



Island County Human Services

Housing Support



Human Services Overview

29 Employees – Policy and Direct Services

- ▶ Developmental Disabilities
- ▶ Veteran's Services
- ▶ Prevention Coordination
- ▶ Behavioral Health Coordination
- ▶ Housing and Coordinated Entry
- ▶ Opioid Outreach
- ▶ 1/10th Programs



Human Services – Housing Homeless and Affordable Housing

- ▶ Lead - Department of Commerce/Housing Division
- ▶ Serve on Statewide Committees
- ▶ Manage Funds and Contracts
- ▶ Staff Housing Advisory Board
- ▶ Staff Housing Provider Network
- ▶ Initiate Forums, Task Forces, Community Conversations, Affordable Housing Developers
- ▶ Homelessness
 - ▶ Housing Support Center – Island County Coordinated Entry
 - ▶ Annual Homeless Point in Time Count
 - ▶ Data Input and Collection
 - ▶ Haven – Night-to-Night Shelter



Funding Homelessness and Affordable Housing

Document Recording Fees

In 2005, responding to rising homelessness, WA State Legislature passed "Housing & Assistance Act" that included legislation for local governments to collect a modest fee paid to file Real Estate related documents.

2017 Document Recording Fee Totals

- ▶ Affordable Housing: \$102,329 (\$10)
- ▶ Homeless Housing \$539,156 (\$40)

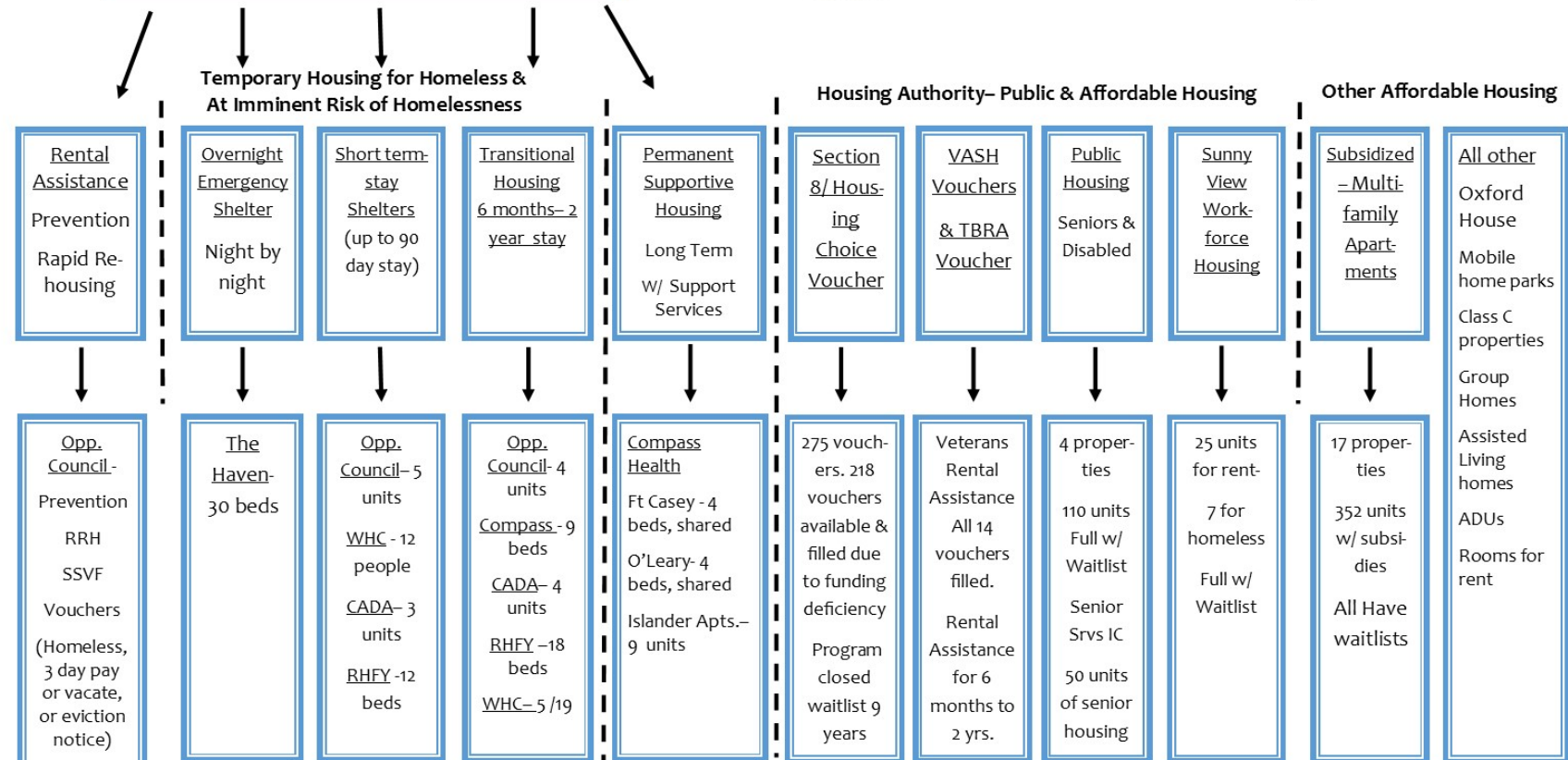
Document recording fees are Washington State and Counties primary source for funding homelessness services.

Other Funding



Island County Homeless & Affordable Housing Continuum

**Housing Support Center– Coordinated Entry
Intake & Referrals out**




Notes:



Housing Support Center

Island County Coordinated Entry and Crisis Response System

- ▶ 2014 Washington Legislature all Counties Implement Coordinated Entry
- ▶ 6 Month Community Planning Process - System Restructure
- ▶ Opened August 2016
- ▶ Housing Navigator – Deia Brower
- ▶ Prescreen to Qualify & Assessment for Referral
- ▶ Traffic
 - ▶ New Households Screened - 838 households/1704 individuals
 - ▶ 643 unsheltered, living in tent, car, place not meant for habitation or at risk of homelessness
 - ▶ 154 Household living in crisis (doubled up or multiple families together)
 - ▶ Difference due to Unqualified Households or Lost Contact
 - ▶ 427 referred to housing and services
 - ▶ 67 remain with no housing available (Housing Interest List)
- ▶ Data/HMIS



Housing Support Center

Housing Interest List - Barriers to Housing

- ▶ Lack of affordable housing
- ▶ Steep rent increases
- ▶ Lease Termination & no where to go
- ▶ Lack income = to 2x-3x amount of rent
- ▶ Lack of employment opportunities
- ▶ Stagnate wages, \$11.50 minimum wage
- ▶ Domestic violence/family break up
- ▶ Criminal background
- ▶ Mental health and substance abuse issues
- ▶ Lack of income
- ▶ Poor credit – eviction history
- ▶ Disabled
- ▶ No where to park RVs
- ▶ Not enough housing programs
- ▶ Not enough permanent supportive housing for chronically homeless
- ▶ Inability to connect to services while homeless
- ▶ Lack of supportive services
- ▶ Lack of life skills, generational poverty



Annual Homeless Point In-Time Count

- ▶ 2006 Homeless Housing and Assistance Act Mandate
- ▶ Longest Running Data on Homelessness
- ▶ Island County has implemented PIT Count since 2016
- ▶ Snapshot – Trends
- ▶ 2014 – Human Services Restructure Strategy
 - ▶ Four Regions with Regional Leads
 - ▶ Trained Volunteers
 - ▶ Survey
 - ▶ Data



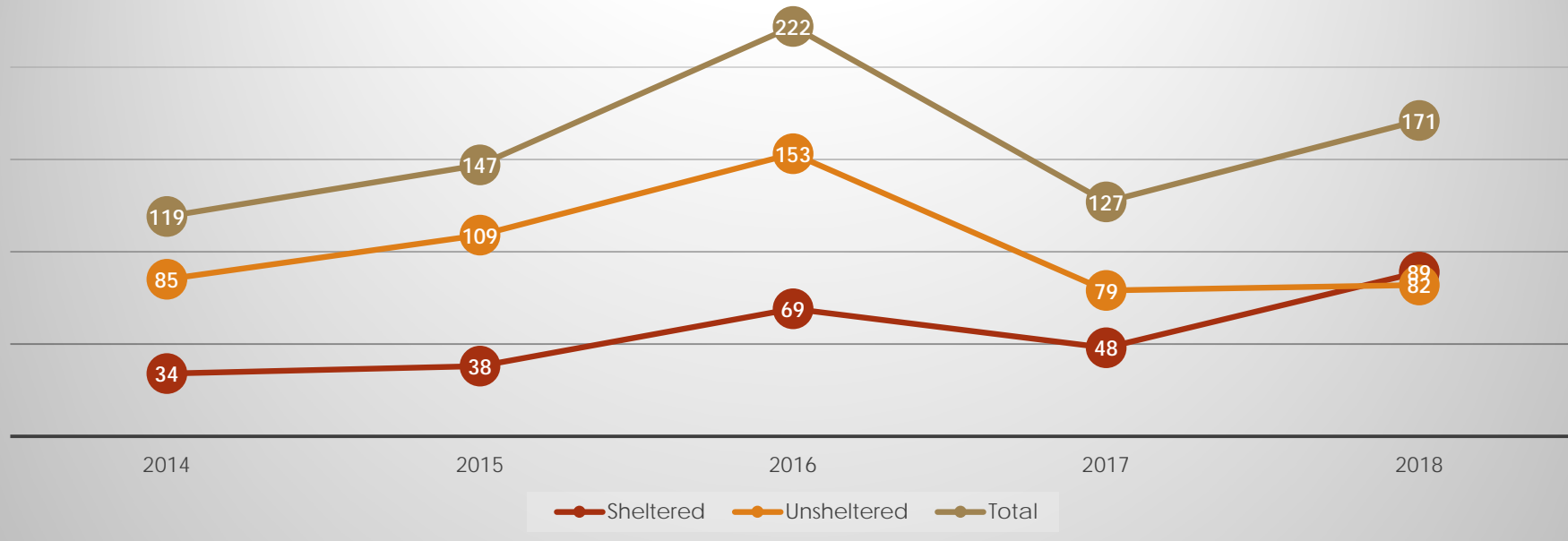
2018 Annual Point In-Time Homeless Count

- ▶ 82 Unsheltered – 88% singles/12% families
 - ▶ Includes 4 minors
 - ▶ Includes 10 Veterans
 - ▶ Includes 37 chronically homeless
- ▶ 89 Sheltered
 - ▶ Living in The Haven, Emergency Shelter Housing and Transitional Housing
- ▶ 171 - Total 2018 Point In-Time Homeless Count

5-Year Homelessness Trends

Five Year Comparison	2014		2015		2016		2017	2017		2018	
	Number	% of Total	Number	% of Total	Number	% of Total	IC PIT	Number	% of Total	Number	% of Total
Sheltered	34	29%	38	26%	69	31%	55	48	38%	89	52%
Unsheltered	85	71%	109	74%	153	69%	154	79	62%	82	48%
Total	119		147		222		209	127		171	
2017/2018 Change							-38 (-18%)			+44 (+35%)	
5-Year Trend										+52 (+43%)	

Five Year Comparison of Point In-Time Data





Strengthening Partners – Building Capacity

- ▶ North Whidbey Affordable Housing Task Force Implementation
- ▶ Island County Land Purchase (7 acres), crisis stabilization and subacute detox center and future affordable housing
- ▶ Low Income Housing Institute (LIHI), 51 unit affordable housing, Pioneer Way, Oak Harbor
- ▶ Camano Island Service Delivery (Coordinated Entry)
- ▶ Recruiting Developers for Affordable Housing
- ▶ Collaborating with Island County Planning Department
- ▶ Served with Housing Group for Community Health Improvement Plan
- ▶ Leading Functional Zero Planning with Housing Partners



The Haven Shelter

- ▶ Operated by Whidbey Homeless Coalition
 - ▶ Fully staffed every night plus one volunteer
- ▶ Night to Night Emergency shelter
- ▶ Weekly collaboration with Housing Support Center, Spin & Haven Staff
- ▶ Hosted by churches and shifts every 90 days
 - ▶ Has provided shelter to 212 individuals including children.
 - ▶ 80% from Oak Harbor
 - ▶ 90% self report one or more disabilities
 - ▶ 45 calls to 911 or non emergency ICOM dispatch
 - ▶ 37- physical health related
 - ▶ 8- substance abuse and mental health related
- ▶ Some individuals had to be turned away due to severe behavioral health issues, and/or medical needs prevented them from being able to care for themselves in shelter.



North Whidbey Affordable Housing Task Force

- ▶ Steering Committee, Commissioner Jill Johnson and Mayor Bob Severns
- ▶ November 18, 2016, first meeting
- ▶ Structure and Process
 - ▶ 27 Task Force Members/Four Work Groups
 - ▶ 1 Land Mapping and Land Banking & Transfer of Development Rights
 - ▶ 2 New Affordable Housing Resources & Financing and Funding
 - ▶ 3 Zoning and Housing Types & Construction and Timelines
 - ▶ 4 Tenant Access and Protections & Preserving Affordable Housing
 - ▶ Preliminary recommendations from each work group
 - ▶ Discussion, Deliberation and Formal Voting
- ▶ July 23, 2017, final suite of 40 recommendations presented to elected officials
- ▶ December 7, 2017, elected officials hosted a community outreach open house for input and engagement
- ▶ Next Steps: elected officials considering implementation



Affordable Housing – The Basics

What is Affordable Housing?

- ▶ HUD defines affordable housing when a household pays 30% or less of their income for housing costs (including utilities), leaving enough money for food, transportation, medical costs, childcare and other basic life necessities.
 - ▶ Example: \$2000.00 monthly income (\$24,000 annually)
 - ▶ \$600.00 (30%) per month to spend on housing (rent & utilities)
 - ▶ Current market rent for a one-bedroom apartment - \$900.00
(55% = extremely rent burdened)
- ▶ **Cost Burdened:** HUD defines any household paying more than 30% of household income on housing expenses as being “cost burdened”.
Example: Household earning \$100,000 per year but spending more than \$30,000 for housing and utilities is considered cost-burdened.
- ▶ **Severely Cost Burdened:** HUD considers any household paying 50% or more of income on housing expenses as severely cost burdened.



Affordable Housing – The Basics

What is Area Median Income?

- ▶ Each year, US Department of Housing and Urban Development (HUD) calculates the median (Middle) income for every region in the country. It determines the middle number of all incomes for the given area. Example: 50% of people in a region make more than that amount and 50% make less than that amount.

Affordable Housing – The Basics

What is Area Median Income (AMI) by family size in Island County/2018

- ▶ 100% of Area Median Income for a **family of 4 is \$77,300**
- ▶ Current market rent for a 3-bedroom unit is \$1400.00
- ▶ Current minimum wage for Washington \$11.50/hour @ 40 hours = \$1840/month (rarely given 40 hours/week)

% of Area Median Income	Annual Income	Monthly Income	Weekly Income	Hourly Wage	Affordable Monthly Rent @ 30% of Income
80%	\$ 61,800	\$5,153.33	\$1,288.33	\$32.20	\$1,546.00
60%	\$ 46,380	\$3,865.00	\$966.25	\$24.15	\$1,159.50
50%	\$ 38,650	\$3,221.00	\$805.00	\$20.13	\$966.30
30%	\$ 23,190	\$1,932.50	\$483.00	\$12.08	\$579.75

Affordable Housing – The Basics

What is Area Median Income (AMI) by family size in Island County/2018

- ▶ 100% of Area Median Income for a **family of 2 is \$60,400**
- ▶ Current market rent for a 2-bedroom unit is \$1200.00
- ▶ Current minimum wage for Washington \$11.50/hour @ 40 hours = \$1840/month (rarely given 40 hours/week)

% of Area Median Income	Annual Income	Monthly Income	Weekly Income	Hourly Wage	Affordable
					Monthly Rent @ 30% of Income
80%	\$ 48,320	\$4,026.66	\$1,006.66	\$25.16	\$1,207.99
60%	\$ 36,240	\$3,020.00	\$755.00	\$18.88	\$906.00
50%	\$ 30,200	\$2,516.66	\$629.16	\$15.72	\$754.80
30%	\$ 18,120	\$1,510.00	\$377.50	\$9.43	\$453.00



Affordable Housing – The Basics

Income categories and definitions

- ▶ Extremely low income – 30% or less of the AMI
- ▶ Very Low Income – 30%-50% of AMI
- ▶ Low income – 50%-80% AMI
- ▶ Moderate Income – 80%-100% AMI
- ▶ Middle Income – 80%-120% AMI
- ▶ Upper Income – 120% or higher



Questions?