Welcome!

We will begin the meeting momentarily.
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](http://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)
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

Target housing units for 2022-2042: at least 55,000 each year

Overall current ~100,000 unit shortfall
316,000 very low-income households severely cost burdened

18,000 unit production shortfall in 2023

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

SSI income
Lower quartile rents

WASHINGON STATE DEPARTMENT OF COMMERCE
...but fixed incomes not keeping pace: Housing costs increased from 89% to 124% of disability income
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

Homelessness per 100,000 people
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

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project Entries</td>
<td>74,288</td>
</tr>
<tr>
<td>Length of Time Homeless</td>
<td>208</td>
</tr>
<tr>
<td>Exits to Permanent Housing</td>
<td>38%</td>
</tr>
<tr>
<td>Returns to Homelessness</td>
<td>10%</td>
</tr>
<tr>
<td>System Prioritization</td>
<td>51%</td>
</tr>
</tbody>
</table>

### Cost Breakdown

- **Cost per Day**
  - Emergency: $64
  - Transition: $66
  - Rapid Re-Housing: $48
  - Homelessness: $57

- **Cost per Exit**
  - Emergency: $21,013
  - Transition: $19,376
  - Rapid Re-Housing: $28,901

- **Cost per Successful Exit**
  - Emergency: $39,874
  - Transition: $23,340

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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
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

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**

- 0-30% AMI
- 30-50% AMI
- 50-120% AMI
- 120%+ AMI

**Countywide need allocated to local governments**

- City 1
- City 2
- Town
- Rural

**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
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
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
The state’s growing investment

- **Total HTF Units**
- **Funding**
- **Biennium**
- **HTF Investment**
- **Units**
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 Permeant 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 disproportionally 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

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

Only 13% of total annual housing production is funded!
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:
1. Northgate
2. I-5 U District
3. Pasadena
4. 520
5. Eastlake
6. Olive Way
7. CID*
8. Dearborn
9. Airport Way/ Snoqualmie
10. South Park*
11. Myers Way

PIERCE COUNTY:
1. Bay Street
2. SR 7 & 38th Street
3. Off-Site (SR 16 Park & Ride)
4. 74th & Tacoma Mall Blvd
5. 84th & Hosmer
6. SR-512 E & Pacific Ave.
7. Bridgeport

THURSTON COUNTY
8. Sleater Kinney
9. Nickerson**
10. Lilly
11. Wheeler Ave
12. City Center

SPOKANE COUNTY
13. 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.

February 2024
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]

89% Accepted Housing
King County

Lived Experience Sara Esque

- **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/
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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
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
Governor's Closing Remarks