and stability



Governor Q&A



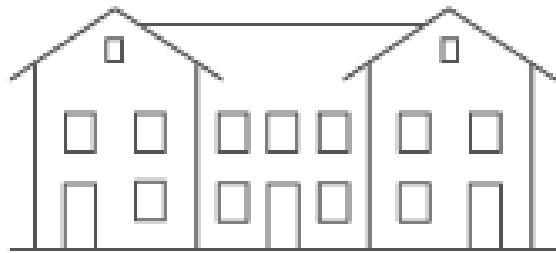
GROWTH MANAGEMENT & INVESTMENTS

PRESENTED BY:

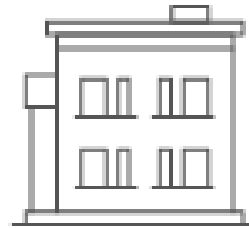
- ANNE FRITZEL, HOUSING PLANNER MANAGER, DEPARTMENT OF COMMERCE
- NATHAN LICHTI, MANAGING DIRECTOR MULTIFAMILY HOUSING UNIT, DEPARTMENT OF COMMERCE

Washington state needs 1.1 million new homes over the next 20 years

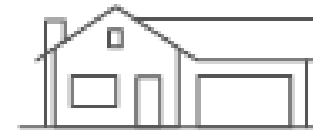
Growth Management Act projections of housing need
www.commerce.wa.gov/planning-for-housing



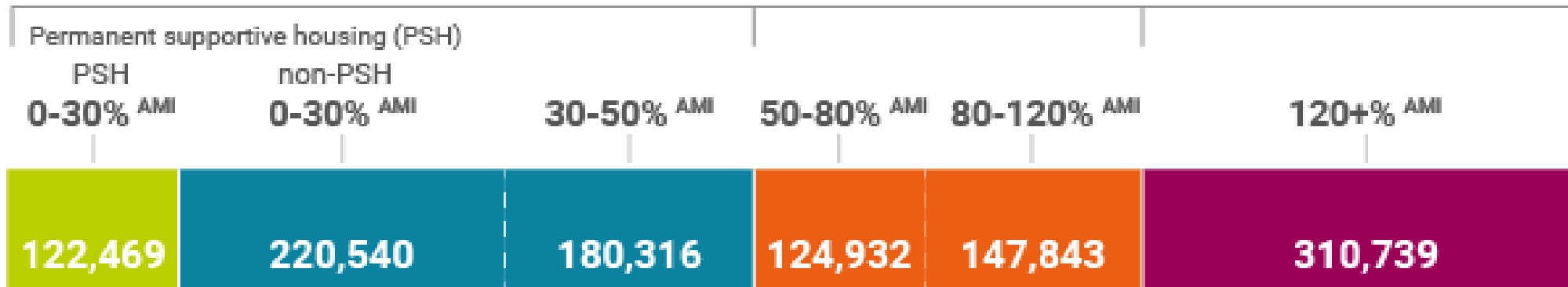
Apartments



Multi-plex



Single family

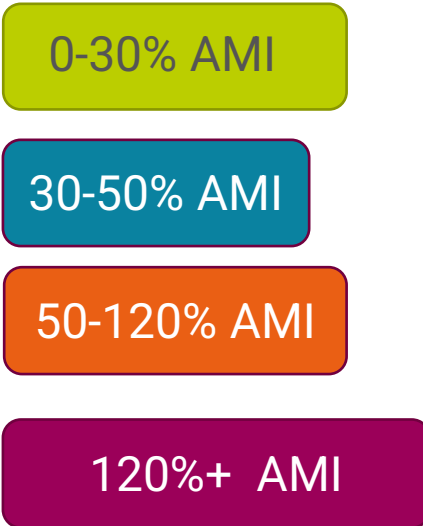


We also need 91,357 emergency housing beds.



Within each county, jurisdictions must allocate needs, and then “plan for and accommodate” housing for all

Countywide housing need



Countywide need allocated to local governments



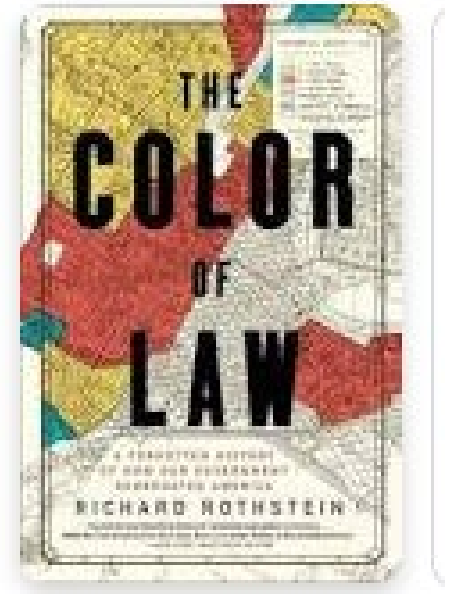
Lessons

- Countywide cooperation is needed
- Housing for lower income households needs to be in places with higher density
- New housing in rural areas tends to be high cost

Comprehensive plans and development regulations must address local share of housing needs

Housing element must “make adequate provisions” to address barriers to housing

- **Consider affordable housing incentives** such as:
 - Fee waivers and tax exemptions
 - Density bonuses and regulatory flexibility
 - Expedited permitting
- Begin to **undo discriminatory zoning**, by allowing new housing in areas of opportunity such as large lot zoning, and employment areas.



Coordinating Low Income Housing Planning (CLIHP) grant

www.commerce.wa.gov/serving-communities/growth-management/growth-management-grants/

Development regulations must allow more housing within urban growth areas

Local residential zoning

- Must allow emergency and permanent supportive housing
- Must allow 2 ADUs on each parcel (separate sale ok) *
- Must allow middle housing (77 larger cities)*
- Should plan for high density housing in transit-served areas

* *With some limitations*



Fourplex



Cottage Housing



Periodic updates

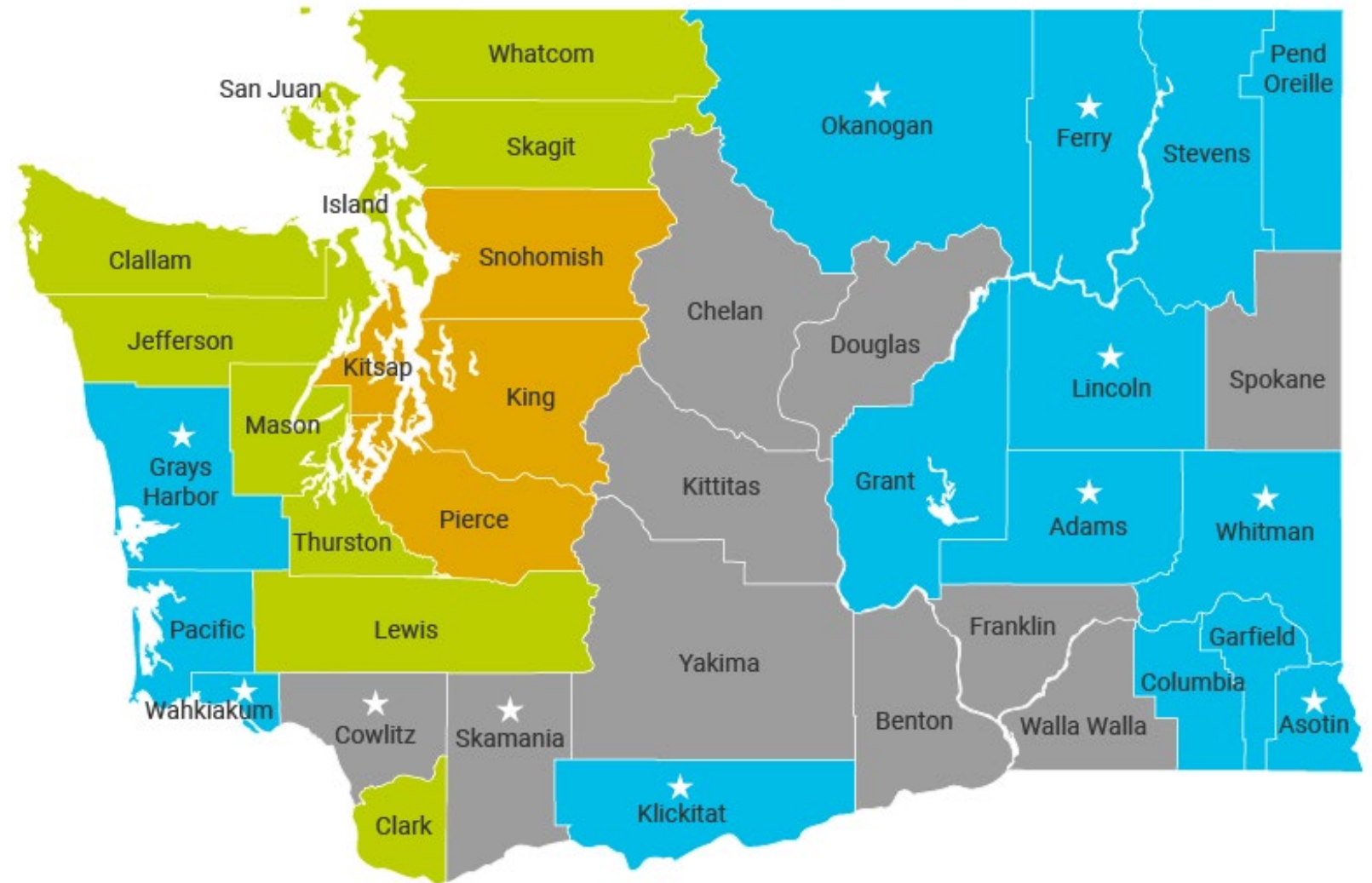
Every 10 years, review and revision of **comprehensive plan and development regulations**

Formula grants provided to each local government

Other grants provided for:

- Climate
- Housing
- Streamline permitting

RCW 36.70A.130

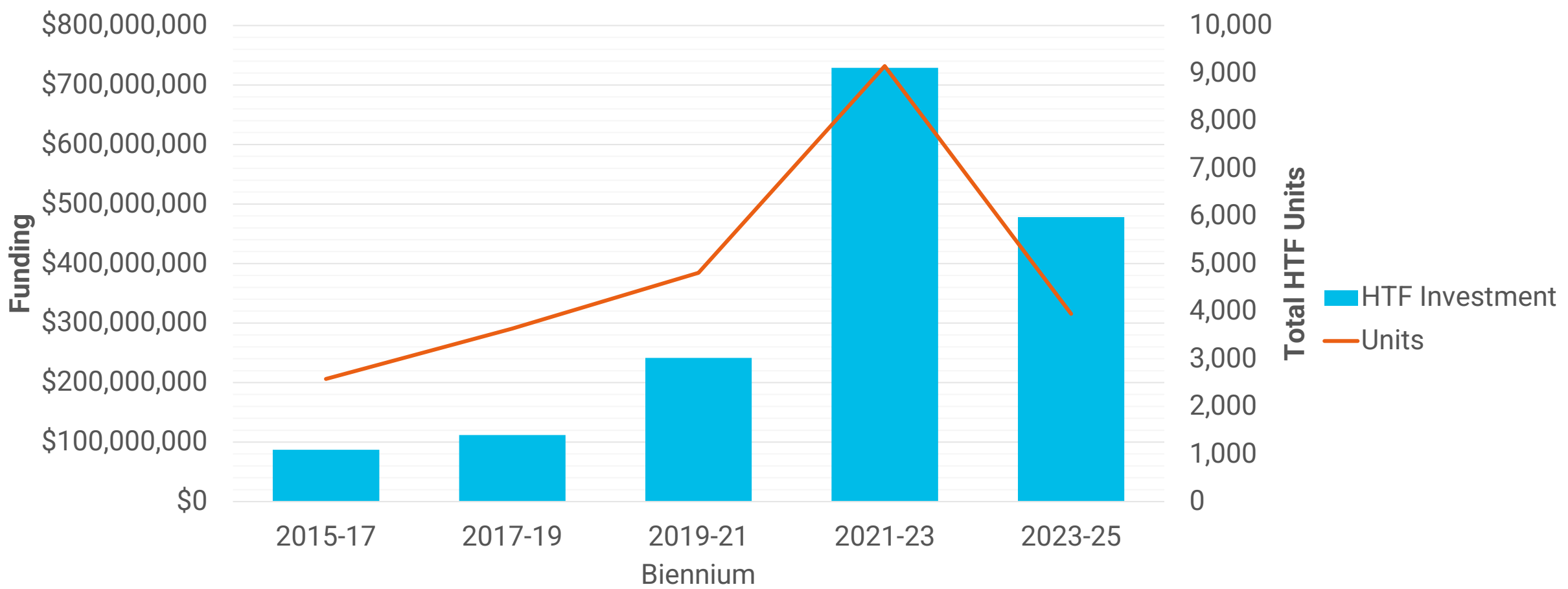


■ **2024** Due December 31st
■ **2025** Due June 30th
■ **2026** Due June 30th
■ **2027** Due June 30th

★ Starred counties are partially planning under the Growth Management Act

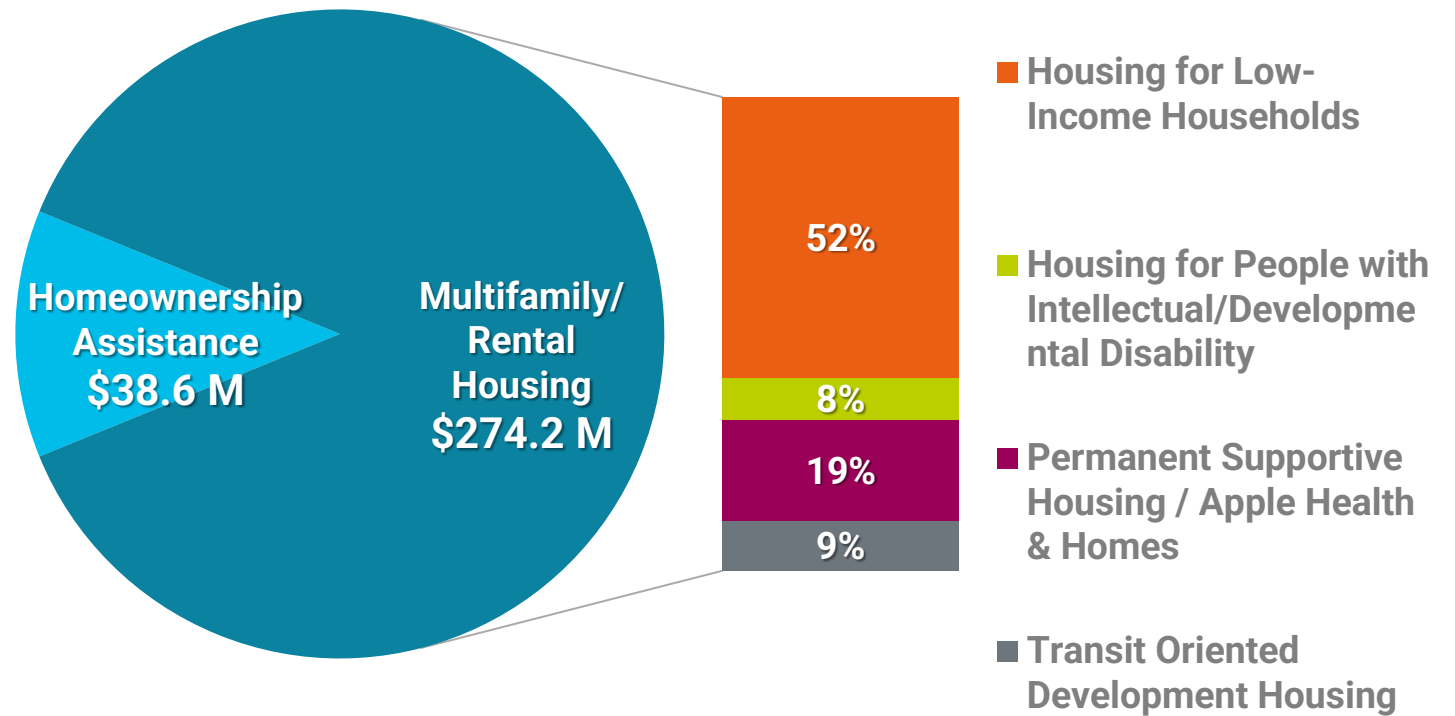


The state's growing investment



2024 Historic investment in affordable housing: **\$313 Million**

- **3,913** affordable homes
- **3,086** (79%) **new** construction
- Investments are distributed **across the state**
 - Prioritizing Homeless-At Entry Units, Extremely Low Income, and Permanent Supportive Housing Projects
- **Equity:** 10% of funds invested with “By & For” organizations



By-and-For Investments

Pilot

- **By-and-For Organizations are operated by and for communities they serve.** They are culturally based, directed, and substantially controlled by individuals from communities disproportionately represented in homelessness, housing instability, and housing affordability, and embody those communities' values.
- **7 awards were made this first year of pilot the \$26M (10% of commitments).**



Highlight: Beloved Sunset Apartments-by Take Up the Cause (Spokane)

- Acquisition of Sunset Hills Apartments and converting it to 56 affordable housing units. PSH units.
- As a BIPOC led sponsor with lived experience in the local community, TUC firmly believes that this project will provide crucial stability and wide-ranging benefits to dozens of local families and single adults, many of which will be members of traditionally underserved communities.

Regional Reference – growth management-informed benchmark

	# of Units Needed for <50% AMI by 2044 (HB 1220 Projections)	Units needed Annually	# of Units Funded per Region (2023)	% of Annual Housing Production Funded
Great Rivers	15,894	795	4	0.5%
Greater Columbia	42,489	2,124	283	13.3%
King County	178,837	8,942	1838	20.6%
North Central	12,304	615	161	26.2%
North Sound	92,156	4,608	148	3.2%
Pierce County	59,114	2,956	482	16.3%
Salish	19,042	952	95	10.0%
Southwest	37,586	1,879	240	12.8%
Spokane	41,915	2,096	137	6.5%
Thurston-Mason	23,987	1,199	55	4.6%
Total	523,324	26,166	3,443	13%

Only **13%** of total annual housing production is funded!

A large, faint, circular seal of the State of Washington is visible in the background. It features a portrait of George Washington in the center, surrounded by the text "THE STATE OF WASHINGTON" and the year "1889".

Governor Q&A



ENCAMPMENT RESOLUTION PROGRAM

PRESENTED BY:

- TEDD KELLEHER, HOUSING POLICY DIRECTOR, COMMERCE
- STEVE ROARK, REGION ADMINISTRATOR, DEPARTMENT OF TRANSPORTATION
- SEAN WATKINS, MPA SENIOR POLICY ADVISOR, KING COUNTY REGIONAL HOMELESSNESS AUTHORITY



Encampment Resolution Program

We know how to resolve encampments by bringing people inside.

#1 Strong Partnerships:

- **Local governments** – Develop plans and manage contracts
- **Outreach providers** – Engage people living outside, assess needs
- **Housing and shelter providers** – Buy and renovate or lease
- **WSDOT** – Support outreach, clean and improve sites
- **Commerce** – Develop process agreements, manage contracts
- **WSP** – Supports outreach and cleanup, assists with ongoing post resolution site monitoring
- **State Licensing, Health**– Identification
- **Social and Health Services** – Assistance with Public Assistance and Identification

#2 Funding at scale for:

- **Outreach teams to engage people**
- **Purchase and rent of housing and shelters**
- **Long term local, WSDOT, and WSP monitoring of sites, and prompt engagement of people moving onto sites**

Working together to bring identification and benefits to people at Camp Hope



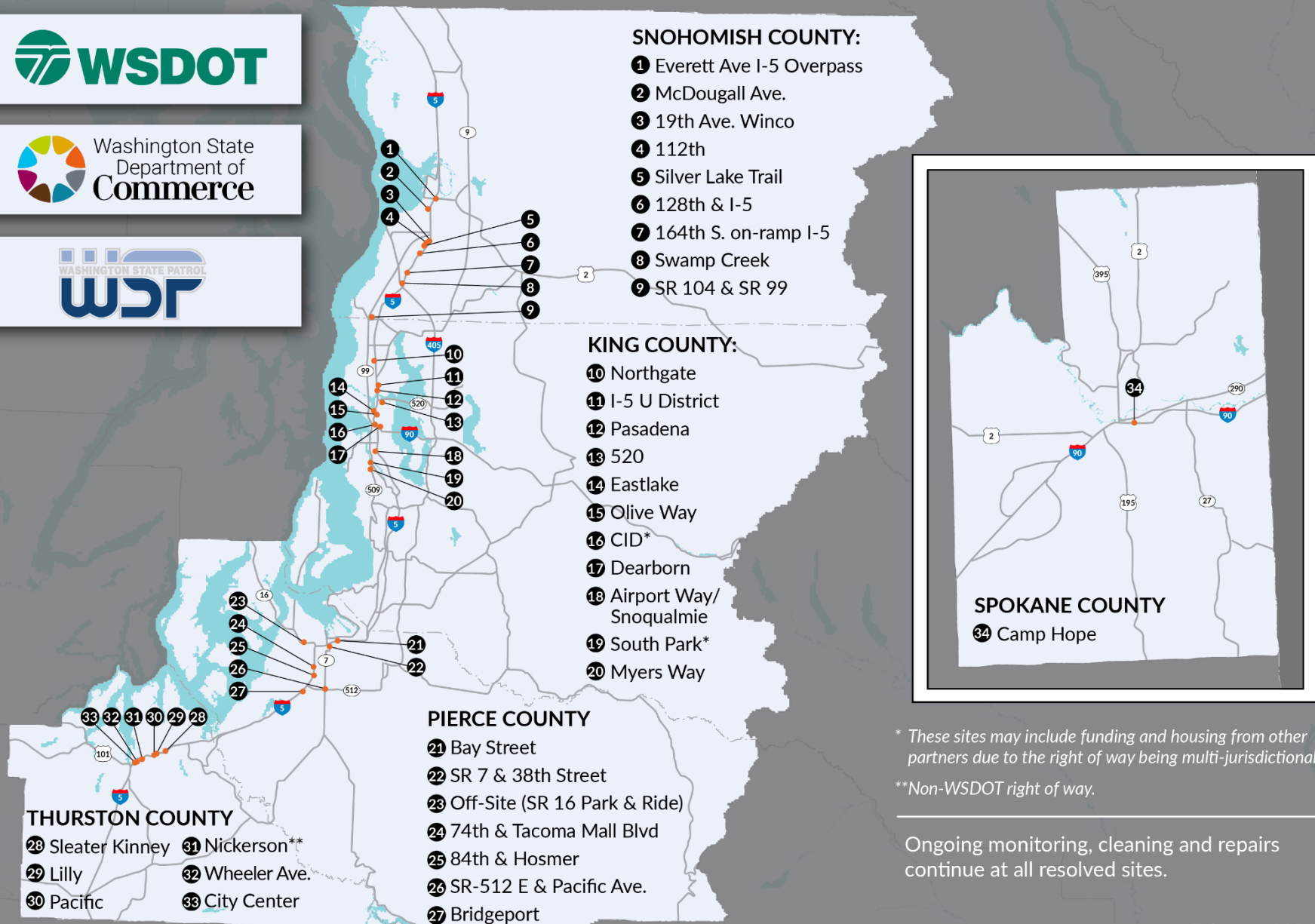
Encampment Resolution Program

July 2022 to February 2024:

- **Resolved 34 sites**, moving 1,056 people into shelter and housing
- **83% of people on sites moved into shelter or housing** (excluding Camp Hope and rest stops)
 - **Of those, 72% still in shelter or housing**



Resolved Encampment Resolution Program Sites



SNOHOMISH COUNTY:

- 1 Everett Ave I-5 Overpass
- 2 McDougall Ave.
- 3 19th Ave. Winco
- 4 112th
- 5 Silver Lake Trail
- 6 128th & I-5
- 7 164th S. on-ramp I-5
- 8 Swamp Creek
- 9 SR 104 & SR 99

KING COUNTY:

- 10 Northgate
- 11 I-5 U District
- 12 Pasadena
- 13 520
- 14 Eastlake
- 15 Olive Way
- 16 CID*
- 17 Dearborn
- 18 Airport Way/ Snoqualmie
- 19 South Park*
- 20 Myers Way

PIERCE COUNTY

- 21 Bay Street
- 22 SR 7 & 38th Street
- 23 Off-Site (SR 16 Park & Ride)
- 24 74th & Tacoma Mall Blvd
- 25 84th & Hosmer
- 26 SR-512 E & Pacific Ave.
- 27 Bridgeport

THURSTON COUNTY

- 28 Sleater Kinney
- 29 Lilly
- 30 Pacific
- 31 Nickerson**
- 32 Wheeler Ave.
- 33 City Center



SPOKANE COUNTY

- 34 Camp Hope

* These sites may include funding and housing from other partners due to the right of way being multi-jurisdictional.

**Non-WSDOT right of way.

Ongoing monitoring, cleaning and repairs continue at all resolved sites.

Site work - Before and after examples

45th St/NB I-5 on ramp - King County



Camp Hope -
Spokane
County

Sleater Kinney ramp - Thurston County



WSDOT ERP roles

- **Site identification and prioritization**
- **Support/assist social service teams during outreach**
 - Help facilitate trash removal, sanitation measures until site is closed
- **Site work (once site is vacated):**
 - Clear debris *
 - Clean site *
 - Modify site

**WSDOT crews and/or contractors*

Partnerships are key to each of these steps



Ongoing needs

WSDOT ongoing needs include:

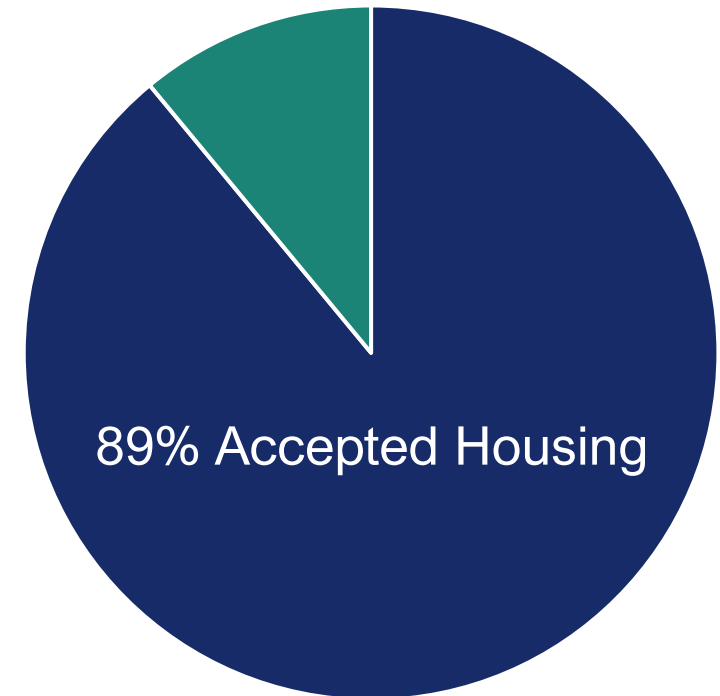
- **Monitoring**
 - In conjunction with law enforcement and other partners
 - All sites require long-term monitoring, no matter the modification level
- **Site cleaning and repair**
 - Vegetation management, damaged fencing, graffiti removal, other
 - Periodic repairs and cleaning often needed even after a site is resolved
- **(Long-term) Addressing other counties/rights of way not included in Encampment Resolution Program**

King County

Our Approach

- **Housing** – offer options that meet people’s needs
- **Outreach** has sufficient time for needed engagement
- **Housing plan** in place for everyone before moving to closure

Program Outcomes as of February 26, 2024
11 Encampments, 360+ People



King County

Lived Experience Sara Esque



LET EVERYONE
ADVANCE WITH DIGNITY

- **CoLEAD Program**– Support for people without housing who experience increased exposure to law enforcement
 - Developed from the Law Enforcement Assisted Diversion (LEAD) framework
 - Established during Spring of 2020 during COVID emergency
 - Offers temporary lodging and intensive case management to address root cause issues such as unmet behavioral health needs and/or income instability

www.wearepda.org/programs/colead/





KCRHA
King County Regional Homelessness Authority

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Scan this QR code to sign up for KCRHA emails →



@KingCoRHA



@KCRHA





Governor Q&A

Join us April 26th
10:30 a.m. – 11:45 a.m.

Topic:
Achieving
Clean Energy Goals

THANK YOU FOR ATTENDING TODAY!

PLEASE TAKE A MOMENT TO COMPLETE OUR BRIEF SURVEY USING THE QR CODE BELOW:



YOU CAN VIEW THE RECORDING OF TODAY'S MEETING AT: [HTTPS://RESULTS.WA.GOV/MEASURING-PROGRESS/PUBLIC-PERFORMANCE-REVIEWS](https://results.wa.gov/measuring-progress/public-performance-reviews)

The seal of the State of Washington is visible in the background on the left side of the slide. It features a portrait of George Washington in the center, surrounded by the text "THE STATE OF WASHINGTON" and the year "1889".

FUTURE COMMITMENTS AND NEXT STEPS

PRESENTED BY:

- DIANE KLONTZ, DEPUTY DIRECTOR, DEPARTMENT OF COMMERCE



Call to action

Working together, we know how to make housing affordable and bring people inside

- Implementing land use changes is critical to success
- Overall poverty reduction and improved access to services can work upstream to reduce need
- Balanced tenant protections are critical to rent and tenancy stability
- Housing investment need to continue to scale up to meet the goals

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Governor's Closing Remarks