Mason County 5-Year Homeless Housing Plan
December 2019 – December 2024

Background

Washington State law requires that each county develop a five-year homeless housing plan that is consistent with the local plan guidelines issued by the Department of Commerce.

Recognizing the seriousness of the homeless crisis, the Washington State Legislature passed the Homeless Housing and Assistance Act (Chapter 43.185C RCW) in 2005 (the "Act"). The Act, along with legislation, allows the collection of surcharges on documents recorded for the sale and/or transfer of real property to fund homeless programs. The document recording surcharge funds ("surcharge funds") are used by the state and local government agencies to reduce homelessness.

The Consolidated Homeless Grant Program (CHG) is awarded to Counties through a biennial process. Each county subgrants these funds to support a variety of activities that target households with an area median income of less than 30%. These funds are governed by the contract between the Department of Commerce and the county and the manual "Guidelines for the Consolidated Homeless Grant". These funds support administration, operations, and facilities support for such programming as emergency shelters, transitional housing, rapid re-housing, diversion, coordinated entry, and data collection and reporting.

2163 Funds (RCW 36.22.179) Homeless Housing and Assistance: The Homeless Housing Grant Program was created in Washington State by Engrossed Second Substitute House Bill (ESSHB) 2163 on August 1, 2005. The law created a document recording fee on certain documents to be utilized by local jurisdictions to reduce homelessness. Funds are obtained through an imposed surcharge on document recording fees of real property, dedicating funding to low-income and very-low income individuals. Administration of the grant funds are shared between local governments and the state. Eligible uses of the funds are to provide housing and shelter for homeless people including, but not limited to: Grants to operate, repair, and staff shelters; grants to operate transitional housing; partial payments for rental assistance; consolidated emergency assistance; overnight youth shelters; grants and vouchers designated for victims of human trafficking and their families; and emergency shelter assistance; and fund the homeless housing grant program.

In the Local Plan Guidelines, the Department of Commerce's Office of Adult and Family Homelessness references RCW 43.185C.160 to state the role of the local government as follows, "While local government has the authority to subcontract with other entities, the local government continues to maintain the ultimate responsibility for the homeless housing program within its borders". Mason County Community Services Department of Public Health provides the administration and oversight of subcontracting the above funds to local entities and strives to optimize the use of these resources and its authority to reduce homelessness. The Public Health Department further serves as the backbone organization to help local entities collaborate, achieve collective impact, meet project level and system wide performance measures, supports the State vision of "no person left living outside", and are aimed at ending homelessness.

Strategic Plan

Objective #1

Quickly identify and engage people experiencing homelessness under the state definition, and all unaccompanied youth under any federal definition, through outreach and coordination between every system that encounters people experiencing homelessness.

Measures of Success
A) Communities with Street Outreach projects: Increase percentage of exits to positive outcome destinations to the level of the top performing 20 percent of homeless crisis response systems nationwide.
B) Compliance with state and federal Coordinated Entry Data Collection requirements in order to build and maintain active lists of people experiencing homelessness and to track the homelessness status, engagement and housing placements for each household.

Strategies
1) Use marketing, street outreach and coordination between every agency that encounters people experiencing homelessness to quickly identify and engage people experiencing homelessness into emergency shelter and services that result in a housing solution.
2) Form a CE Advisory Board to develop and maintain policies and procedures that are recommended to Crossroads Housing, the lead Coordinated Entry agency, to adopt. This advisory board will also evaluate prioritization practices and vulnerability assessments.
3) Work with the Department of Commerce's Coordinated Entry manager in the development of a CE advisory board, prioritization, policies and procedures, and implementation of the CE Core Elements Manual's best practices and Coordinated Entry Management and Data Guide.
4) System Collaboration and marketing: A) Expand marketing to tribes, jail, law enforcement, hospital, schools, food banks, DSHS, Veterans, and behavioral health agencies; B) Marketing to key agencies to ensure households have access to and are referred to CE
5) Street Outreach: A) Leverage current street outreach programs and/or partner with agencies coordinate outreach efforts that quickly identify and engage people experiencing homelessness; B) Continually develop street outreach efforts to engage targeted populations such as veterans and unaccompanied youth
6) Quickly identify and engage subpopulations and partner with agencies that serve these populations to achieve functional zero for each
7) Identify and implement staff trainings such as diversion, progressive engagement, motivational interviewing, trauma informed care, etc.
8) Apply for additional funding sources to aid the street outreach, diversion, engagement process, and establish a youth CE access point

Current Condition

Crossroads Housing developed Coordinated Entry in May 2016 as a response to a "100 Day Challenge" to house all children experiencing unsheltered homelessness and create lasting system change. Coordinated Entry became locally knows as the Housing Crisis Support Center in 2017 and serves all of Mason County through three access points Crossroads Housing, Community Action Council and North Mason Resources. All subpopulations access coordinated entry the same and one vulnerability assessment is used for all subpopulations. The vulnerability assessment caters to barriers to housing rather than true vulnerability to illness and death. Community Action Council's HEN program became an access point for single adults in 2018. The current state of street outreach is fragmented happening through independently funded grant programs such as Opioid Response, PATH, WorkSource personnel and a veteran volunteer. Most agencies wait for individuals to come to them rather than the agencies going out to people experiencing homelessness. Opportunities exist to partner with these existing systems as well as "missing systems" such as the local housing authority, school district, tribes, jail, and emergency departments.

Actions to Meet State Objective #1

Success is measured by meeting deadlines and the Objective Measures of Success

Action	Activity / Program	Responsible Party	Timeline / Milestone
Compliance with Washington State Coordinated Entry Guidelines and Consolidated Homeless Grant Strategies used: #2, 3	1) Form CE Advisory Board 2) Implement all policies and procedures required by the WA State CE Guidelines 3) Consider implementation of the Coordinated Entry Core Elements Manual 4) Implement CE system as outlined in the CE Management and Data Guide (data collection requirements) 5) CE Advisory Board to evaluate the CE system and document in CE P&P 6) Build and maintain active lists of persons experiencing homelessness (also captured in Objective #2)	Crossroads Housing (Lead CE Agency) & CE Advisory Board	2019 – Form CE Advisory Board 2019 – 2020 – A. Implement P&P per WA State CE Guidelines and from Commerce recommendations from CE Evaluation B. Implement all recommendations by the Dept. of Commerce CE evaluation from April 2019 2020 – Evaluate and consider implementation CE Core Elements Annually – update P&P
Quickly identify and engage people experiencing homelessness	1) Expand programs by applying for funding. For example, OHY and YHDP to expand marketing, street outreach efforts, and a youth CE	Crossroads Housing Youth Funding: Shelton Family	2019 – Apply for OHY and YHDP Funding to expand youth services 2) By December 2020 –

Strategies used: #1, 4, 5, 6, 8	access point 2) Comply with the WA State CE Guidelines Marketing Section 3.2; Identify all systems that encounter people experiencing homelessness and expand CE agency connections to target veterans, adults, chronically homeless, families (HH w/ minors) and unaccompanied youth. 3) Comply with the WA State CE Guidelines Street Outreach Section 3.5; continually develop methods to identify and engage unaccompanied youth 4) Incorporate Medicaid eligibility screening and enrollment into CE to leverage FCS Medicaid Benefit Programs and improve individual health 5) Swiftly enter willing participants into emergency shelter 6) Partner with agencies that are in street outreach capacity: Quick Response Team, PATH/STR, Community Youth Services, Veterans outreach, Mobile Outreach/Syringe Exchange, Mobile Clinic, law enforcement 7) CE lead agency to have a marketing plan in place to conduct agency outreach to "missing systems".	Center, Coffee Oasis, and Crossroads Housing	Compliance with Marketing and Street Outreach sections of CE Guidelines and annual evaluation of these efforts 2, 3) 2019 – 2024 – continuously evaluate access points, coverage and marketing efforts 4) By December 2020 implement process to connect CE to Medicaid enrollment 5) Shelter utilization rates increase 5% per year or maintain 100% 6) By December 2020 implement referral process as outlined in CE Core Elements 7) By December 2020 marketing plan approved
Tracking and Reporting Relates to: Measure of Success B	CE lead agency to report on the homelessness status, engagement and housing placement for each HH	Crossroads	Report submitted annually to the CE Advisory Board, beginning July 2020
Increase Staff Training Strategies used: #7	1) Comply with all trainings required by the Dept. of Commerce 2) Provide training in trauma informed care, diversion and progressive engagement 3) Agencies keep a training log on program staff 4) Lead CE agency to provide trainings required in the WA State CE Guidelines (e.g. Street Outreach Section 3.5)	Crossroads and Mason County	Annual Training log from each agency with the goal that 90% of the staff meet training requirements

Objective #2

Prioritize housing for people with the greatest need

Measures of Success

A) Compliance with state and federal Coordinated Entry requirements for all projects receiving federal, state and local homeless funds.
B) Consider implementation of the Coordinated Entry Core Element recommendations and the Office of Homeless Youth's "Five recommendations for making Coordinated Entry work for youth and young adults
C) Successful implementation of prioritization policies for all projects receiving federal, state and local homeless funds, resulting in prioritized people consistently housed in a timely manner.
D) Department of Commerce CHG Grant sections 2.1.1, 8.4.2 and 8.4.4 - Prioritize unsheltered homeless households and Increase percent served of unsheltered homeless households by 5% or maintain compliance level.

Strategies

1) Create prioritization policies according to the WA State CE Guidelines and CE Core Elements
2) Revamp the vulnerability assessment and continually evaluate its effectiveness in prioritizing those with the greatest need
3) Focus By-Name meetings on the prioritization of households for programs and services they qualify and continue problem solving support among case managers
4) Discuss and consider implementation of the Coordinated Entry Core Element recommendations and the Office of Homeless Youth's "Five recommendations for making Coordinated Entry work for youth and young adults

Current Condition

Current Assessment and Prioritization Process: All households that contact or are referred to Coordinated Entry and are literally homeless complete an intake using a vulnerability assessment with a program staff person and referred to programs they qualify for and that have open capacity. A master list, prioritized by vulnerability, is kept and twice per month a "by-name list" meeting is held to discuss the status and next steps for households on this list. The vulnerability assessment contains items that are barriers to housing and the same assessment is used for all subpopulations.

Opportunities exist to partner with our local housing authority on prioritization and to revamp the vulnerability index to be more focused on vulnerability and less on barriers. As in Objective #1, staff training in progressive engagement, motivational interviewing and diversion will help in the engagement of households experiencing homelessness and aid in resolving their housing crisis. In 2018, Mason County's unsheltered entries in FY18 was 70.6% and FY19 76% while the state average is 54%. Mason County meets

the compliance level of the Consolidated Homeless Grant. A stakeholder group began meeting in November of 2017 focused solely on supporting veterans obtain housing and other services.

Actions to Meet State Objective #2

Success is measured by meeting deadlines and the Objective Measures of Success

Action	Activity / Program	Responsible Party	Timeline / Milestone
Compliance with all Prioritization Policies Strategies used: #1, 2, 3, 4	1) CE Advisory Board/Governing Body to develop, evaluate and revamp prioritization policies through monthly meetings that are in accordance with WA State CE Guidelines and Consolidated Homeless Grant 2) Evaluate vulnerability assessment and adjust based on recommendations by the CE Advisory Board 3) Implement Coordinated Entry Core Elements and Office of Homeless Youth's Five Recommendations as recommended by the CE Advisory Board 4) Build and maintain active lists of persons experiencing homelessness that prioritizes those in greatest need. By-name meetings held monthly to prioritize, and problems solve housing solutions for high utilizers.	Crossroads & Coordinated Entry Advisory Board	2019 – 2020: CE Advisory Board to work to immediately review, create policies and procedures with work at monthly meetings. Full P&P adopted by December 2020. 2020: Quarterly review to evaluate new P&P and make necessary adjustments 2021 - 2024 annual review and update, once new policies are fully implemented
Increase percent served of unsheltered homeless households (or maintain current rate if in compliance with the Dept. of Commerce CHG Grant) Strategies used: #1, 2, 3, 4	1) Evaluation of master list, vulnerability index and by-name meetings to prioritize people with the greatest need into emergency shelter, transitional housing, homeless prevention, or any permanent housing project intervention. 2) Prioritize households with unsheltered homelessness in their history	Crossroads	2020 – 2024 Continue to serve ≥ 60% unsheltered homeless households

Objective #3

Operate an effective and efficient homeless crisis response system that swiftly moves people into stable permanent housing

Measures of Success

A. Increase percentage of exits to permanent housing to the level of the top performing 20% of homeless crisis response systems nationwide
    a. Increase percentage of exits to permanent housing from emergency shelters to at least 50%
    b. Increase percentage of exits to permanent housing from Transitional Housing Projects to at least 80%
    c. Increase percentage of exits to permanent housing from Rapid Rehousing Projects to at least 80%
B. Reduce system returns to homelessness after exit to permanent housing to less than 10% (ES 10%, RRH & TH 5%)
C. Reduce average length of time homeless of those served to less than 90 days

Strategies: the following strategies are items that have been identified that need to change or improved upon to make the crisis response system more effective and efficiently move people into permanent housing

1) Coordinated Entry collaborates with all shelters to ensure program participants are referred to coordinated entry to access rapid rehousing programs and a housing plan is developed for all shelter guests. Shelter case managers implement progressive engagement, employment and other means to help shelter guests become housed. Case managers also collaborate with the rapid rehousing staff when a shelter guest needs rental assistance to enter housing.
2) Housing and Behavioral Health providers partner to engage people into treatment and assist those in need of housing to remain stably housed
3) Consider innovative solutions to transitional housing such as master leasing units (home or apartment) where the lease can be transferred to the tenant
4) Maximize resources to house people, especially where funds exist for targeted subpopulations (e.g. various funds such as VASH, SSVF, local grants, Office of Homeless Youth, local organizations)
5) Improve data quality to minimize error responses to housing destination that impact "exits to permanent housing" and improves confidence in the data measuring this outcome
6) Housing and Behavioral Health Advisory Board to evaluate the crisis response system at least annually, identify gaps and make funding recommendations to the BoCC to invest in intervention types and agencies that are successful in achieving outcomes and reducing homelessness toward functional zero. Leverage Treatment Sales Tax Funds to assist with the housing and homelessness crisis for individuals involved in treatment and recovery programs.

7) All agencies that receive funding and operate programs that have "percent exits to permanent housing" as an outcome measure, must conduct landlord outreach. Collaborative efforts among agencies are strongly encouraged in these landlord efforts. Agencies are made aware of all landlord outreach trainings available throughout a given year.

8) Use contract monitoring as a tool to work with agencies to develop robust housing stability plans for all program staff performing case management duties

Current Condition - Metrics (7/1/17 to 6/30/18)

	Total Project Entries	Length of Time Homeless (days)	Exits to Permanent Housing	Returns to Homelessness	Unsheltered Entries
WA State	82,446	174	59%	15%	53%
Mason County	805	83	37%	13%	70%
Emergency Shelters	323		23%	16%	
Rapid Rehousing	89		74%	5%	
Transitional Housing	9		86%	29%	

Current Conditions – Comments

- Three emergency shelters: adult, family and domestic violence. The adult shelter operates under a 7-month special use permit and prior to 2017 was open when the temperatures were 32 degrees or below. In the 2017-2018, this shelter received enough funding to remain open for 100 consecutive days during the coldest months. During 2018-2019 the shelter received enough funding to be open for the 6-month duration of the special use permit. For the 2019 – 2021 grant cycle the adult shelter is open for 7 continuous months. Fire code upgrades are a requirement under the special use permit that prevents the shelter from being open year-round or from the capacity raised from 35 to 50 individuals. The family shelter is 7 units and the domestic violence center has 12 units.
- Transitional Housing: 5 units are owned by Crossroads Housing and 7 homes are master leased also through Crossroads
- Rapid Rehousing: Crossroads operates a rapid rehousing program and Community Action Council operates the HEN rapid rehousing program
- Housing and Behavioral Health Advisory Board created in August of 2018 to evaluate the crisis response system, identify gaps, leverage funding sources, and make funding recommendations to the BoCC

Opportunities exist to expand landlord relations, expand shelter capacity, find creative housing solutions to improve exits to permanent housing, community prioritization, and improve agency collaboration to house program participants.

Actions to Meet State Objective #3

Success is measured by meeting deadlines and the Objective Measures of Success

Action	Activity / Program	Responsible Party	Timeline / Milestone
Improve System Exits (shelter + RRH + TH) to PH by 20 percentage points Strategies used for all exits to permanent housing: #1, 2, 3, 4, 5, 6	1) Prioritize shelter participants for RRH 2) Create robust Housing Stability Plans 3) Create housing transition plans for shelter guests when shelter closes and partner with all agencies during this time 4) Partner with behavioral health agencies 5) By name lists both intra and inter agency 6) Leverage technology for sharing information and collaborating with other agencies 7) Work with Housing Authority on prioritization process where funding allows 8) Expand shelter capacity (year-round shelter for adults and use CHG funds according to allowable expenses when no shelter beds are available), partner with churches for over-flow, emergency and identified populations (e.g. elderly and/or HH w/ minor children) 9) Determine whether a year-round shelter is needed for adults and how this will be funded 10) Improve the referral process as outlined in the CE Core Elements Guidebook	Crossroads Housing (ES, RRH) Community Action Council (RRH) Community Lifeline (ES) Turning Pointe (ES)	2022 Milestone – at target; 2024 maintain rate
Increase Shelter Exits to PH to 50%		Crossroads, Community Lifeline, Turning Pointe	2022 Milestone – at target; 2024 maintain rate
Maintain Transitional Housing Exits to PH or at least 80%		Crossroads	2022 Milestone – at target; 2024 maintain rate
Increase Rapid Rehousing Exits to PH to at least 80%		Crossroads	2022 Milestone – at target; 2024 maintain rate
Increase Rapid Rehousing Exits (HEN) to PH to at least 80%		Community Action Council	2022 Milestone – at target; 2024 maintain rate
Improve Data Quality Strategies used: #6	1) A program manager or director reviews data quality frequently and trains staff regularly 2) Reduce unknown response errors	Crossroads, Community Lifeline, Turning Pointe, Community Action Council	Monthly data review to monitor data quality standard measurements
Increase the number of Landlords renting to households in need of	1) Agencies work together to approach property management companies and other similar	Crossroads, Community Lifeline, Turning	Agencies report landlord outreach efforts quarterly to Mason

supportive services and/or people experiencing homelessness Increase the number of master-lease units (homes) Strategies used: #1, 3, 4, 7	large firms 2) Landlord event annually and outreach by all agencies with exits to permanent housing outcome requirements 3) Landlord outreach is a requirement for all programs that have percent exit to permanent housing outcome goals. 4) Engage WA Landlord Association, Housing Authority and Realtor Associations	Pointe, Community Action Council	County
Staff Training Strategies used: #1, 2, 3, 4, 5, 6, 7, 8	1) Staff attend landlord outreach trainings 2) General Trainings: Data quality, progressive engagement, case management, motivational interviewing, follow up Agency document training in log for program staff	Crossroads Housing Community Action Council Community Lifeline Turning Pointe	Monthly and Annually depending on type of training Beginning July 1, 2019: Agencies keep a training log that is submitted along with quarterly reports to the County
Reduce Returns to homelessness Strategies used: #1, 2, 3, 4, 8	1) Case management and supportive services continue after the person/family is housed to ensure stability and partner with Behavioral Health agencies where appropriate 2) Use By-Name meetings to match people to the right programs and supportive services	Crossroads Housing Community Action Council Community Lifeline Turning Pointe	2022 Milestone – at benchmark by intervention type
Reduce Length of time homeless Strategies used: #1, 2, 3, 4, 8	1) Improve marketing efforts to improve community awareness so crisis is captured as quickly as possible (i.e. quick response) 2) Case management training on progressive engagement and partnering with RRH programs 3) Improve Case management training to decrease "no contact" or "unresponsive participants" to reduce unknown responses in data quality section 3) Increase CE access points to include emergency shelter locations	Crossroads, Community Action Council, Community Lifeline, Shelton Family Center, North Mason Resources	By December 2020, 5% reduction in unknown responses

Objective #4

A projection of the impact of the fully implemented local plan on the number of households housed and the number of households left unsheltered, assuming existing resources and state policies.

Measures of Success

An estimate of people experiencing homelessness that will be housed during 2024 after successful implementation of the local plan using existing resources, and the count of households left unsheltered at a point in time in 2024, based on credible data and research; including the data assumptions, calculations, and related citations necessary for outside parties to review and reproduce the estimate.

Strategies

1) Use tools provided by the Department of Commerce to assist in this prediction
2) Use data from a variety of sources to project an estimate
3) Use the data to identify housing solutions that will end homelessness

Current Condition PIT Count	2014	2015	2016	2017	2018
Unsheltered	224	139	289	98	96
Sheltered	127	111	127	118	136
TOTAL	**351**	**250**	**416**	**216**	**232**

Actions to Meet State Objective #4

Success is measured by meeting deadlines and the Objective Measures of Success

Action	Activity / Program	Responsible Party	Timeline / Milestone
Projection of unsheltered homeless individuals by 2024 Strategies used: #1, 2, 3	1) Use the Department of Commerce Tool for the predictive calculation for HH remaining unsheltered 2) Use historical data to project how many HH will be housed each year and in 2024 3) Use the CE Advisory Board meetings to examine progress toward goals 4) Annual reports to the community that shows data and illuminates progress	Mason County Public Health and CE Advisory Board	2024: a) 42 HH housed with non-HEN RRH funds; b) 45 HH housed with HEN; c) Using the monitoring tool, a prediction of Unsheltered Households remaining = 69

Objective #5

Address racial disparities among people experiencing homelessness

Measures of Success

Completion of an initial analysis using a racial equity tool and data provided by the Department of Commerce

Current Condition

Mason County is a rural county that has experienced minimal population growth since 2010 (Population 2010 = 60,699 and 2018 = 65,507). About 85% of the population lives in the unincorporated areas of the county. According to the WA State Office of Financial Management, in 2017, Mason County's population was 63,190. Coordinated Entry completed assessments on 999 individuals or 1.5% of the population. The age categories on the census data do not match HMIS and confound age group comparisons. 27% of the general population is under the age of 24 while 53% under the age of 24 accessed CE showing that a larger portion of the individuals under the age of 24 accessed CE either as an individual or part of a household. The inverse is true of those over the age of 24. 73% of the general population compared with 47% that accessed CE over the age of 24. 37% of the population that accessed CE identified as male, 62% as female and less than 1% transgender. A challenge in analyzing the data for disproportionality, underserved, and/or underrepresented is that HMIS allows a "client refused" or "doesn't know" answer which represented 9% of the population that accessed CE. Races that accessed CE at a higher proportion in the general population are American Indian (0.7% higher), Black (1.3% higher), and 2 or more races (3% higher). In contrast, races that accessed CE at a lower proportion are Asian (0%, 1% less), White (13% less), and Pacific Islander remained the same at 1%.

Mason County Racial Equity Analysis Tool Data:

	All (ACS)[1]				In Poverty (ACS)[1]				Experiencing Homelessness (PIT)[2]				Experiencing Sheltered Homelessness (PIT)[2]				Experiencing Unsheltered Homelessness (PIT)[2]			
	All		In Families with Children		All		In Families with Children		All		In Families with Children		All		In Families with Children		All		In Families with Children	
Race and Ethnicity	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
All People	61,569		45,711		10,045		5,117		222		96		130		86		92		10	
Race																				
White	51,865	84%	38,897	85%	6,764	67%	3,239	63%	184	83%	67	70%	102	78%	60	70%	82	89%	7	70%
Black	949	2%	860	2%	341	3%	81	2%	5	2%	3	3%	5	4%	3	3%	0	0%	0	0%
Native	1,932	3%	1,604	4%	534	5%	462	9%	3	1%	1	1%	1	1%	1	1%	2	2%	0	0%
Asian/Pacific Islander	1,110	2%	593	1%	273	3%	48	1%	1	0%	0	0%	0	0%	0	0%	1	1%	0	0%
Other/Multi-Racial	5,713	9%	3,757	8%	2,133	21%	1,287	25%	29	13%	25	26%	22	17%	22	26%	7	8%	3	30%
Ethnicity																				
Hispanic	5,694	9%	4,011	9%	2,810	28%	2,008	39%	16	7%	15	16%	11	8%	11	13%	5	5%	4	40%
Non-Hispanic	55,875	91%	41,700	91%	7,235	72%	3,109	61%	195	88%	80	83%	117	90%	74	86%	78	85%	6	60%

The table illustrates how the entire population of the county when broken down by race compares to subsets of people experiencing poverty, were counted in the PIT count and found in sheltered and unsheltered living conditions. The white race represents 84% of the population when all people are counted. In poverty, this drops to 67% and from 85% to 63% when comparing families. The multi-race category represents 9% of the entire population yet 21%

living in poverty. In the multi-race category this is even higher for families representing 8% of the total population and 25% living in poverty. The Black and Asian races are consistent in Mason County when comparing the overall population with those in poverty. The Native race sees a higher rise in people experiencing poverty (5%) when compared to the entire population (3%); this is even greater in Native families 4% vs. 9%. When compared to the number that live in poverty, the other/multi-racial category is greater than what is found in people experiencing homelessness of the same race. White and multi-racial families are the only two races counted in unsheltered living conditions.

Youth and unaccompanied youth have been a challenge to count in the Point in Time Counts. Two agencies have expanded services in Mason County that serve youth and we are optimistic that youth will be reached and better represented in the 2020 PIT count.

From the Department of Veterans Affairs, it is estimated there are 8,000 veterans that live in Mason County. The following table shows the number of veterans counted through the PIT Count and over the course of a year through Coordinated Entry that have been literally homeless. A duplex that serves veteran families and a single-family home that acts a transitional, group home for single veterans are funded with state and local sources. A Thirty tiny home village is scheduled to open in July of 2020 that serves veterans.

Veterans	PIT Count	Coordinated Entry
2018	23	
7/1/17 – 6/30/18		46
2019	9	
7/1/18 – 6/30/19		17

Actions to Meet State Objective #5

Success is measured by meeting deadlines and the Objective Measures of Success

Action	Activity / Program	Responsible Party	Timeline / Milestone
Address racial disparities among people experiencing homelessness	Use racial equity tool provided by the Department of Commerce Coordinated Entry advisory board and agencies evaluate data and devise plans to minimize any disparities that exist	All Agencies; Coordinated Entry Advisory Board	By December 2020 the CE Advisory Board will complete an analysis of the racial equity data. Annual review by CE Advisory Board, thereafter.

Discussion Questions: the following questions serve as a starting point, and will be further examined in the monthly Coordinated Entry Advisory Board meetings

How does your county compare to other like size counties in the state? Are any groups over or underrepresented in the homeless population?

All Population	Mason	Grays Harbor	Walla Walla	Clallam	Chelan
White	84%	88%	85%	88%	83%
Black	2%	1%	2%	1%	0%
Native	3%	5%	1%	5%	1%
Asian/Pacific Islander	2%	2%	2%	2%	1%
Other/multi-racial	9%	4%	11%	5%	15%
Hispanic	9%	10%	21%	6%	31%
Non-Hispanic	91%	90%	79%	94%	69%

Experiencing Homelessness	Mason	Grays Harbor	Walla Walla	Clallam	Chelan
White	83%	88%	85%	79%	92%
Black	2%	0%	2%	2%	1%
Native	1%	8%	5%	13%	1%
Asian/Pacific Islander	0%	1%	2%	1%	2%
Other/multi-racial	13%	3%	6%	5%	0%
Hispanic	7%	4%	17%	4%	21%
Non-Hispanic	88%	89%	82%	88%	76%

When comparing to other counties in the general population and those experiencing homelessness, the top three races represented are white, other/multi-racial and native. The native and other/multi-racial have similar ranges from 1% to 15% in the general population and from 0% to 13% in those experiencing homelessness. In the above comparison, Mason County has one of the lowest percentages of Hispanic residents. All counties have Hispanic populations lower that are experiencing homelessness.

What does the family data look like compared to all households?

All Population Families	Mason	Grays Harbor	Walla Walla	Clallam	Chelan
White	85%	90%	87%	90%	84%
Black	2%	0%	1%	1%	0%
Native	4%	5%	1%	5%	1%
Asian/Pacific Islander	1%	2%	1%	1%	1%
Other/multi-racial	8%	4%	10%	3%	15%
Hispanic	9%	10%	22%	6%	31%
Non-Hispanic	91%	90%	78%	94%	69%

Families experiencing homelessness	Mason	Grays Harbor	Walla Walla	Clallam	Chelan
White	70%	100%	85%	79%	91%
Black	3%	0%	5%	4%	1%
Native	1%	0%	0%	15%	1%
Asian/Pacific Islander	0%	0%	0%	0%	0%
Other/multi-racial	26%	0%	10%	3%	8%
Hispanic	16%	0%	45%	0%	27%
Non-Hispanic	83%	100%	53%	94%	71%

White, native and other/multi-racial are the top three races represented in the overall population and those experiencing homelessness. Homelessness is higher among Hispanic families than what is shown in the general population for all comparable counties.

In PIT Counts, are there significant differences between unsheltered and sheltered counts?

Sheltered – All Population	Mason	Grays Harbor	Walla Walla	Clallam	Chelan
White	78%	93%	88%	79%	90%
Black	4%	0%	4%	5%	1%
Native	1%	2%	3%	14%	2%
Asian/Pacific Islander	0%	0%	1%	0%	0%
Other/multi-racial	17%	5%	5%	3%	8%
Hispanic	8%	0%	18%	0%	23%
Non-Hispanic	90%	87%	79%	92%	74%

Unsheltered – All population	Mason	Grays Harbor	Walla Walla	Clallam	Chelan
White	89%	86%	80%	79%	96%
Black	0%	0%	0%	0%	1%
Native	2%	11%	10%	21%	1%
Asian/Pacific Islander	1%	2%	4%	0%	0%
Other/multi-racial	8%	2%	6%	0%	1%
Hispanic	5%	3%	12%	0%	19%
Non-Hispanic	85%	89%	88%	100%	78%

In Mason County the white race is underrepresented in the sheltered population while in comparable counties it is overrepresented. It appears that in Mason County races that represent a minority are seeking and being sheltered.

Are there specific local or state conditions that might lead to differences?
The groups were unable to identify any state factors currently. Locally, it is speculated that with only one family, one adult and one domestic violence shelter not all races may be comfortable staying. These are areas to further inquire upon.

Objective #6:

Supportive Efforts aimed at Ending Homelessness

The local plan guidance from the Department of Commerce requires that plans are aimed at ending homelessness. This section of the plan addresses the community efforts needed to achieve this goal and reaching functional zero for at least two subpopulations.

Measure of Success

Functional zero for at least two subpopulations (Consolidated Homeless Grant section 8.4.3)

Strategies

1) Use "2060" Local Document Recording Fees and tax revenue retained under HB 1406 to implement an affordable housing and preservation program

2) Workforce Housing Collaborative Team to expand resources that focuses on affordable rental housing and affordable home ownership for people that are working, and housing cost burdened

3) Create a Housing Trust Fund Task Force to identify community needs and housing projects that results in a Housing Trust Fund application

4) Apply for other grant funding to aid the crisis response system and provides additional funding to end homelessness within subpopulations

5) Work with City and County Planning and Permitting departments on ways to attract development and, if needed, incentivize private developers, revise codes, and lift restrictions that make it challenge to build

6) Improve the viability of the Mason County Housing Authority

7) Support state and local initiatives that increase housing stock

8) Support the 30-unit Tiny Home village for veterans

9) Explore innovative, tenant-based permanent supportive housing solutions

10) Consider alternative living arrangements such as RV's and ADU's as allowable within city limits and Mason County

Current Condition

An Interlocal Agreement between the City of Shelton and Mason County was adopted in February of 2019 for affordable housing and homeless services. In April 2019 the City of Shelton will vote on land for an approved and funded 30-unit tiny home village for veterans. Washington state is faced with a housing shortage. When it comes to attracting developers' rural counties, like Mason, are slightly disadvantaged due to higher risk and smaller returns on investment. 490 homes are needed each year to keep pace with projected population growth over the next 20 years. Rural communities are also challenged with organizational capacity to purchase property, manage these properties and provide additional services for supportive housing homes. The Housing Trust Fund (HTF) is a complicated application that takes experienced developers, seed money and local agencies to submit the application, own and operate the properties and arrange for service provisions. Therefore, an HTF work group or task force is needed to complete a competitive application.

Washington State vacancy rates are around 3% and rent prices, the primary driver for homelessness, continue to rise. Mason County is in a tier that evaluates vacancy rates every five years which does not give an accurate reflection of any given year.

Actions to support the goal of ending homelessness

Success is measured by meeting deadlines and the Objective Measures of Success

Action	Activity / Program	Responsible Party	Timeline / Milestone
Increase market rate housing Strategies used: #1, 2,	1. Recruit developers 2. Explore ways to incentivize developers 3. Encourage micro-units,	City and County Planning and Building Departments	Year over year increase in permits for building

5, 6, 7, 10	studio and one-bedroom units for single adults		
Increase workforce housing (affordable rental and home ownership) Strategies used: #2, 5, 6, 7, 10	1. Recruit developers 2. Explore ways to incentivize developers	Work Force Housing Collaborative	One project completed by 2024
Increase Public Housing Strategies used: #1, 2, 3, 4, 5, 6, 7, 8, 9	1. Explore opportunities to expand the capacity of the Housing Authority 2. Encourage studio and one-bedroom units for single adults Implement HB 1406	Housing Authority and BoCC	Ongoing
Increase permanent supportive housing units Strategies used: 1, 3, 4, 5, 7, 8, 9	1. Identify key agencies, recruit and build Housing Trust Fund Team	Housing Trust Fund Task Force	HTF application submitted by 2024
Evaluate the capacity needs for emergency shelter and transitional housing Strategies used: 1, 2, 3, 4, 7, 10	1. Use of "2060" and HB 1406 funds to identified housing needs 2. Identify needs and work with other organizations on shelter capacity	Mason County Public Health, Crossroads Housing, Community Lifeline and Turning Pointe	Ongoing

Recommendations to the State

The local plan guidance from the Department of Commerce, "strongly encourages local governments to include in their plans recommendations to the state for changes in state laws, policies and resources that may be necessary to further reduce homelessness and work toward the goal of ending homelessness as defined under the federal criteria".

The Housing Task Force is inspired by the opportunity to provide recommendations to the state that can reduce homelessness. A full list of recommendations can be found in Exhibit B, while the top recommendations include systemic changes that are summarized in the following areas:

1. **Increase subsidized and supportive housing for people with chronic health conditions**: 50% of our population experiencing homelessness report that it is due to a chronic health condition. Mental illness represents roughly 30% of this group and those with substance use disorder about 20%. A commitment from the state to provide the supportive housing, especially in medically underserved communities would have the greatest reduction in homelessness (30 – 50%).
2. **Innovative housing solutions for unaccompanied minor youth:** Consider ideas such as dormitory housing for public schools.
3. **Criminal Justice System Reform**: A recommendation to include re-entry and transition services as staple services that are part of the criminal justice system

and not dependent on local funds to develop, RFP and contract out these types of services.

4. **Relentless pursuit to uncover root causes of homelessness and poverty and work, with a laser focus, to provide solutions that are aimed at ending homelessness and poverty**
    a. **High standards and accountability on public schools to produce graduates that are career and/or college ready**
5. **Increase housing stock that is affordable to working households:**
    a. *Bold and pioneering reform of the housing market*
    b. *Create an index that measures home ownership (i.e. mortgage paid off) that is monitored with the vigor and scrutiny as the unemployment rate and used to assess the effectiveness of legislative efforts:* We recommend legislation and reform avoid actions that maintain status quo, keeps people in debt (and renting), and only works to "manage" the problem.
    c. **Examples**: Consider that in 1950 the United States median income was $4,237 and the median home price only 1.7 times that at $7,354. According to the Washington State Office of Financial Management, in the year 2000 home prices were 3.5 times and in 2010 4.5 times the average wage. In 2017 the average household wage was $61,893 while the median home price was $348,900 or 5.6 times the household wage. Layer in costs that are associated with housing expenses and are used to determine affordability such as insurance, utilities, and property tax which are also on the sharp rise. As these trends continue, how can housing be affordable or within reach? Two-parent households have few options other than both adults working to attempt to keep pace with the rapidly increasing housing prices. With home prices outpacing even two person working households this solution was short-lived. Additional expenses such as day care add to the financial burden as families work to cover rising housing costs. As day-care facilities have strict hours of operation (and charge high fees for late pick-up) this can limit work opportunities and earning potential of many households. Imagine the limitations and strain on single-parent households. While reducing permit times, allowing ADU's and making regulatory changes will make some improvements, we recommend being open to courageous reforms that result in all people having access to a place they can call home.

Attachment A
Housing Task Force Participating Agencies

According to the local plan guidelines, each local homeless housing task force must develop and recommend to its local government legislative authority, a five-year homeless housing plan for its jurisdictional area.

The following table lists the agencies that participated in the development of the five-year homeless housing plan and represent the local housing task force collectively. All groups had the opportunity to evaluate and comment on all aspects of the plan.

Housing Task Force Legend:

Provider Leadership Group: Members include executive directors, CEO's, program directors and/or program managers of housing and behavioral health agencies funded with housing and treatment sales tax funds. These are the key decision makers in the community that can have the most impact on the system measure of success outcomes.

Housing Coalition: Members include a wide range of agencies and program staff from housing, behavioral health, school district, law enforcement, and other agencies that are directly or indirectly involved in the need for affordable housing and the homelessness crisis response system. The purpose of this group is networking, collaboration, information/training sessions, and provides feedback as to the gaps that exist within the County to serve households.

Housing and Behavioral Health Advisory Board: This board is advisory to the Board of County Commissioners (BoCC) and the seven-member board includes: one county commissioner, one city council member, Behavioral Health Organization, one board of health member, and three citizen members (one representing each commissioner district). The purpose of this group is to evaluate request for proposals, provide the strategic direction for funding, gap identification and use this information to make funding recommendations to the BoCC. The Housing and Behavioral Health Advisory Board role is to provide final review and input into the five-year plan and make the recommendation to the local government legislative authority to accept the plan.

Coordinated Entry Advisory Board: A multi-faceted group with a stake in having a coordinated access system operate within the county for all households experiencing a housing crisis. This board is responsible for the general management of the coordinated entry system and facilitate coordination among all projects within the system. The roles of this board include system design planning, policy development and oversight, oversight management of the system and workflow, community engagement and system evaluation.

Youth Homeless Demonstration Project (YHDP): 23 rural counties in Washington State were selected to apply for federal funding under the YHDP grant to end youth

homelessness with a specific target on unaccompanied youth. A regional approach was taken where 6 regions were formed to develop a regional approach and systems to optimize the funding and best serve youth in each community. Regions and agencies within each region competed for funding through an RFP process. Many agencies across five counties were involved in the development of a homeless youth response system that resulted in funding awards to each county and informed this plan. Only agencies from Mason County are listed in the table below.

WorkForce Housing Collaborative: This work group grew out of an affordable housing summit to address affordable housing issues for working households as defined by earning 60% to 140% of the area median income. The group involves city and county directors and staff, local businesses, builders, real estate representation and a local financial institution. The goal of this group is to make recommendations that will increase the affordable housing stock in the community.

The following table summarizes agency involvement in community meetings:

Agency // Group	Provider Leadership Group	Housing Coalition	Housing and Behavioral Health Advisory Board	Coordinated Entry Advisory Board	Youth Homeless Demonstration Project (YHDP) Development Group	WorkForce Housing Collaborative
Crossroads Housing*	x	x		x	x	x
North Mason Resources	x	x		x		
Community Lifeline*	x	x		x		
Community Action Council	x	x		x		
Shelton Family Center		x		x	x	
Turning Pointe	x	x		x		
Quixote Communities		x		x		
Northwest Resources II	x	x		x		
Peninsula Community Health Services	x	x		x		
Behavioral Health Resources	x	x				
Consejo Counseling	x	x			x	
Coffee Oasis					x	
McKinney-Vento Liaisons					x	
HOST Homes		x		x	x	
ResCare					x	
Real Estate Agents						x
Sierra Pacific Inc.						x
Peninsula Community Credit Union						x
Chamber of Commerce						x

City of Shelton Administrator						x
County Planning/Permit Department						x
County Commissioner (1)			x			
City of Shelton Council (1)			x			
Board of Health			x			
Behavioral Health Organization			x			
Citizen Members (3)			x			
Mason County Public Health	x	x	x	x	x	x
includes staff with lived experience of previous homelessness						

Attachment B
Recommendations to the State

Law	Policy	Resource	Category	Topic	Rationale	Estimated Impact on Homelessness if adopted	Cost Estimate, if applicable
L	P		Criminal and civil law enforcement	Re-entry	A) Revamp criminal justice system to implement re-entry and transition services. right now, these services are contracted out and it doesn't seem to be a core value of the CJ system. B) Re-examine Medicaid suspension while incarcerated. Taxpayers pay for the health care of inmates either through public medical system or through the criminal justice system contracting medical care. What's less expensive? C) If it is not possible to continue Medicaid while incarcerated, create a system where the persons benefits are enacted as soon as they are released. No delay in access to care due to rules. D) Provide more support in the jail and prison to improve re-entry and transition processes. E) Put systems in place so people do not exit to homelessness		
L			Criminal and civil law enforcement	Jail and Prison	A) Standardize processes and programs between the jail and prison. The system, reentry and access to services should not differ. B) Provide the person released with a bus ticket and a voucher for a meal at a fast food restaurant. Minimal provisions may keep the person from reengaging in criminal activity and associates.		
L			Criminal and civil law enforcement	Criminalization of homelessness	Stop cities from passing ordinances that criminalize homelessness such as it being illegal to sleep in a vehicle.		

L	P		Housing First and Low Barrier Approaches	Barriers	Reduce housing barriers in the following areas so people with these barriers have a fair and equitable chance at housing: Criminal history Sex offenders Credit history eviction history		
L			Housing First and Low Barrier Approaches	Tenant Background Checks	Create a state-wide background check system that centralizes backgrounds and reduces the application costs that are barriers for no to low income households		
L			Housing First and Low Barrier Approaches	Landlord Rental Applications	A) Create a state-wide common application that is standardized so applicants don't have to spend time filling out different applications. B) Reduce or eliminate the application fee as this is a barrier for the number of places a person experiencing homelessness can submit applications.		
L	P		Other	Reduce the need for subsidies	A) More involvement from Economic Development Council, WorkSource, Economic Development Council and regional WorkForce Councils to increase the availability of jobs especially in rural communities to reduce transportation (commute) costs and increase wages through competition. B) Promote independence of families and individuals in independent living situations (review data when new jobs are available from big box employers and the impact this has in communities)		

L	P	R	Social Services	Employment	Union jobs in the City prevent people experiencing homelessness to have entry level jobs such as cleaning, maintenance, etc. There is lots of encouragement for our homeless folks to "get a job" yet because of addiction issues, health, or other issues, they are not able, consistently, to work; or even if they are able to work, they have background issue that keep them from being hired. A day-labor program would provide income and encouragement to be more frequently in shape enough to work.		
L	P		Social Services	LGBTQ	A) Improve, reframe or create new laws increasing access to medical care and treatment for LGBTQ. Example, Foster parent denies hormone medicines. B) More stringent neglect laws: Youth kicked out of the home into homelessness due to gender identity C) Non exclusionary language in policies and procedures		
L	P		Social Services	Day Care	Increase access to day care for very low income. Lack of day care prohibits people from seeking better employment, the ability to go back to school to increase earning power, enroll in treatment programs or balance the demands of trying to accomplish more than one of areas mentioned (e.g. job and school)		$800 per child per month
L	P		Social Services	State Agency Collaboration & leadership	More emphasis including requirements on state agencies (e.g. DSHS) to be leaders in the local community and act as the backbone organizations for collaborative efforts with the non-profits that are providing complementary and supplementary services. Too much siloed programming and operations exits creating barriers to serving those in greatest need.		

L		R	Social Services	Foster Care	A) Improve transitions for those aging out of foster care. Programmatic funding creates gaps in services and the ability to house or keep people housed. B) Improve training for social workers, especially equity based and working with marginalized populations C) Increase job readiness and intern programs D) Educate social workers on resource navigation		
L	P	R	State affordable housing resources	ADA Units	Increase the number of ADA approved units. For example, just make all units on the first floor of a multi-unit complex ADA compliant.		
L	P	R	State affordable housing resources	Ordinances	The stress of not having a legal parking place, and thus the reality of frequent disruptions to sleep, stress on children living in vehicles, and the expense of fuel to "move on" make persons less able to sort out their lives and take advantage of what services may be available. Has sufficient "safe park & sleep" space been designated within reasonable distance from services? [yes/no; where is the space located; data on number and date of uses]		

L	P	R	State affordable housing resources	Emergency Shelters	A) Make living outside an individual and public health and safety issue. Fire codes dictate shelter capacity and if it can be operated year-round. Make provisions (state-wide) for emergency declarations when weather conditions are such that shelters can shelter more people.B) Include more funding so shelters can be open 24/7 and not have to send people out into extreme weather during the day. Much of the anger about homeless folks, and thus reluctance to do anything for them, is based on day-time behavior in town / retail areas. If a day shelter could be provided, there would be less public presence and less antagonism on the part of the community.		
L	P	R	State affordable housing resources	RV's	A better option for RVs than simply "safe parking" places would be locations where they could stay for extended times with garbage and sanitation facilities available. Are permanent-residence RV camps available within a reasonable distance from services? [yes/no; location, number of sites available]		

L	P		State affordable housing resources	Expand definition of "home" and match "home" needs to individual "wants" and pass laws that allow more freedom for people to feel housed	A) More 1 bedroom, studio, ADU's, tiny homes, hostels, community living (aka dorm room), etc. especially for single adults and elderly B) Don't allow cities to make it illegal to sleep in a vehicle - criminalizes homelessness C) Designate areas in the cities and counties where it is legal to camp, sleep in a vehicle D) Allowances to live in RV's		
L	P		State affordable housing resources	New Construction	State-wide there is a housing shortage and we encourage all efforts to promote new construction especially in rural counties that are at a competitive disadvantage to builders. Rural America's housing challenge is compounded by developers' focus on projects with greater profitability in urban and metro areasA) Provide incentives for private developers at the state level that are not driven solely by local authorityB) Reduce permit time (many projects cannot be completed because the cost when the permits are approved is much greater than at the time it was bid due to increases in labor and material costs while the permit is processingC) More lenience and flexibility in permitting processD) Re-evaluate the criteria to determine prevailing wage requirements especially in rural counties	These changes would allow communities to build more housing per dollar value	

| L | P | | State affordable housing resources | New Construction (continued) | E) Reduce the requirements and barriers to have volunteers assist with the construction for publicly funded housing
F) Exempt non-profits serving the very low income from paying prevailing wage on new construction (the organization is not able to help as many people due to increased cost going to wages instead of more units)
G) State approved house designs for local jurisdictions to adopt to accelerate projects and reduce expenses OR pre-approved housing stock plans to accelerate projects and reduce expenses including innovative pre-fabricated house solutions | | |
| L | P | | State affordable housing resources | Planning Commission & Comprehensive Plan Enforcement | Require some checklist of actions a jurisdiction has taken on its own, independent of state dollars, as part of the grant process would demand some level of commitment on the part of local government. A Mayor said in public meeting that the $300-$500 rentals we need, especially for single adults, will not be provided by private developers – that it depends on partnerships between local governments, non-profits, and the private sector; there is currently nothing to require, or even encourage, that participation on the part of local government. Requiring a checklist could be pseudo-enforcement of the GMA/Comp Plan mandate that the housing element "make adequate provision for" housing for all economic segments. There is currently no enforcement of this mandate, nor is there a requirement that a jurisdiction develop and adopt an "Affordable Housing Incentive Plan" which the RCW provides for. | | |

L	P		State affordable housing resources	Remove Barriers: Vouchers - Sec 8, VASH, application fees, background checks, etc.	Pass legislation or change policies where a household does not have to supply application fees, background checks and various deposits, first/last month rent. Create a Common, State-wide available on-line and allow non-profit agencies to run backgrounds that can be good for 30 days to help households afford multiple applications. These additional, upfront costs are a barrier to people becoming housed. Provide incentives to landlords or expand features of the landlord mitigation program to cover costs to landlords so they don't have to ask for these upfront costs. Include Housing Authorities in Rural Counties to participate where they do not have the operating capital to have staff let alone pay for repairs.		
L	P		State affordable housing resources	Infrastructure	increase buildable lots by prioritizing critical infrastructure investment including public sewer systems, water, roads, etc. This is essential to the level the playing field between rural and urban development opportunities competing to attract developers/projects.		
L	P		State affordable housing resources	ADU's	Consider increasing housing stock rental by encouraging the construction of accessory dwelling units (ADU's) on existing parcels and new construction with zoning, fee, and permitting waivers exclusively tied to deed restrictions requiring a) long-term rentals; b) households earning less than 80% of AMI; and c) increase the number of people that can live and work in the same community		
L	P		State affordable housing resources	Reform	Be open to significantly rethinking current housing practices and policy		

L	P		State affordable housing resources	Repurpose Buildings	Reduce code requirements when repurposing buildings to keep living affordable and provide more shelter space. The goal is no person left living outside. If a24 hr. grocery store was to code and people could be in all day and night, but now must have increased fire protection, sprinklers, etc. when turned into a shelter. Isn't it more dangerous to be left outside?		
L	P		State affordable housing resources	Housing Trust Fund / Supportive Housing	The current, competitive RFP process makes it difficult for rural and underserved counties to compete for the funding. Rather, take a large portion of the HTF money and allocate it to the communities with the highest need. The state can select developers and finance experts regionally for project development and equitable access of the funds for the few agencies in the state that can navigate the complex HTF process. The data is already in HMIS to show where the needs are, but also reference other indexes such as medically underserved counties to prioritize project development. Just pick the highest need communities and start building permanent supportive housing units. Create a state team that helps communities through the process and those on the pipeline waitlist gather funding to be build ready when it is their turn.	30 - 40%	

L	P		State affordable housing resources	Home Quality, eliminate substandard housing	People can barely afford rent and utilities let alone maintenance costs, therefore:A) Create ways for home owners to cover the costs of maintaining the property so the quality of homes in a community remain high; reduce substandard housing (example a type of escrow account for maintenance. (Work to eliminate the need to take out more loans)B) Improves physical and mental health when home quality is maintained;C) Add maintenance costs to the definition of affordable housing		
L	P		State affordable housing resources	Code	Work with state, municipal and county government to remove legislative barriers in the land code. Consider a cost-benefit analysis of revising zoning regulations and enhancing policies that encourage sustainable growth. This could include reducing lot size requirements, leveraging deed restrictions, increasing zoning density to allow more multi-family units on previously single-family zoned properties and coding supporting of ADU's as part of an affordable housing strategic plan		
L	P		State affordable housing resources	Code	Offer a user-friendly code that is both clear and less restrictive. Consider, where possible, aligning zoning changes at the city and county level to be identical, especially for any new zoning of ADU's. Appropriately staff offices that provide customers the service to do projects and provide permitting efficiently with reasonable fees.		
L	P		State affordable housing resources	Landlord Incentives	Provide tax incentives for landlords that rent to people that are very low income especially with background challenges provided the renter is utilizing case management services. This can be done by eliminating property taxes for each building that houses highly vulnerable populations or services those with high barriers to housing and employment.		

L	P		State affordable housing resources	Permits	Is a permit required before a building can go vacant – must it be renewed annually? [yes/no; what is the fee? how is this enforced? number of residential permits issued?] Council candidates, in response to the "Boise Decision" have discussed the use of vacant buildings for increased shelter space. If there was a substantial, annual permit fee for any vacant building (as is done, for instance, in Spokane) finding shelter and/or housing could be easier.		
L	P		State affordable housing resources	Landlords - Healthy Housing	Is a business license, based on an annual inspection for safe and sanitary conditions (not "code"), required of landlords (similar to license / inspection required of restaurants)? And does the license require an affirmation that landlords will not discriminate based on economic status? Safe, sanitary housing reduces the cost of emergency room visits, makes success in school easier, and encourages stable housing conditions.		
L	P		State affordable housing resources	Tiny Homes	Are tiny homes on wheels (that is, stick-built structures) allowed on residential lots? [yes/no]There are persons of modest means who have tried to opt for a tiny home on wheels – they have funds to build and/or purchase one but no land other than a friend who has offered space. Current law considers these as recreational vehicles and thus not legal within the county.		

L			State affordable housing resources	Foreclosure property	Use property in foreclosure to provide affordable housing. It is hard to see vacant properties when we have a housing shortage. Give first right of refusal to non-profits to purchase the property before it goes to the bidding process.		
L			State affordable housing resources	Assisted living centers	Create ways for assisted living centers provide the permanent supportive housing needed for those with chronic physical illness or mental illness	15%	
L			State affordable housing resources	Housing Prices (both mortgage and rent)	A) Housing prices increasing at a rate much faster than wages forcing more people in the household to work just to cover housing costs B) Contain housing costs so family values can be preserved and parents are both forced to work and then have their children raised by others, especially when most of their cost is to cover day care and very little can actually contribute to housing and the reason they are working in the first place.	32%	
	P		State affordable housing resources	Vouchers - Portability	Vouchers are not portable This may apply also apply to HUD housing vouchers.		
		R	State affordable housing resources	Non-profit builder, developer incentives	Provide incentives and ways to coordinate with Habitat for Humanity (or similar agency) to remodel some of the city owned vacant buildings for permanent supportive housing.		
L	P		State behavioral health policy and investment	State priorities	Transparent dashboard with ranking of items funded		

	P	R	State data collection and reporting	Performance Benchmarks	A) Set reasonable performance outcome benchmarks that reflect items that are not controllable by the housing crisis response system. Example: percent exits to permanent housing depends largely on availability and type of housing stock. Homelessness is rising for single adults and elderly, yet single unit dwellings are rare. B) Assess vacancy rates annually for all counties and use this to set realistic performance benchmark outcomes.		
	P		State data collection and reporting	Performance Benchmarks	Remove domestic violence shelters from the percent exit to permanent housing criteria. There are laws that prevent them from asking certain questions and working with case managers. DV shelters are more of a safe refuge and having exit criteria conflicts with this purpose.		
	P		State data collection and reporting	Standardization	DoC to provide standardization for the Balance of State in the following: Vulnerability Index Coordinated Entry P&P State Strategic Plan Implementing housing first and low barrier best practices that are research based		
L	P		State homeless housing program contract requirements	Programmatic Funding	A) Promote Solution Based Funding and reward solutions that work (bonus funding options) B) Reduce rules, policies, requirements that increase barriers to delivering services C) CHG Guidelines keep growing; CE Guidelines are now 30 pages, 5 year plan guidance - attention to rules and requirements keep growing and seem to make it more difficult to house people.		

	P		State homeless housing program contract requirements	Administration allocation	A) Allow local governments more in administration and create a separate amount for the financial and programmatic administration. Example, local governments scramble to take on more grants to retain staff, yet the administration costs do not cover the additional time to process invoices and conduct financial monitoring of contracts. The financial side can be a bottleneck for how many grants a department can accept and manage.B) Administration dollar allowance does not match expectations for the funds in the increased number of rules, reports and requirements to make system improvements in the community (this takes a lot of outreach and consultative effort with the non-profits)		
	P		State homeless housing program contract requirements	5-year plan guidance	A) Focus strategic plan on the root causes of homelessness and why we are not ending homelessness B) have communities develop plans that address reasons people are not being housed C) None of the objectives are the reason we are not ending homelessness D) HB 2163 tasks the Department of Commerce for ending homelessness. The office of adult and family homelessness and office of homeless youth have been created and more administrative layers and rules put in place. Have all departments in Commerce that can work together on ending homelessness (i.e. Economic Development) create a state plan to make this happen and fund accordingly. E) Move away from "crisis" management. While a crisis response system may be needed initially, it shouldn't keep growing or it isn't working. Emphasis needs to shift to proactive and preventative measures that drastically reduce the need for crisis response.		

L	P		State Land Use Laws and Policies	Code	Has the Existing Building Code been adopted AND is it actively publicized and utilized by city planners? [yes/no; examples of public information campaign & data on actual usage] This code has lesser standards for existing buildings and thus, would, especially if paired with required landlord licensing and rental inspection, encourage better maintenance and repair, and thus healthier living conditions for renters, some of whom are in subsidized housing.		
L	P		State Land Use Laws and Policies	Code	Has the Tiny House Addendum to the IRBC been adopted and is it actively publicized and utilized? [yes/no; examples of public information campaign & data on actual usage] This code would allow multiple very small homes to be built on one lot, increasing affordable housing. The city was, at one time talking about allowing three tiny homes to combine on one sewer connection to reduce building costs.		
	P	R	State Technical Assistance and Training	LGBTQ	Improve education efforts:A) Emergency Shelters not accommodating all gender identitiesB) Employment discrimination		
		R	State Technical Assistance and Training	State approved training programs or providers	DoC to provide trainings surrounding the implementation of contractually obligated trainings		

		R	State Technical Assistance and Training	Training for non-profit organizations	An unwritten strategy is to fund non-profits to do the work and meet system and program performance benchmarks. Many non-profits would benefit from business, leadership and staff development trainings that would help their organizations grow and build the capacity to operate more effective programs and expand services. Example, rural counties have not received responses to RFP's because there is not the local capacity to provide the services.		
L	P		Supports for people with disabilities	Fixed income (SSDI)	A) landlords continue to discriminate based on income B) Revamp housing rules for people on a fixed income that have been deemed unable to work. How are people supposed to cover rent, food and other basic necessities on $500/month as example? While ABD are now HEN eligible (improvement) how will the $197 cover all the other basic expenses? C) Stop legislating programs that only partially assist a person or household		
L	P	R	Transportation Policy	Increase public transportation access	Increase the hours and routes of public transportation to give people more access to jobs. The routes, type and times of public transportation severely limit employment options and access to social services. Much of our problem with locating low-income housing, shelters, etc. is that we have such limited space with transportation available 7 days a week – thus limiting accessibility to emergency services, meals, and shelter beds. Every-day service to areas where multi-unit housing might accommodate more low-income housing would increase the feasibility of building it.		