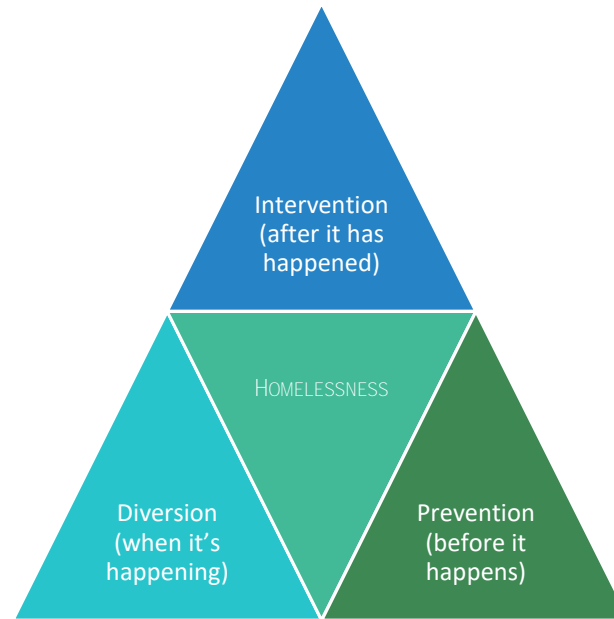




CITY OF
LAKEWOOD



CITY COUNCIL RETREAT ON HOMELESSNESS
MARCH 12, 2022






LONDON.

(POPULATION - 1901 - 4,536,541.)

SOCIAL CONDITION OF INHABITANTS.

Inquiry conducted by Charles Booth (1889-91)

I. BY FAMILIES ACCORDING TO MEANS.

CLASSIFICATION.		PERCENTAGE.	
SEMI - CRIMINAL	I	.9	(POVERTY)
VERY POOR		7.5	
POOR		22.3	
COMFORTABLE		51.5	(COMFORT)
MIDDLE CLASS		16.7	
WEALTHY		1.1	
		<u>100.</u>	

Corresponding roughly with the colouring of the streets in the accompanying
MAP OF LONDON POVERTY.
 (The purple streets represent a mixture of blue & pink.)

II. ACCORDING TO ROOMS OCCUPIED OR NUMBER OF SERVANTS EMPLOYED.

CLASSIFICATION.	PERCENTAGE.	
4 OR MORE PERSONS PER ROOM OCCUPIED	4.4	(CROWDED)
3 & UNDER 4 " " " "	7.2	
2 " 3 " " " "	18.5	
1 & UNDER 2 PERSONS PER ROOM OCCUPIED	23.0	(NOT CROWDED)
LESS THAN 1 PERSON " " "	3.7	
MEMBERS OF FAMILIES LIVING IN MORE THAN 4 ROOMS WITHOUT SERVANTS	23.3	
" " " IN WHICH THERE ARE 4 OR MORE PERSONS TO 1 SERVANT	5.5	
" " " " " " " LESS THAN 4 PERSONS TO 1 SERVANT	3.4	
" " " " " " " 4 OR MORE PERSONS TO 2 SERVANTS		
ALL OTHER FAMILIES WHICH HAVE 2 OR MORE SERVANTS	2.4	
INDOOR SERVANTS	4.9	
PERSONS LIVING IN HOTELS, INSTITUTIONS, ETC.	3.7	
	100.	

That is - 30.7 % are POOR & 69.3 % are living in COMFORT.
 30.1 % are CROWDED & 66.2 % are NOT CROWDED.

Ice Breaker Activity: What does Homeless look like to you and/or what words come to mind when you think of homelessness?

Homelessness in Lakewood

WASHINGTON

WA has 7th most expensive 2 bedroom housing cost state in U.S.

#7*

In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,524**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,080** monthly or **\$60,966** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$29.31
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WASHINGTON:

STATE FACTS

Minimum Wage	\$13.69
Average Renter Wage	\$22.94
2-Bedroom Housing Wage	\$29.31
Number of Renter Households	1,055,157
Percent Renters	37%

86

Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom
Rental Home (at FMR)

70

Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom
Rental Home (at FMR)

2.1

Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.8

Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS

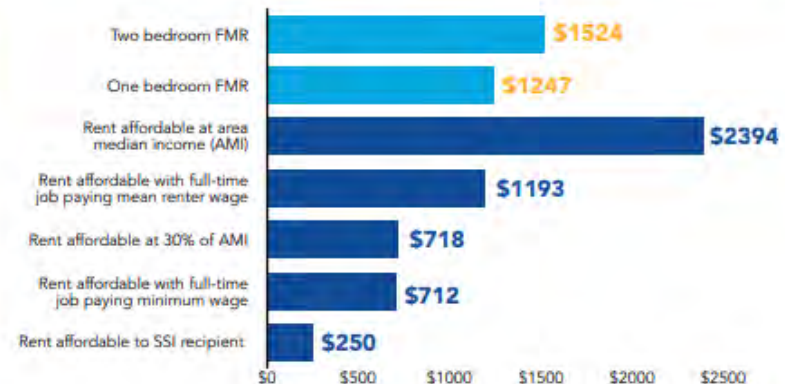
HOUSING WAGE

Seattle-Bellevue HMFA	\$36.65
Portland-Vancouver-Hillsboro MSA	\$29.54
Bremerton-Silverdale MSA	\$28.44
Tacoma HMFA	\$28.10
Bellingham MSA	\$23.94

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

OUT OF REACH 2021 | NATIONAL LOW INCOME HOUSING COALITION



WA-259

https://nlihc.org/sites/default/files/oor/2021/Out-of-Reach_2021.pdf

Pierce County

FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
\$28.10	\$1,461	\$58,440	2.1	\$91,100	\$2,278	\$27,330	\$683	122,460	38%	\$16.98	\$883	1.7

DEFINITIONS

Affordability in this report is consistent with the federal standard that no more than 30% of a household's gross income should be spent on rent and utilities. Households paying over 30% of their income are considered cost-burdened. Households paying over 50% of their income are considered severely cost-burdened.

Area Median Income (AMI) is used to determine income eligibility for affordable housing programs. The AMI is set according to family size and varies by region.

Extremely Low Income (ELI) refers to earning less than the poverty level or 30% of AMI.

Housing Wage is the estimated full-time hourly wage workers must earn to afford a decent rental home at HUD's Fair Market Rent while spending no more than 30% of their income on housing costs.

Full-time work is defined as 2,080 hours per year (40 hours each week for 52 weeks). The average employee works roughly 35 hours per week, according to the Bureau of Labor Statistics.

Fair Market Rent (FMR) is typically the 40th percentile of gross rents for standard rental units. FMRs are determined by HUD on an annual basis, and reflect the cost of shelter and utilities. FMRs are used to determine payment standards for the Housing Choice Voucher program and Section 8 contracts.

Renter wage is the estimated mean hourly wage among renters, based on 2019 Bureau of Labor Statistics wage data, adjusted by the ratio of renter household income to the overall median household income reported in the ACS and projected to 2021.

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2021 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

OUT OF REACH 2021 | NATIONAL LOW INCOME HOUSING COALITION

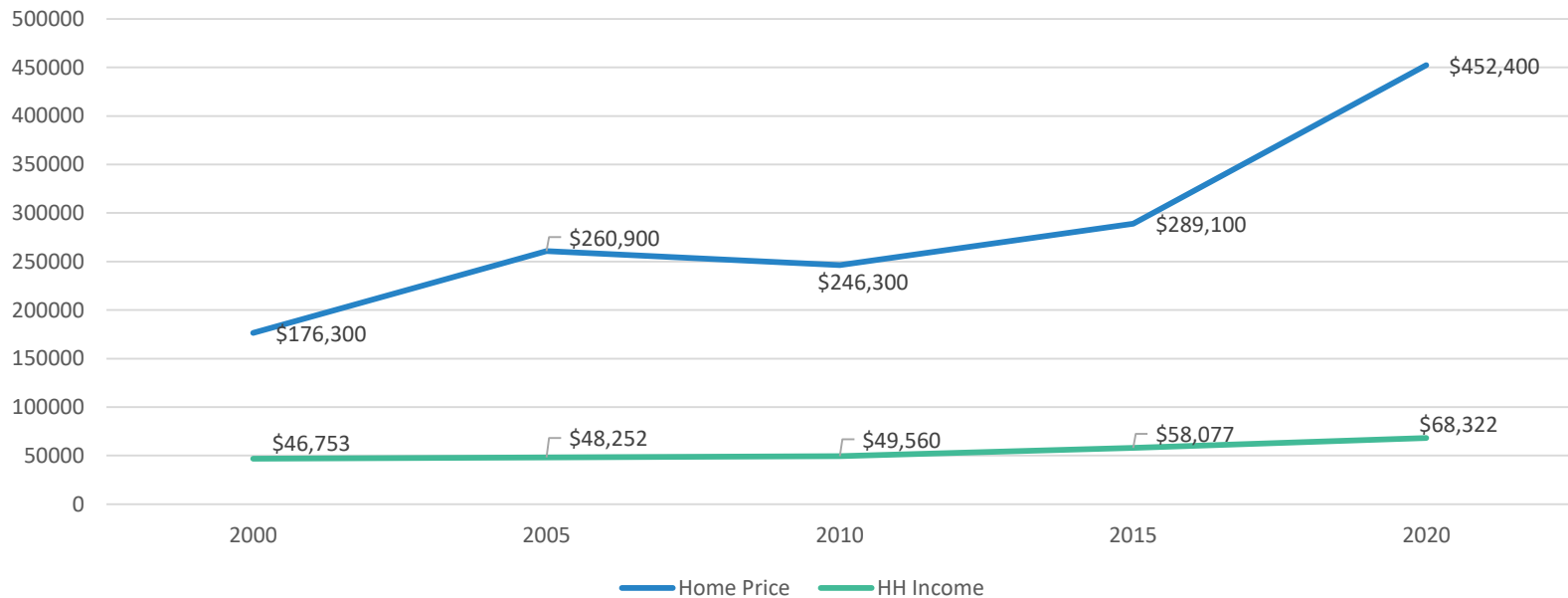
https://nlihc.org/sites/default/files/oor/2021/Out-of-Reach_2021.pdf

WA Median Home Price Net Increase 2000 – 2020 = \$276,100 (156% increase)

WA Median Income Net Increase 2000-2020 = \$21,569 (46% increase)

HOME PRICES INCREASED 3.4X FASTER THAN INCOMES BETWEEN 2000 AND 2020

WA Median Home Price and Median HH Income 2000-2020

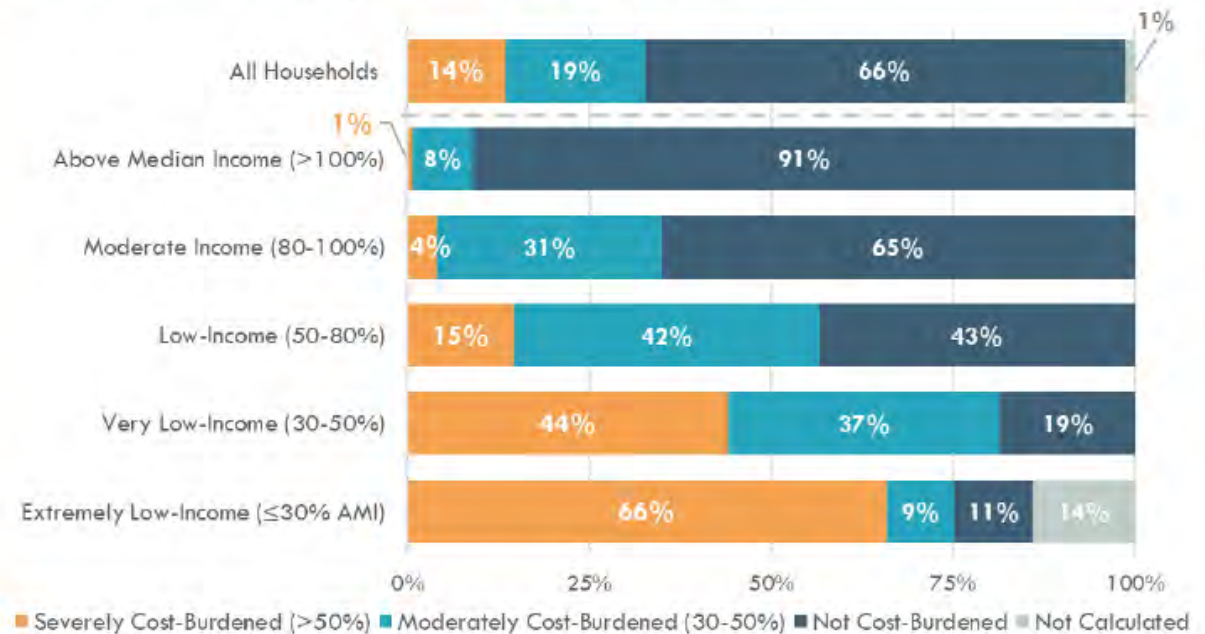


Source: WA State Office of Financial Management

KEY FINDINGS

- **In Pierce County over 100,000 households experience cost burden.** This is about one-third of all households.
- Of these, over 43,000 households are severely cost-burdened. Rates of cost burden are much higher among the lowest income brackets.

Rates of Cost Burden by Income Level, 2014-2018



Sources: HUD CHAS (based on ACS 2014-2018 5-year estimates); AMI = HUD Area Median Family Income; BERK, 2022.

A household is moderately cost-burdened if it spends 30-50% of its income on housing.
A household is severely cost-burdened if it spends more than 50% of its income on housing.

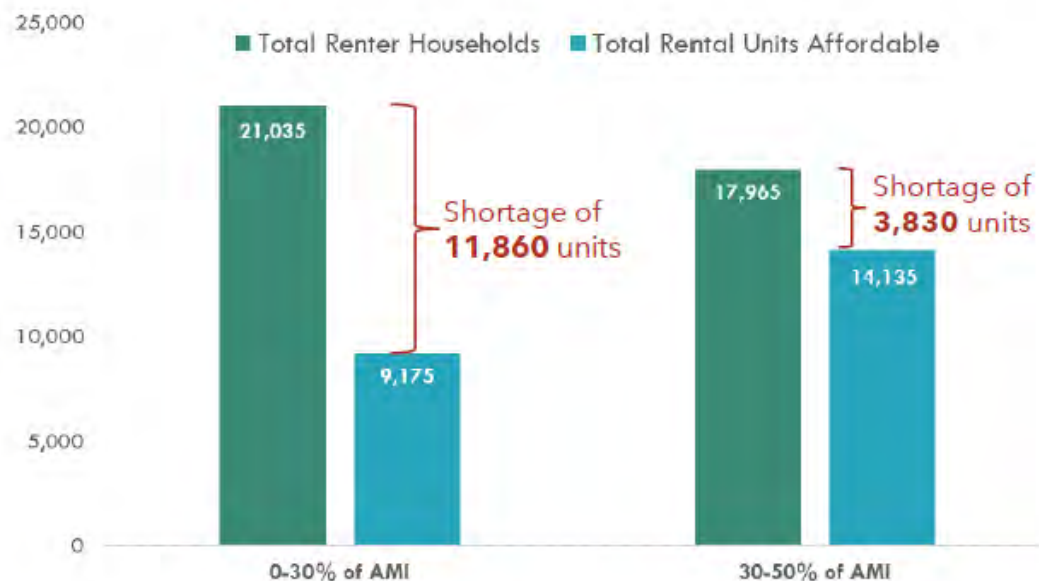


Source: 2022 Pierce County Housing Needs Assessment

KEY FINDINGS

- **There is a shortage of 15,690 rental units affordable for households below 50% of AMI** compared to the number of renter households at this income level.
- Housing costs have increased significantly since 2018, so it is likely these shortages have increased.

Affordable Rental Units Compared to Need, 2014-2018.



AMI = HUD Area Median Family Income

Source: HUD CHAS (based on ACS 2014-2018 5-year estimates); BERK, 2022.

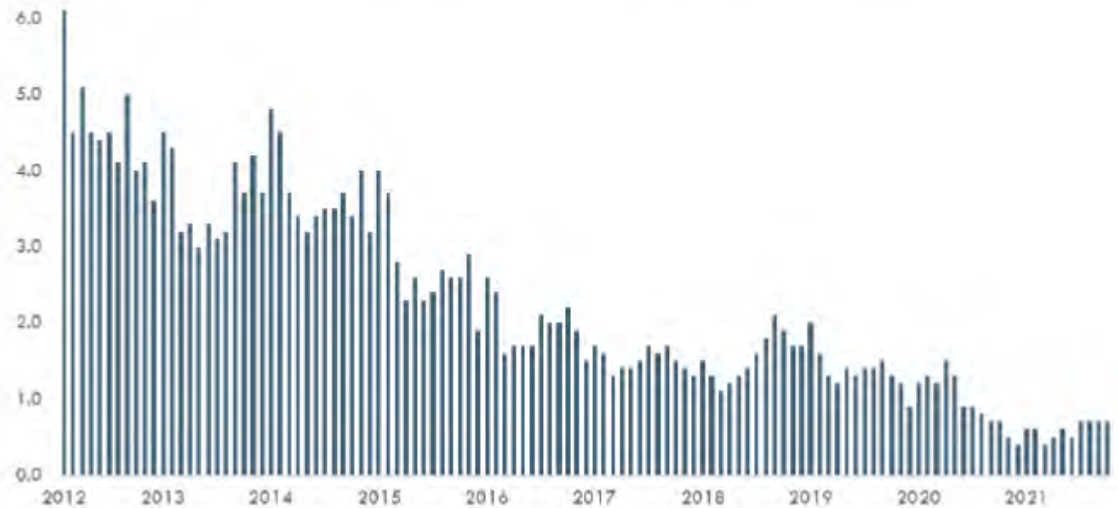


Source: 2022 Pierce County Housing Needs Assessment

KEY FINDINGS

- **The inventory of homes for sale has dropped dramatically**, down 83% from 2012-2021.
- This lack of supply increases competition and drives up housing prices.

All Homes for Sale, by Months of Supply in Pierce County 2012-2021.



Sources: Redfin, October 2021; BERK, 2022.

This chart compares the number of homes available for sale to the rate that homes are being sold. When months of supply dips below four, there is typically heightened competition and price escalation.



Source: 2022 Pierce County Housing Needs Assessment

ESTIMATED UNDER-PRODUCTION OF HOUSING 2010-2021

Household population growth, 2010-2021	130,044
Average household size, 2010	2.59
Estimated household growth, 2010-2021	50,210
Net new housing units produced, 2010-2021	37,227
Underproduction of units compared to household demand (assuming 6% vacancy)	13,666

Sources: OFM, 2021; Census 2010 & 2020; Census ACS 2019; BERK calculations.

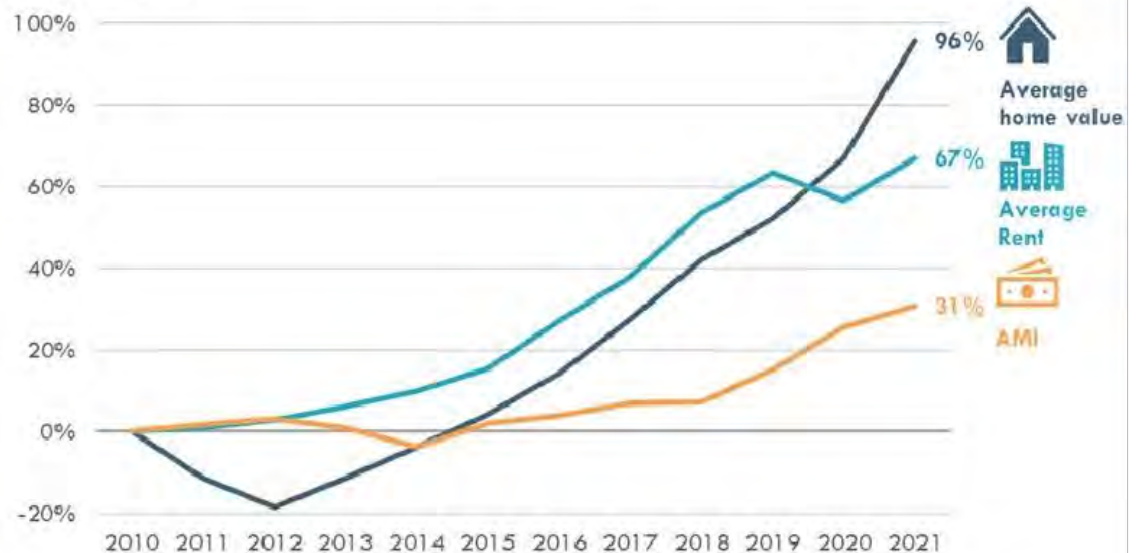


Source: 2022 Pierce County Housing Needs Assessment

KEY FINDINGS

- Housing costs have risen three times as fast as incomes over the past decade in Pierce County (2010-2021).
- The cost to purchase an average home is only affordable to those with incomes 150% AMI or higher.

Percent Change from 2010 for Home Values, Rents, and HUD Area Median Family Income.



Notes: Decline in 2020 rental rates may be impacted by COVID-19 pandemic. Home value increase in 2021 could be partially attributed to the monthly data through September of the year, as values often show a slight decline at the end of the year. Sources: Zillow, Sept 2021 (Home Values); WCRER Fall Apartment Survey, 2010-2021 (Rent); HUD, 2021 (AMI); BERK, 2022.



Source: 2022 Pierce County Housing Needs Assessment

3 in 4 Low-Income Renters Needing Rental Assistance Do Not Receive It

The poorest renters face a far greater risk than other households of eviction, homelessness, and other hardship. With [limited funds](#), federal [rental assistance](#) programs can only help 25 percent of renters in need afford modest housing.

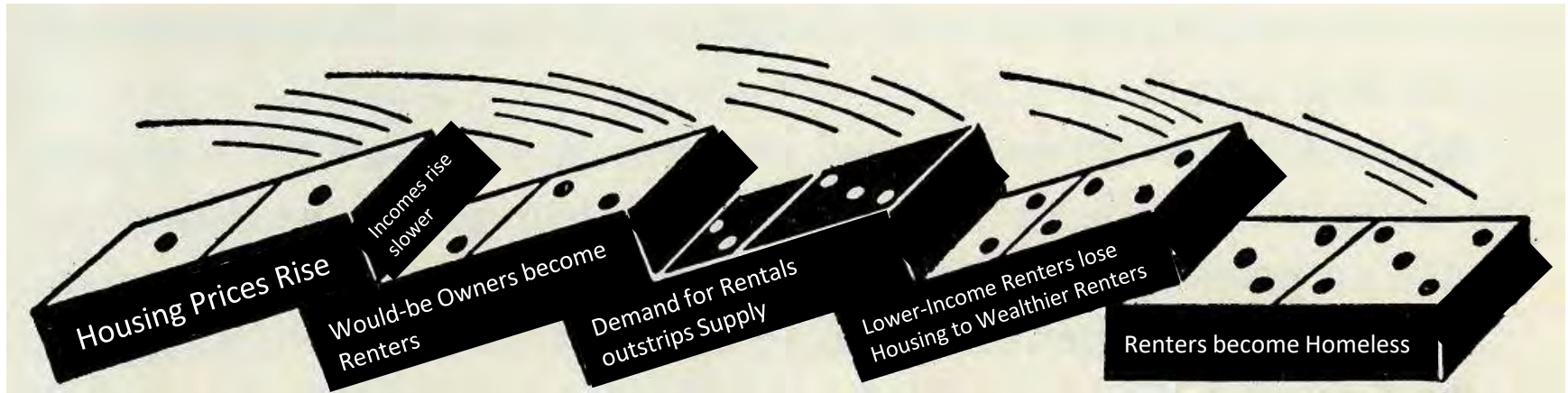


Notes: "Low-income" = 80 percent or less of local [median income](#). Households "needing rental assistance" pay more than 30 percent of monthly income for housing and/or live in overcrowded or substandard housing. For more on how we count assisted renters, please see our [federal rental assistance factsheets methodology](#).

Sources: Department of Housing and Urban Development (HUD) custom tabulations of the 2019 American Housing Survey; 2018 HUD administrative data; FY2020 McKinney-Vento Permanent Supportive Housing bed counts; 2019-2020 Housing Opportunities for Persons with AIDS grantee performance profiles; and the USDA FY2020 Multi-Family Fair Housing Occupancy Report.

Federal rental assistance has not kept pace with growing need. From 2007 to 2019, the number of renter households with very low incomes either paying more than half their income for rent or living in severely substandard housing, known as worst-case housing needs, increased 32 percent.

During this same period, the number of households receiving federal rental assistance rose only 3 percent.



DESCENT INTO HOMELESSNESS BEING ACCELERATED BY HOUSING PRICES THAT ARE PUSHING MORE HOUSEHOLDS OUT OF THEIR HOUSING OVER TIME

About Lakewood:

Incorporated in 1996

2nd largest city in Pierce County (2020 Census Population: 63,612)

Host City to: Joint Base Lewis McChord (JBLM); Western State Hospital; Fort Steilacoom Park and Summerfest; Clover Park Technical College; Pierce College; Pierce Transit; Sounder Station

	Lakewood	Pierce County
White Alone	54.7%	70.6%
Black Alone	12.7%	7.4%
American Indian Alone	1.3%	1.4%
Asian Alone	9.7%	6.6%
Pacific Islander Alone	3.0%	1.6%
Some Other Race	8.6%	4.3%
Two or More Races	9.9%	8.0%
Latinx Origin	18.0%	11.4%

Source: ESRI Community Profile, 2020.

	Lakewood	Pierce County
Housing Units	28,005	359,973
Owner Occupied	44.5%	61.6%
Renter Occupied	46.3%	31.8%
Vacant Housing Units	9.1%	6.7%
Median Home Value	\$291,792	\$333,031
Median Income	\$52,002	\$70, 635

“Median” = ½ above, ½ below)

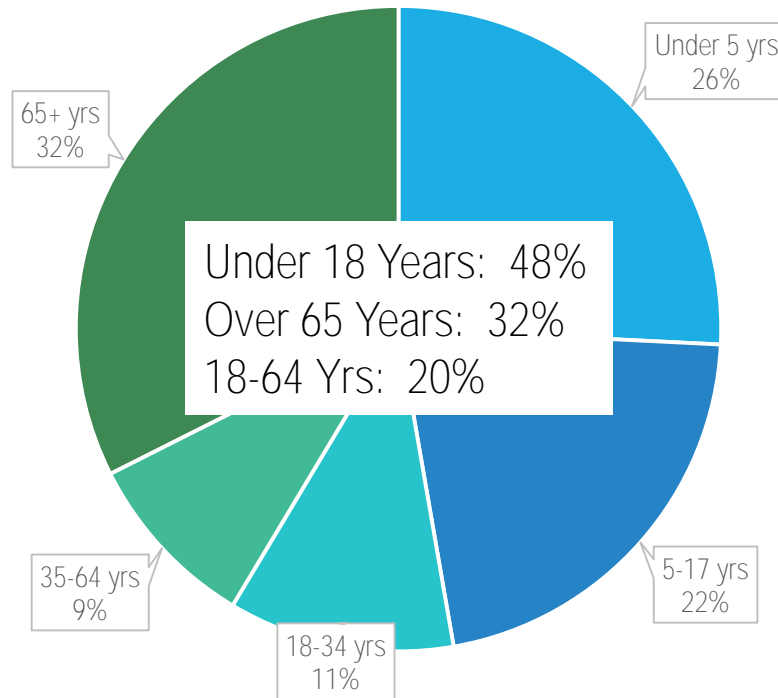
About Lakewood:

	Lakewood	Pierce County
Total Employed	92.3%	94.6%
Construction	8.0%	8.8%
Manufacturing	5.4%	8.9%
Retail	11.6%	11.9%
Finance/Insurance/Real Estate	5.2%	4.8%
Services	50.7%	45.8%
Public Administration	9.0%	7.1%

Source: ESRI Community Profile, 2020.

Lakewood Employment Over Time			
	2001	2010	2018
Administrative/Support/Waste Mgmt /Remediation Services	828	817	1,036
Agriculture/Mining	40	57	48
Arts/Entertainment/Recreation	688	913	802
Construction	955	1,199	1,682
Educational	2,641	2,627	2,741
Finance/Insurance/Real Estate	1,612	1,366	1,318
Health Care/Social Assistance	6,745	7,993	11,135
Information	229	205	219
Manufacturing	1,078	929	956
Professional/Scientific/Technical Services	705	896	921
Public Administration	545	751	518
Retail Trade	2,682	3,377	3,289
Services (Accommodation, Food, Other)	3,816	3,973	4,240
Transportation and Warehousing	1,048	1,836	2,188
Wholesale Trade	852	812	900

2019 Population of Lakewood in Poverty
Total = 9,793 people (16.6% of City Population)
Percentage Breakdown of those in Poverty by Age

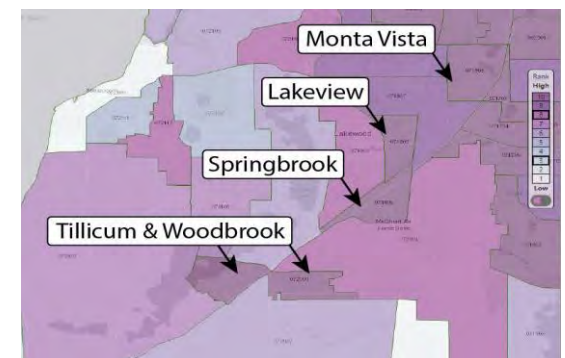
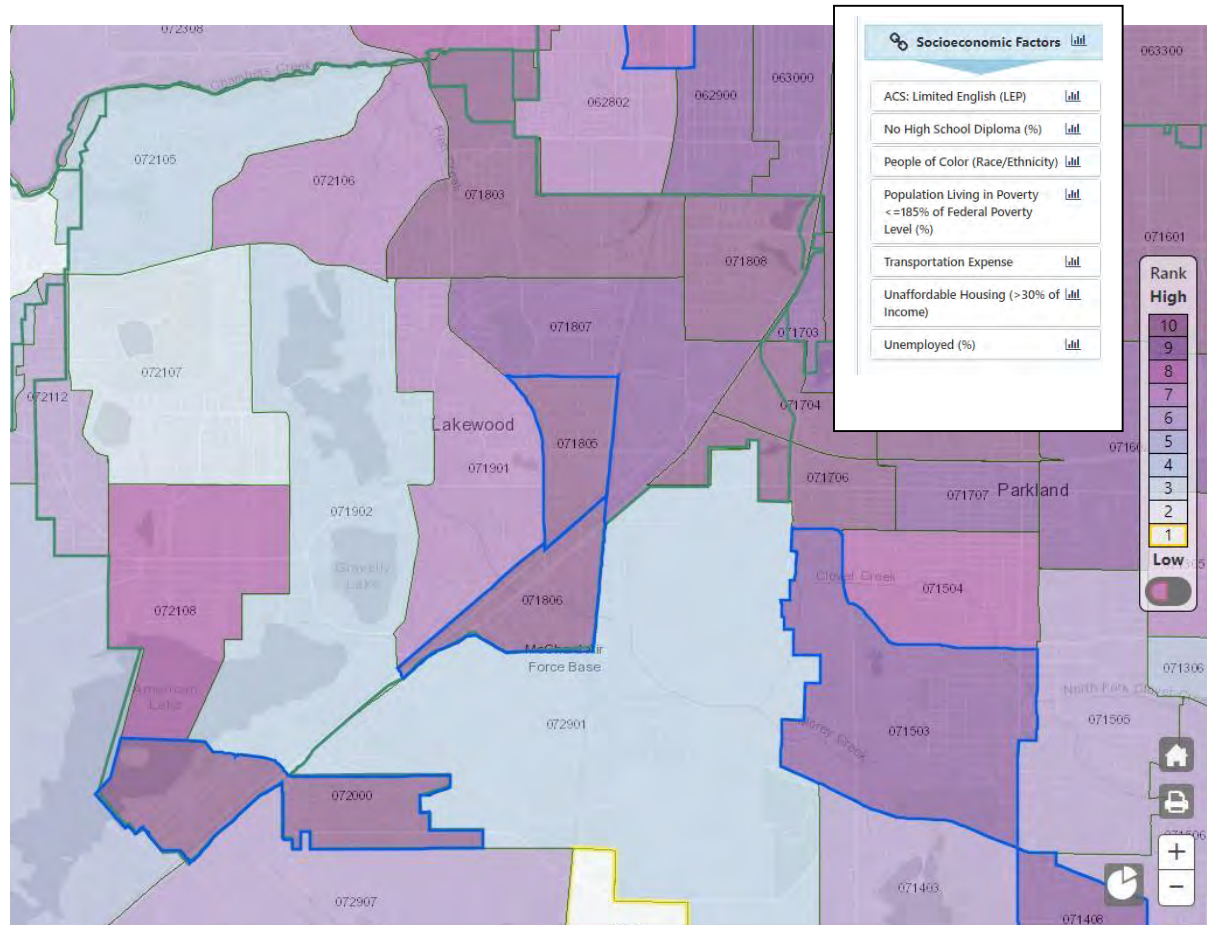


Males in poverty: 15.7%
Females in poverty: 17.5%

Population at 50% of
poverty rate = 4,503
people (7.65%)

Socioeconomic Disparities in Lakewood

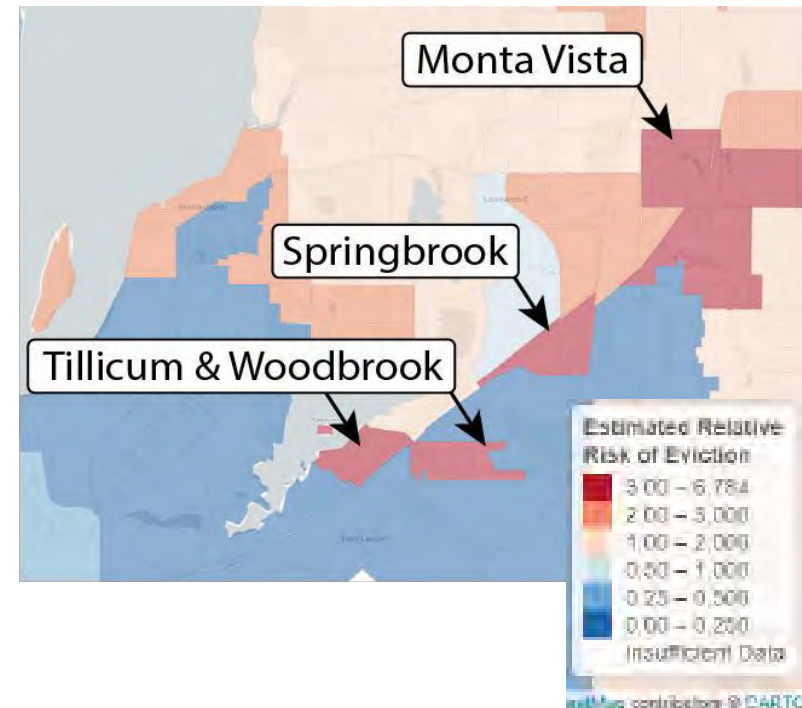
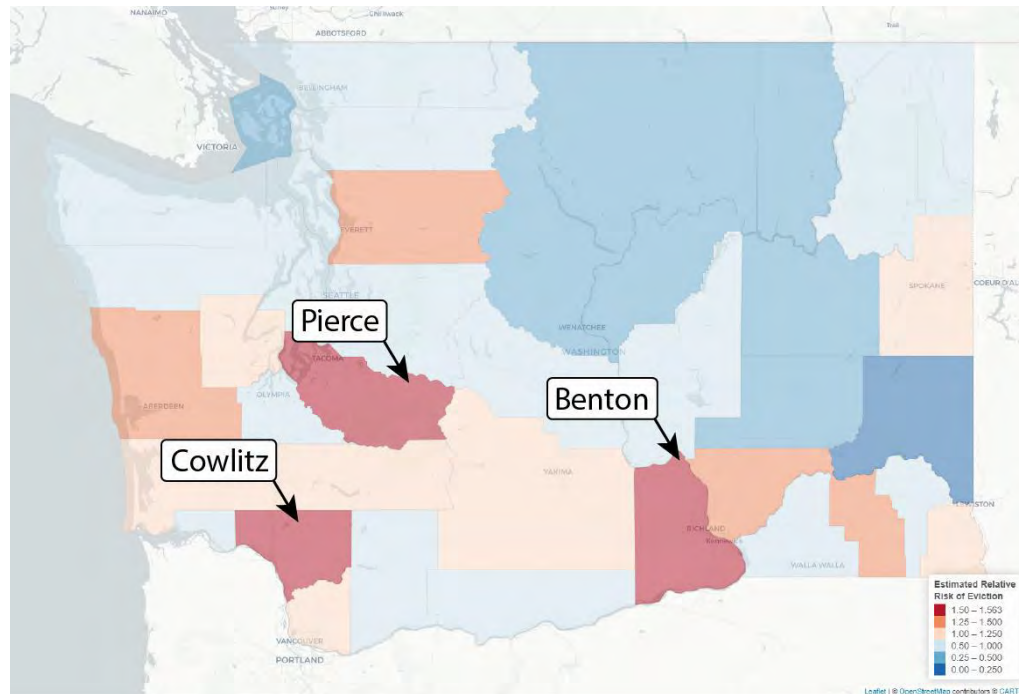
The Washington Environmental Health Disparities Map shows, among other things, measures like poverty and cardiovascular disease. Lakewood has areas ranked high for socioeconomic factors, as shown below.



<https://doh.wa.gov/data-statistical-reports/washington-tracking-network-wtn/washington-environmental-health-disparities-map>

Lakewood residents also face a higher risk of eviction than in most of Washington State. The following maps show the relative risk of eviction faced by residents:

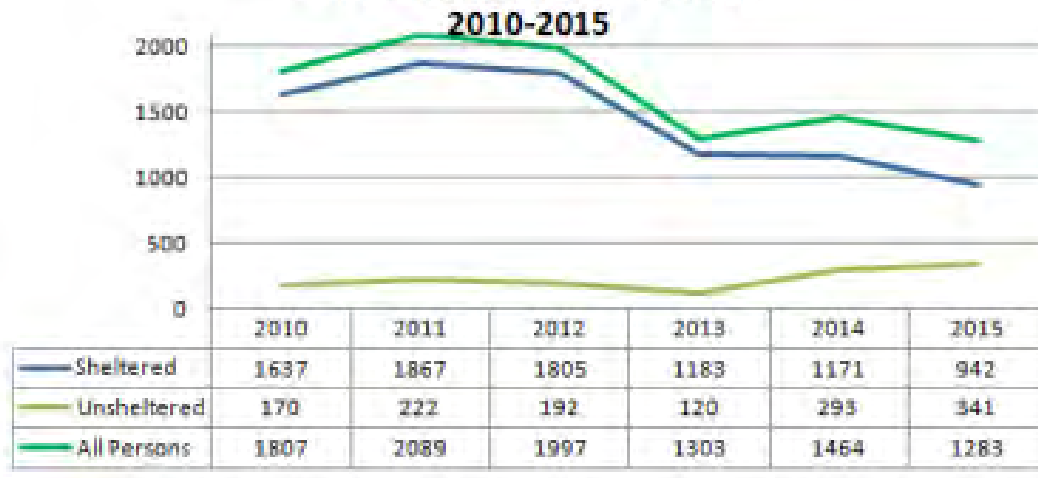
- the first map shows the relative risk of eviction by county;
- the second shows the relative risk of eviction by Lakewood census tract.



<https://evictions.study/washington/maps/summary.html>

Pierce County

All Persons in PIT Count



Shortcomings in PIT counts are well known and were further disrupted by COVID-19.

§ **Counting methods vary across regions.** Each CoC chooses from among a number of HUD-approved counting methods that will work for their region and resources. For example, Portland officials attempt to survey each homeless person while Seattle uses a combination of one-night headcounts followed by surveys of a sample of the homeless. Varied methods create challenges for interregional comparisons.

§ **Counts are inherently low and miss hard-to-locate populations.** Researchers and volunteers' best efforts inevitably miss individuals who are sleeping in obscure places or who double-up with friends and families. Language barriers can contribute to undercounts.

§ **Counts rely on unverified, self-reported conditions.** Measurement of key subpopulations (e.g., chronic, disabled) are based on self-reported conditions and are not subject to verification.

§ **Changes in a categorization and purpose of a housing facility can change the homeless count.**

<https://www.piercecountywa.gov/4719/Homeless-Point-in-Time-PIT-Count>

Pierce County Point in Time (PIT) Count Results for Lakewood - Last Reported Zip Code*				
Year	Countywide Sheltered*	Countywide Unsheltered	Lakewood Sheltered*	Lakewood Unsheltered
2016	1,268	494	105	25
2017	817	504	51	18
2018	878	750	106	51
2019	857	629	92	44
2020	983	914	100	44
2021: Due to the ongoing COVID pandemic, there was no unsheltered survey conducted, which caused the 2021 totals to be lower than previous years. This is not an indication of fewer people experiencing homelessness. Unsheltered surveys resumed in 2022.	1,005	Unknown	74	Unknown
2022 (results expected by 3/31/22)	TBA	TBA	TBA	TBA
*Not all individuals answered this question				

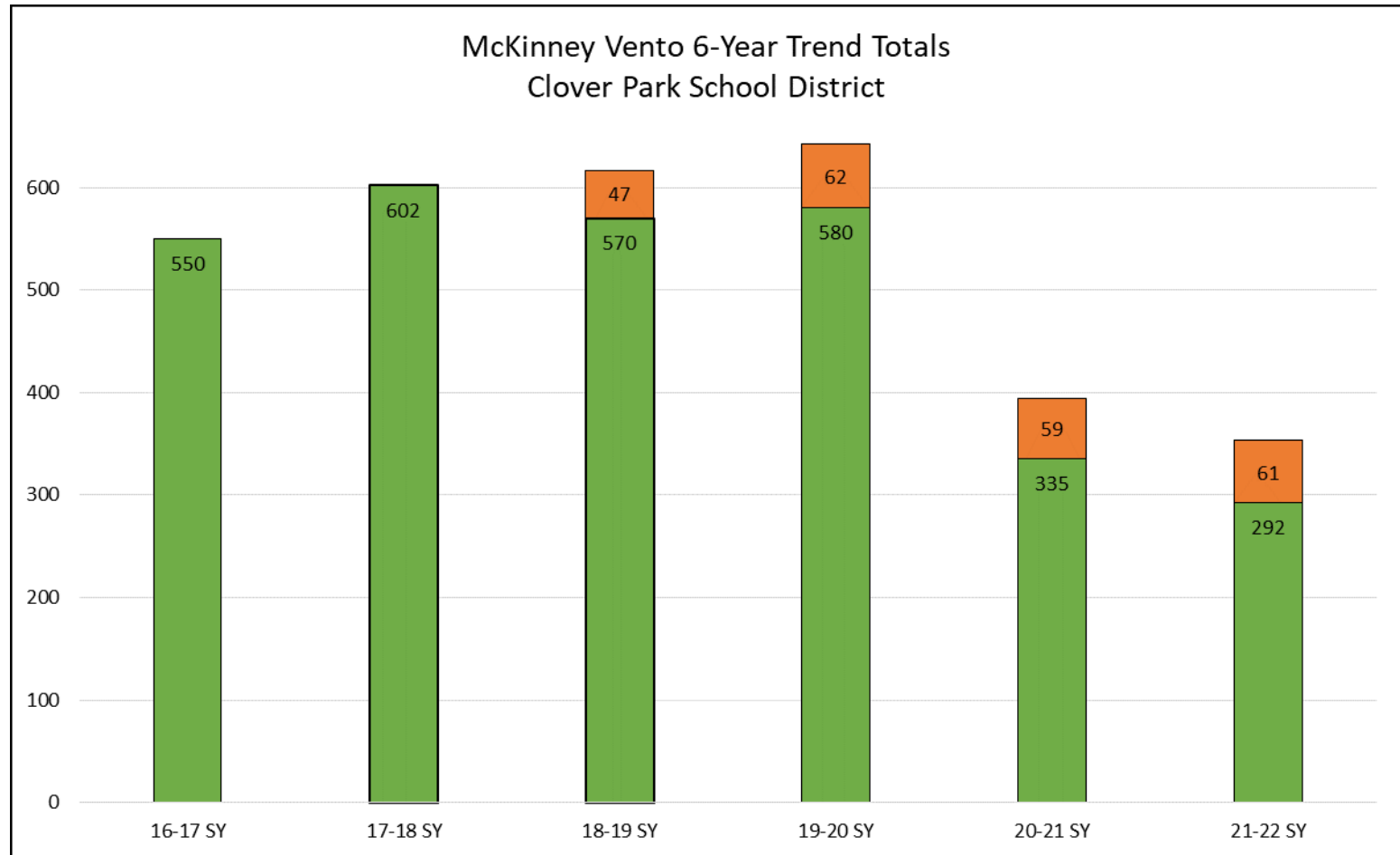
The PIT Count includes both **sheltered** individuals (emergency shelters or transitional housing) and **unsheltered** individuals (those sleeping outside or living in places that are not meant for human habitation). The HUD definition of "sheltered" includes ONLY shelters or transitional housing that report in HMIS.

Both 2021 and 2022 PIT results affected by COVID-19

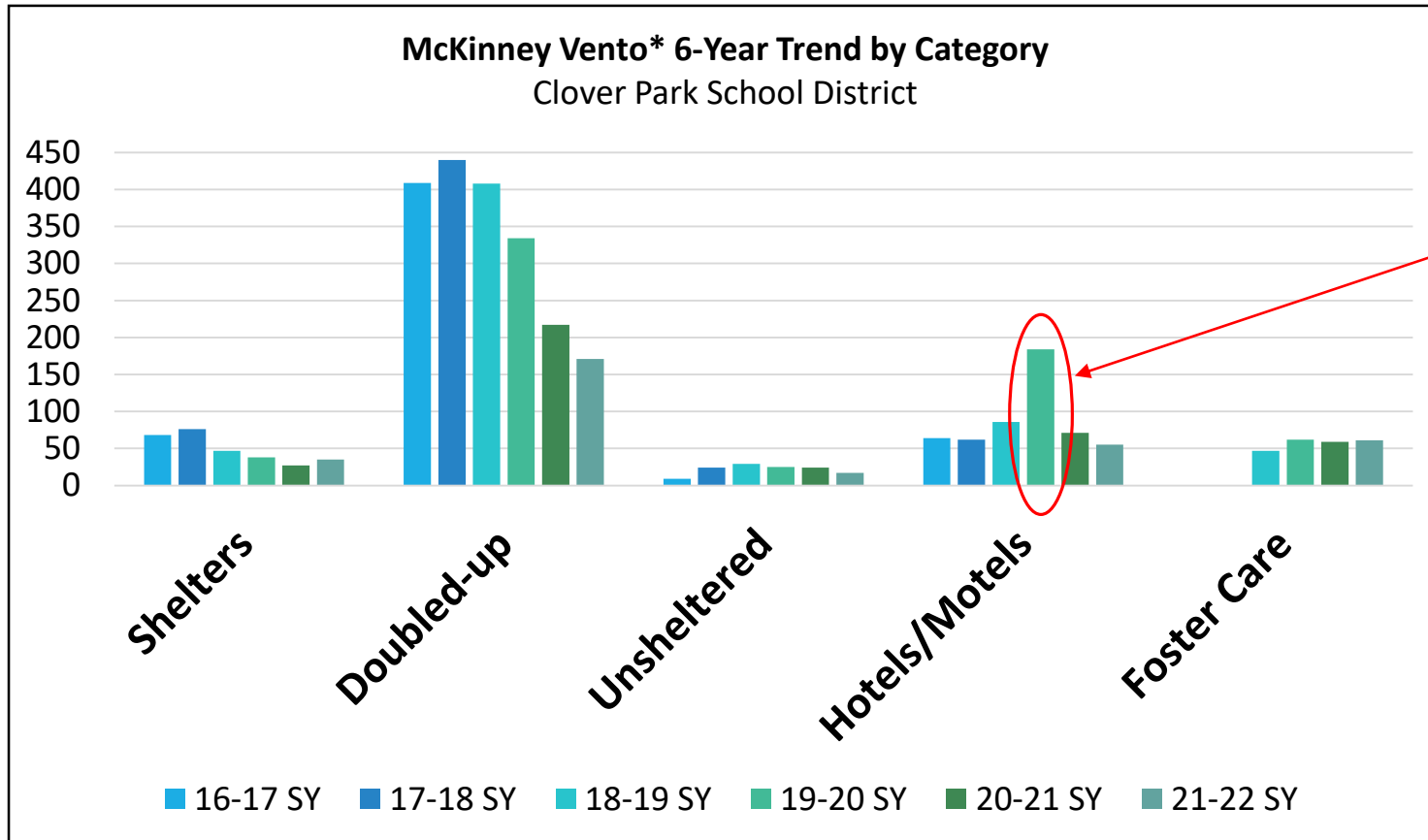
- 2021 = no unsheltered count
- 2022 = two years of COVID's effect on economy and housing

<https://www.piercecountywa.gov/4719/Homeless-Point-in-Time-PIT-Count>

Students Experiencing Homelessness and in Foster Care February 16, 2022



Students Experiencing Homelessness and in Foster Care February 16, 2022



Note: High increase in hotels/motels during the '19-'20 School Year due to mold issue in military housing & JBLM temporarily placing a large number of families in hotels to rectify the problem.

Shelters = Emergency or transitional shelters or programs.

Doubled-up = Sharing the housing of others due to loss of housing, economic hardship, or similar reason.

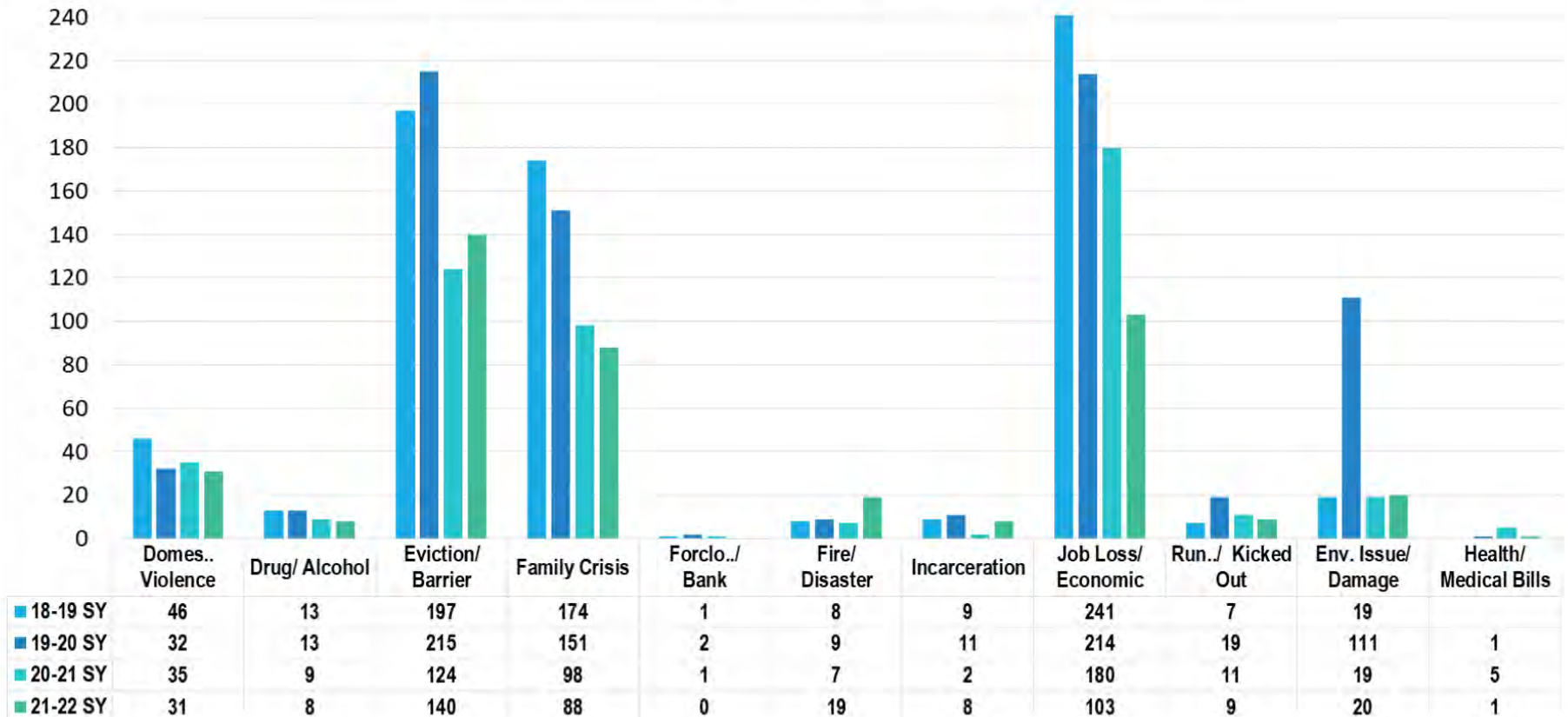
Unsheltered = Living in public/private places not meant to be used as a nighttime residence. Includes parks, abandoned buildings, sleeping in car, as well as substandard housing due to lack of alternative adequate options.

Hotels/Motels = Due to same reasons as above and a lack of alternative adequate accommodations.

Foster Care = Students who are placed away from their legal parent/guardian by a child welfare agency, also known as dependent under the custody of the state.

Students Experiencing Homelessness and in Foster Care February 16, 2022

Reason Students Lost Housing '18-'19 , '19-'20, '20-'21, & '21-'22 School Years



Leveraging Community Partnerships



Challenges/barriers to getting out of homelessness and obtaining housing:

- a) Overwhelmed homeless assistance services & shelters
- b) Large number of people needing extensive services
- c) Lack of affordable housing & continued increases in rent
- d) Move-in costs
- e) Lack of comprehensive resources (Ex: a family may need help in several areas... i.e. finding & keeping employment, transportation, mental health services, etc.
- f) Transportation & high mobility
- g) Difficulty navigating resources...
- h) For foster students – lack of foster homes, overwhelmed system

That is why community partnerships are an essential part to help students experiencing homelessness and in foster care better succeed in school.

am ASSOCIATED
MINISTRIES



The Wishing Well
Foundation



communities
in **SCHOOLS**



Clover Park
School District
Creating Promising Futures


CATHOLIC COMMUNITY SERVICES
SERVING PEOPLE OF ALL BELIEFS

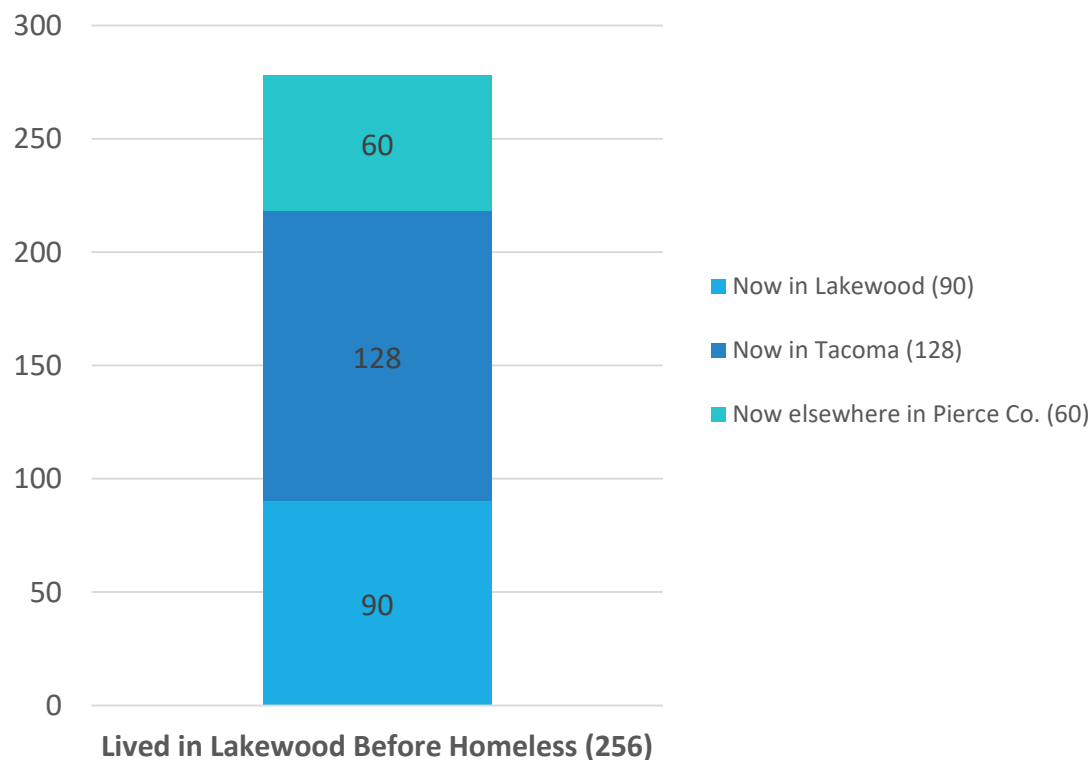
United Way 

 **ST. LEO**
FOOD
CONNECTION

As of March 3, 2022 and per Homeless Management Information System (HMIS) data, individuals currently believed to be experiencing homelessness in Pierce County have provided the following information:

Homeless Sleeping in Lakewood Now	Lived in Lakewood before Homeless
191	128 (67%)

Lived in Lakewood before becoming Homeless	Now in Tacoma (sheltered or not)	Now in Lakewood (sheltered or not)	Now In Emergency Shelter Somewhere
256	128 (50%)	90 (35%)	60 (23%)



Shelter Report: Monday, March 7, 2022

Bed Utilization

Intervention Type	Bed Utilization
Emergency Shelter	1180
Transitional Housing	100
Total Bed Utilization	1280

Available Beds

Unit Type	Beds Available
Single Adult	27
Single Adult - Puyallup Police Referral	8
Unaccompanied Youth	4
Young Adults	2
Veterans	10
Families	4
Mixed Household Type	0
Total Beds Available	55

Weekly Statistics

Weekly Statistics for week of 2/28/22 – 3/6/22	Clients
New to Homelessness in last 7 days	207
Shelter Enrollments in last 7 days	134
Shelter Exits in last 7 days	152
Permanent Housing	13
Percent of exits to Permanent Housing	9%
Temporary Housing	6
Hospital, treatment, or Prison	1
Homeless or Unknown	132

LPD Behavioral Health Contact Team
LASA Partnership
Aspen Court Referrals



Intervention
(after it has happened)

HOMELESSNESS

Emergency Assistance for Displaced Residents



Diversion
(when it's happening)

Historical focus of most of City
Lakewood's Initiatives,
Partnerships & Funding



Prevention
(before it happens)

Lakewood Human Services, Housing and Homeless Prevention

Since incorporation, the City has been proactive in addressing the human, social and housing service needs of the Lakewood community. The City has responded to these problems in a number of ways, including collaborative partnerships and the contribution of funding to individuals and local service providers. These combined prevention and intervention efforts create a safety net for our residents to help prevent homelessness.

The City partners with multiple organizations within Lakewood to address homelessness and mental health issues, including: Living Access Support Alliance (LASA), Habitat for Humanity, Western State Hospital, Catholic Community Services, Greater Lakes Mental Health, St. Clare Hospital, two methadone clinics, Tacoma Treatment Solutions and Northwest Integrated Health.

Lakewood has initiated 17 key programs to date. Not including ARPA, the adopted 2021-2022 Biennial Budget sets aside \$4,290,785 in support of a number of human services, housing and homeless prevention programs.

Human and Social Services (1% of General Fund)

Behavioral Health Contact Team (BHCT) **(EXPANDED in 2022)**

Mental Health Resource Coordinator

Veterans Treatment Court (VTC)

Community Development Block Grant (CDBG)

Major Home Repair & Sewer Loan Program

Living Access Support Alliance (LASA)

Emergency Assistance for Displaced Residents

HOME Housing Services

HOME Investment Partnerships Program

Tenant-Based Rental Assistance (TBRA) Program

Homeowner Housing Rehabilitation

Affordable Housing Loan

Living Access Support Alliance (LASA)

Habitat for Humanity **(EXPANDED in 2021)**

Affordable Housing Sales Tax Credit Program

Rental Housing Safety Program (RHSP)

CARES Act (2020) (NEW)

Individual & Family Assistance

Small Business Assistance

Commercial Landlord Assistance

Vital Government Services

City of Lakewood COVID-19 Response

ARPA (2021-2026) (NEW)

Human and Social Services (1%)

Aspen Court Enhanced Shelter

Pre-Eviction Legal Representation

Job Training Assistance w BIPOC Focus

Teen Mental Health Services & Leadership Training

Rebuilding a Healthy Neighborhood Program

Handwashing Stations at Parks w/out Bathrooms

Youth Employment Program

Habitat for Humanity Boat St. Project Support

Career Team Workforce Training

Behavioral Health Contact Team: In February 2015, the City, in partnership with Greater Lakes Mental Health, created the Behavioral Health Contact Team (BHCT). This team consists of a mental health professional (MHP) and a dedicated police officer who are embedded with police patrol officers to serve as a resource for those who are homeless and/or suffering from addiction issues and/or mental or behavioral health issues.

The 2021-2022 budget included funding for a second mental health professional (MHP) to begin in July 2021, increasing the size of the BHCT to 3 personnel to 1) further assist police patrol and 2) support the City's Rental Housing Safety Program (RHSP) team, who often encounter people in distress and in the need of assistance for a range of issues, including hoarders, isolated seniors, and renters having difficulty maintaining their property due to behavioral health issues.

Between 2015 and 2021, the BHCT has helped 3,869 people (or an average of 553 per year) find needed services. Some of the individuals helped were able to avoid (re)entering the tragic cycle of jail and/or hospital time or returning to the same or similar circumstances.

Behavioral Health Contact Team (BHCT)			
Year	Calls for Service	Referrals	Connections
2015	639	66	103
2016	594	111	75
2017	545	167	199
2018	465	228	102
2019	531	188	108
2020	429	31	103
2021	347	22	87
Total	3869	813	777
Monthly Average	46	10	9
Annual Average	553	116	111

In 2021 a number of factors influenced the reduced productivity of the BHCT:

1. Officer Ralph Rocco retired on 6/6/21. His replacement, Officer Jessica Fitzgerald, returned from maternity leave later in June, 2021.
2. Coinciding with this change, many other Officers retired and as a consequence, the Neighborhood Policing Unit was reduced to Officer Fitzgerald. For a number of months, she was unable to devote herself fully to the BHCT and was splitting her time assisting with Retail Theft.
3. Finally, changes in the RCW regarding Use of Force led to the near elimination of LE Involuntary Detainments to hospital ED's. These referrals had been a primary resource in generating productivity for the BHCT.

Partnership Opportunities

Heather Moss, Pierce County

Duke Paulson, Tacoma Rescue Mission

Living Access Support Alliance (LASA)



COMPREHENSIVE PLAN TO END HOMELESSNESS

Heather Moss, Director
Pierce County Human Services





PROCESS



18-member Steering Committee

- Providers
- Philanthropic
- Puyallup, Lakewood and City of Tacoma
- Puyallup Tribe
- Business
- Continuum of Care
- Coalition to End Homelessness
- People with Lived Experience
- Community Members
- Affordable Housing
- Faith Community

12-member Shelter Work Group

7 Subcommittees

- Targeted Universalism and Accountability
- Homeless Prevention
- Permanent Housing Interventions
- Temporary Housing and Navigation Interventions
- Medical and Behavioral Health Connections
- Funding Source Development
- Prioritization Approach

Community Engagement

- Presentations to Community Groups
- On-line open house
- Meetings were open to the public

COMMUNITY SUCCESS

NOT ONLY PROGRAM FOCUS



Functional Zero



Targeted Universalism



Collaboration



Shelter



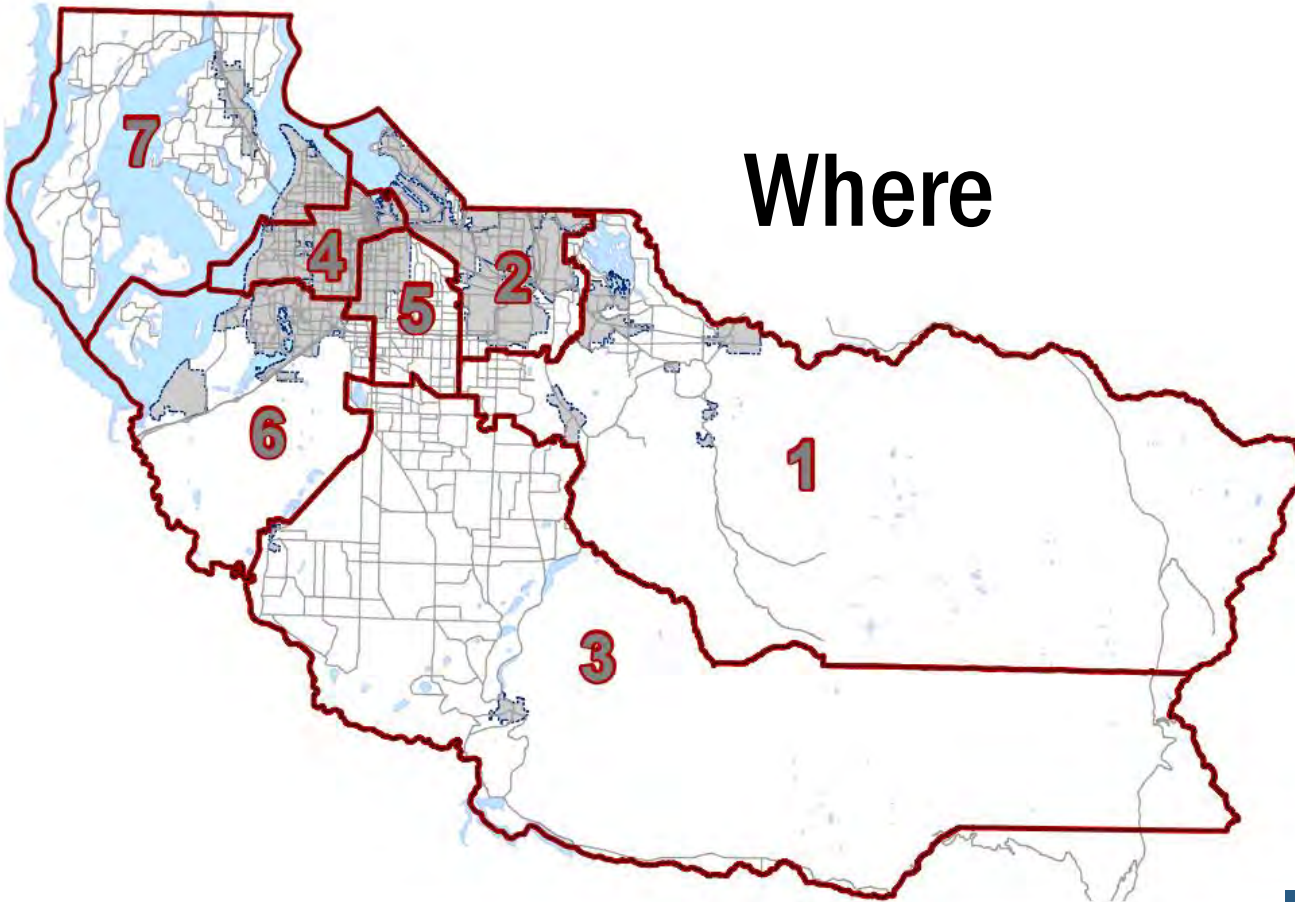
Funding



Unsheltered Homeless Estimate

Clients Currently Homeless	3,300
Current Shelter beds	1,000
Additional Shelter Beds Needed	2,300
New Shelter Beds by 12/31	365

Where



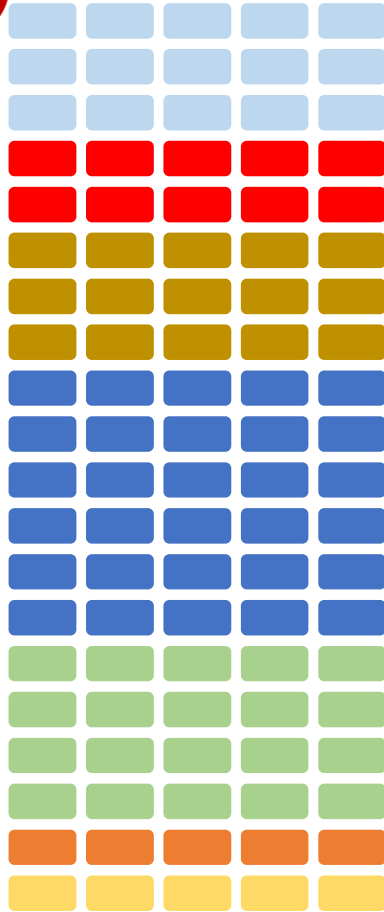
SIX GOALS

1. Create a unified, regional system and response
2. Use DATA to ensure interventions are effective for all
3. Prevent homelessness
4. Ensure adjacent programs meet needs of homeless population
5. Meet immediate needs of those experiencing homelessness
6. Expand permanent housing





FUNCTIONAL ZERO



15% Affordable Housing

10% Permanent Supportive Housing

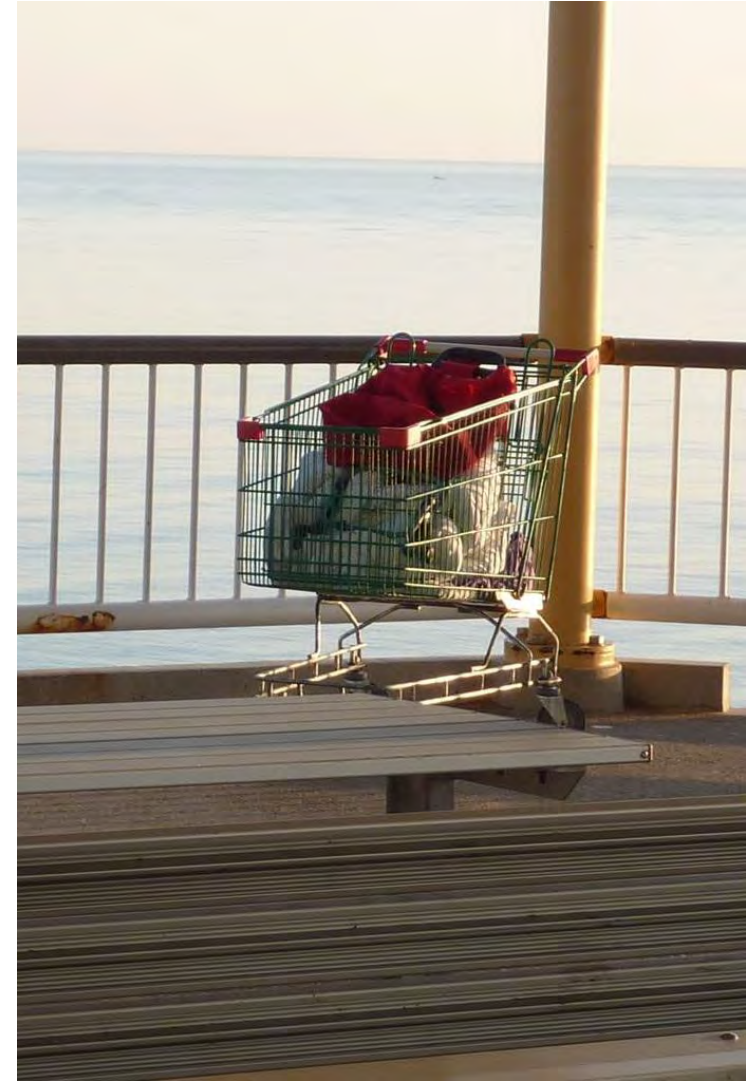
15% Housing Vouchers

30% Rapid Rehousing

20% Diversion

5% Shelter and Transitional Housing

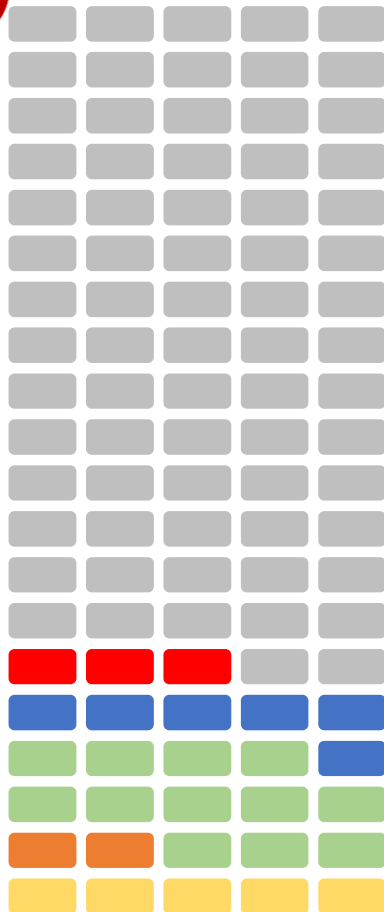
5% Homeless Prevention





FUNCTIONAL ZERO

RECOMMENDATIONS



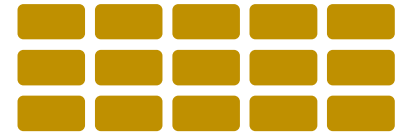
15% Affordable Housing



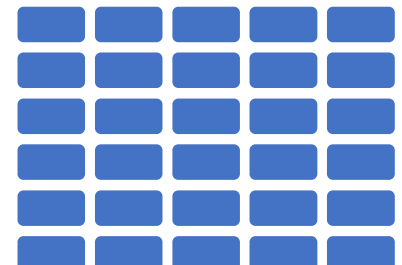
10% Permanent Supportive Housing



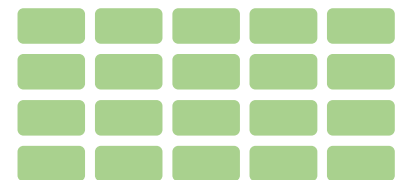
15% Housing Vouchers



30% Rapid Rehousing



20% Diversion



5% Shelter and Transitional Housing

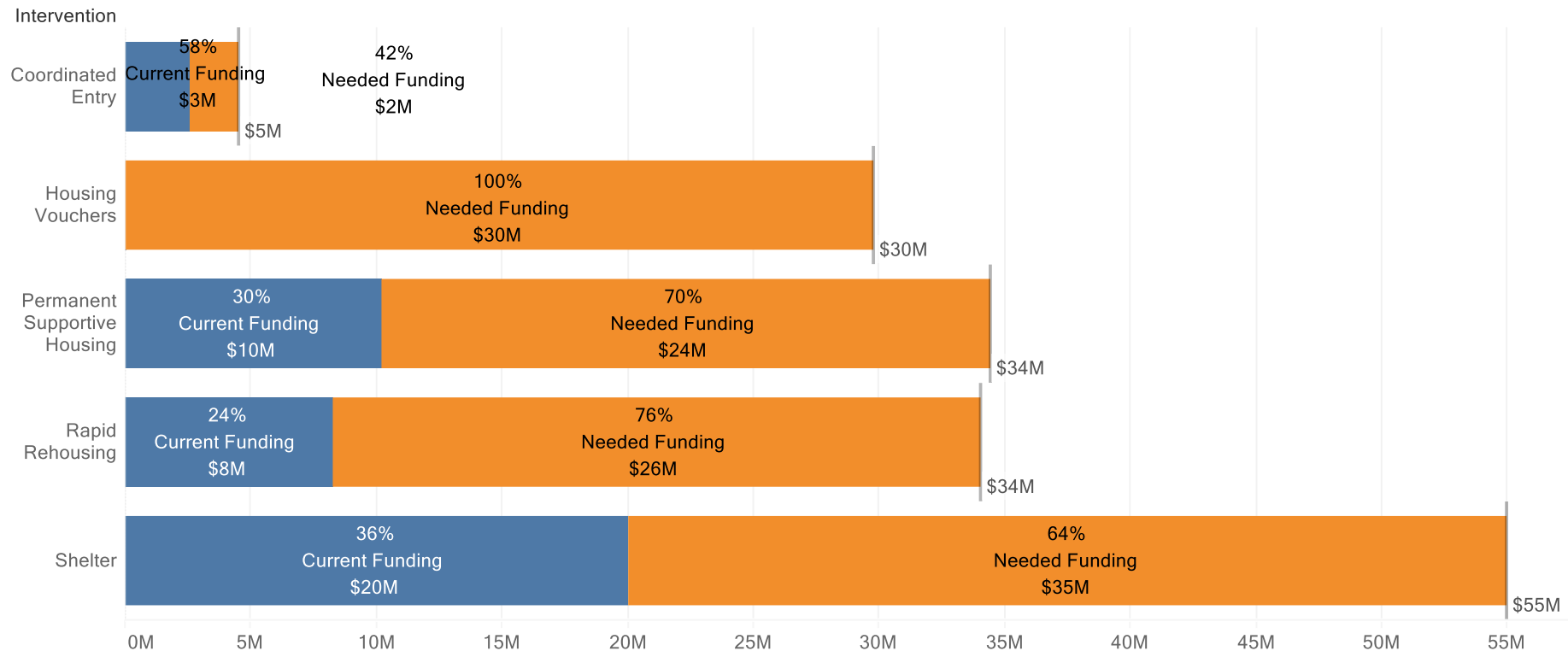


5% Homeless Prevention



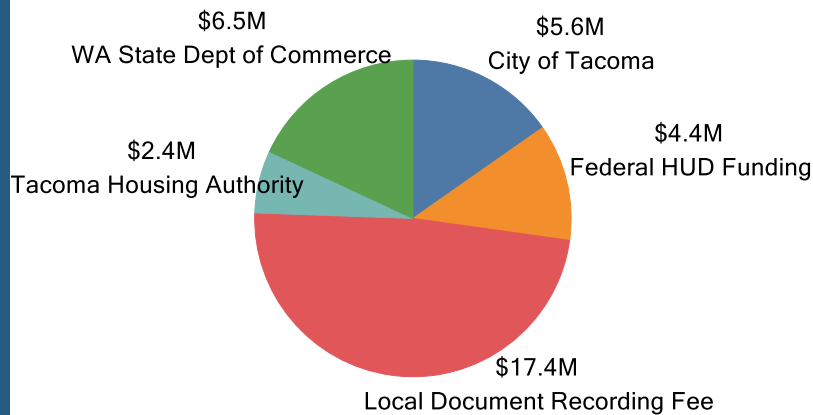
ANNUAL COSTS

Current and Needed Annual Operations Funding



RECURRING FUNDING NEEDS

Current Recurring Funding: \$36M



Additional Annual Funding Need: \$117M

Potential Recurring Sources:

- Federal
- State
- Local Government
- Philanthropic
- Business Community

CAPITAL FUNDING — ROUGH ESTIMATES

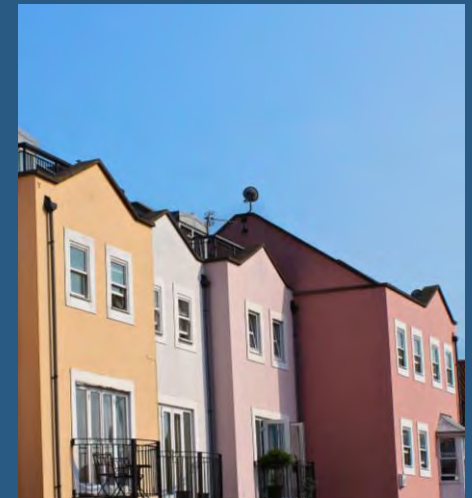
Shelter: ~\$15M



Permanent
Supportive
Housing: ~\$400M



Affordable
Housing: ...



COST OFFSETS

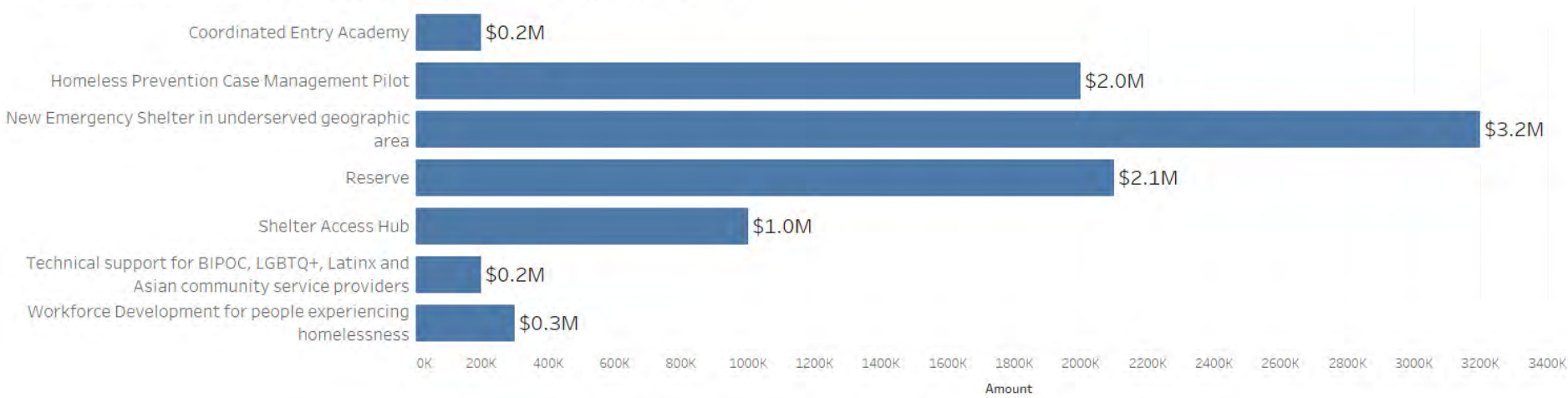
\$48 Million/year

Conservative estimate of
adjacent system costs
savings by reaching
Functional Zero

Indirect Costs Per Household of Not Addressing Homelessness	
Mainstream System Costs	
Healthcare	\$ 8,191
Law Enforcement & Criminal Justice	\$ 5,146
Social Services	\$ 1,123
Public Service	\$ 142
Opportunity Costs	
Tourism	\$ 1,756
Local Business	\$ 2,539
Education	\$ 207
Poverty Trap	\$ 2,534
12 month cost per household	\$ 21,638
1 month cost per household	\$ 1,803

PROPOSED INITIAL FUNDING

Proposed Uses for Initial \$9M Allocation to Implement Comprehensive Plan





Walking and chewing gum . . .



Next Steps

Plan Approval

- Outreach to Municipalities
- Incorporate EcoNorthwest Findings
- Implementation
- Funding Pursuit
- Steering Committee Ongoing Role



QUESTIONS?

Heather Moss, heather.moss@piercecountywa.gov

Pierce County Human Services



Partnership Opportunities
Duke Paulson, Tacoma Rescue Mission

Rescue Mission

HELP • HOPE • HEALING



MISSION SNAPSHOT 2021



215,568 Meals Served



140,122 Bed Nights



2,784 Neighbors Helped



PRE-PANDEMIC
STATS 2019

581 people left the Tacoma Rescue Mission to enter permanent housing last year

498 people obtained jobs or increased their employment (hours, wage, better work etc.)

385 youth were sheltered

953 hours of mental health counseling were provided to adults and families

2021 STATS

286 people left the Tacoma Rescue Mission to enter permanent housing last year

245 people obtained jobs or increased their employment (hours, wage, better work etc.)

316 youth were sheltered

746 hours of mental health counseling were provided to adults and families

MISSION PROJECTS 2021- 2026

Currently underway: the shelter expansion is currently moving forward and is the top effort of the Mission.

Hotel shelter, depending on the RFP process from Pierce County. The mission has been preparing for this project with potential partnerships and a model, but may not be chosen to do this project.

Community First Village. This project is in an assessment phase. Feasibility reports on the ability to develop financial capacity to create/operate a project of this scope, find and develop a property, and gather community support to do it.

Feasibility/discovery for new shelter PLUS model is the stage that the discussions. This model would encourage transition out of shelter for those moving forward currently. Filling the gap toward permanent housing.

MEN'S SHELTER AND NEW LIFE PROGRAM EXPANSION



PRIORITY #1 DTC
RENOVATION/EXPANSION

Pierce County has committed \$5.5m toward expansion/renovation for the shelter. Total project cost expected to be \$16m.

Priority areas this includes:

We are asking for \$5.5m and the COT is offering \$4m at this time.

Men's shelter space and bathrooms / increase to 160+ guest capacity (+70 or 78%)

Addiction recovery program / increase to 40+ beds capacity (+15 or 60%)

Kitchen & dining room (upgrade kitchen and reclaim/increase dining capacity to 150 or 80%)

Staff and guest space during the day (new space for guest's day use and staff private meeting area)

NEW SHELTER BEDS DESIGN



HOTEL PURCHASE AND CONVERSION

Working on the purchase of a hotel property to convert for expanded emergency shelter.

Potentially partnering with local health care to provide Respite care for medically fragile individuals who don't have a home to recover in.

May provide an opportunity to increase our New Life Program for addiction recovery capacity.

THE CHALLENGE

Community First Village (CFV) addresses a major challenge: high demand for dignified, permanent supportive housing for the chronically homeless.



Here in Pierce County:

- HMIS: 1,659 chronically homeless
- Chronically homeless overwhelmingly populate encampments, make up about 20% of shelter residents, and most challenging to permanently house.
- Short an estimated 1000 permanent supportive housing units

CFV-- A RESTORATIVE MODEL

Master planned community of affordable, attractive microhomes and RVs. Fundamental value: *homelessness is a human issue that requires a human response:*

- To build community, units arranged in small neighborhoods to foster restorative relationships
- Choice of high quality, uniquely designed housing options
- Onsite micro-enterprises to earn a dignified wage
- Staff live onsite to deepen relationships
- Co-located case management and medical/behavioral health clinics
- Bus service on the hour to link to downtown Austin and services
- Residents form neighborhood associations
- Rules: be good neighbor, follow civil laws, help with rent

FINDING HOME: COMMUNITY FIRST! VILLAGE



- CFV is so successful, funders investing in an expansion to 1900 units
- Model attracts substantial private sector funding for capital and operating costs
- Model attracts chronically homeless to voluntarily leave streets of Austin

SHELTER PLUS

For individuals with jobs and significant barrier removal progress

Based on original COT design to have something beyond a stability site

Transition spaces to live in with extra support toward permanent housing

Support to include financial counseling, job support, transportation, mental health support

2022 Pierce County Homeless Services Assessment
Andrew Dyke, ECONorthwest

Pierce County Homeless Services Assessment

Presentation to Lakewood
City Council
March 12, 2022

ECONorthwest
ECONOMICS • FINANCE • PLANNING

2022 Pierce County Homeless Services Assessment

The 2022 Pierce County Homeless Services Assessment was requested by the County Council's Performance Audit Committee. The purpose of the study was to:

- a) assess the need for, and costs of, ensuring adequate shelter for Pierce County residents experiencing homelessness;
- b) create a comprehensive inventory of funding sources and intended uses of resources dedicated to preventing, ameliorating, and ending homelessness in Pierce County;
- c) estimate the indirect expenditure and economic costs (e.g., policing, healthcare, school-related) of homelessness circa 2021 in Pierce County; and
- d) assess gaps in existing services.

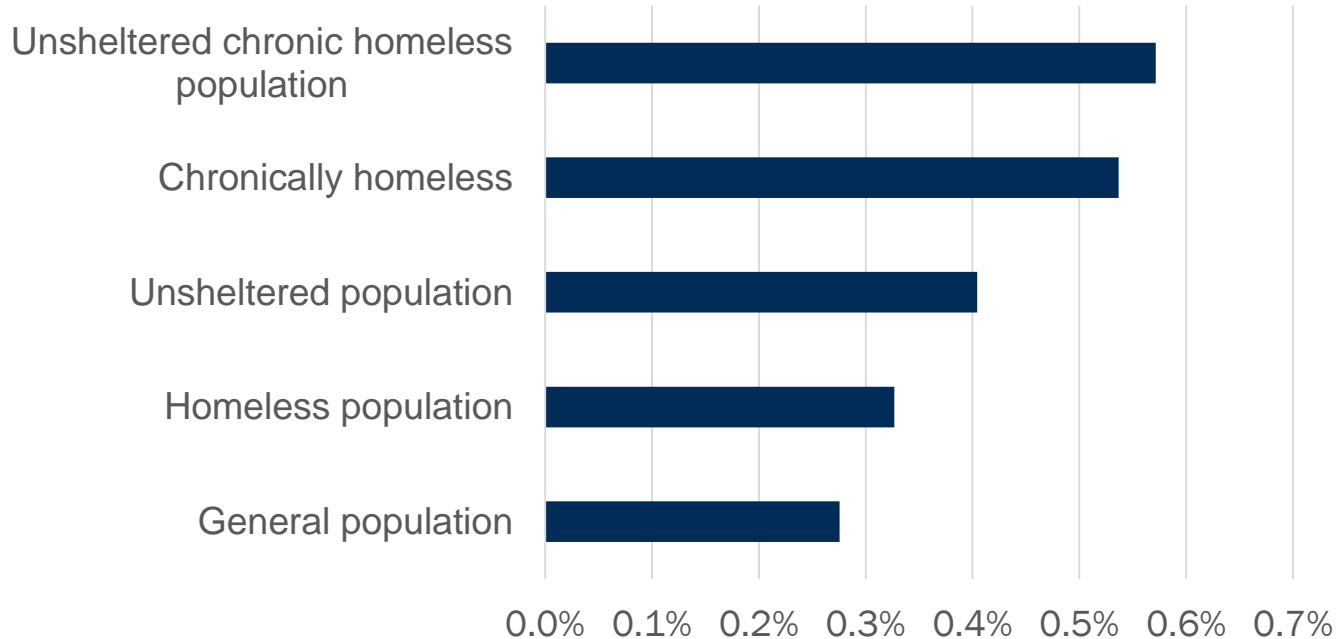
Key Questions addressed by the Study

1. How many individuals and households are experiencing homelessness in Pierce County? Via what counting methods?
2. What characterizes inflows to, and exits from, homelessness?
3. What programs and services are most / least effective?
4. What macroeconomic influences affect homelessness, and how do these affect programming?
5. How much is Pierce County spending to resolve homelessness?
6. Where should Pierce County prioritize its investments?

Trends in Homelessness in Pierce County

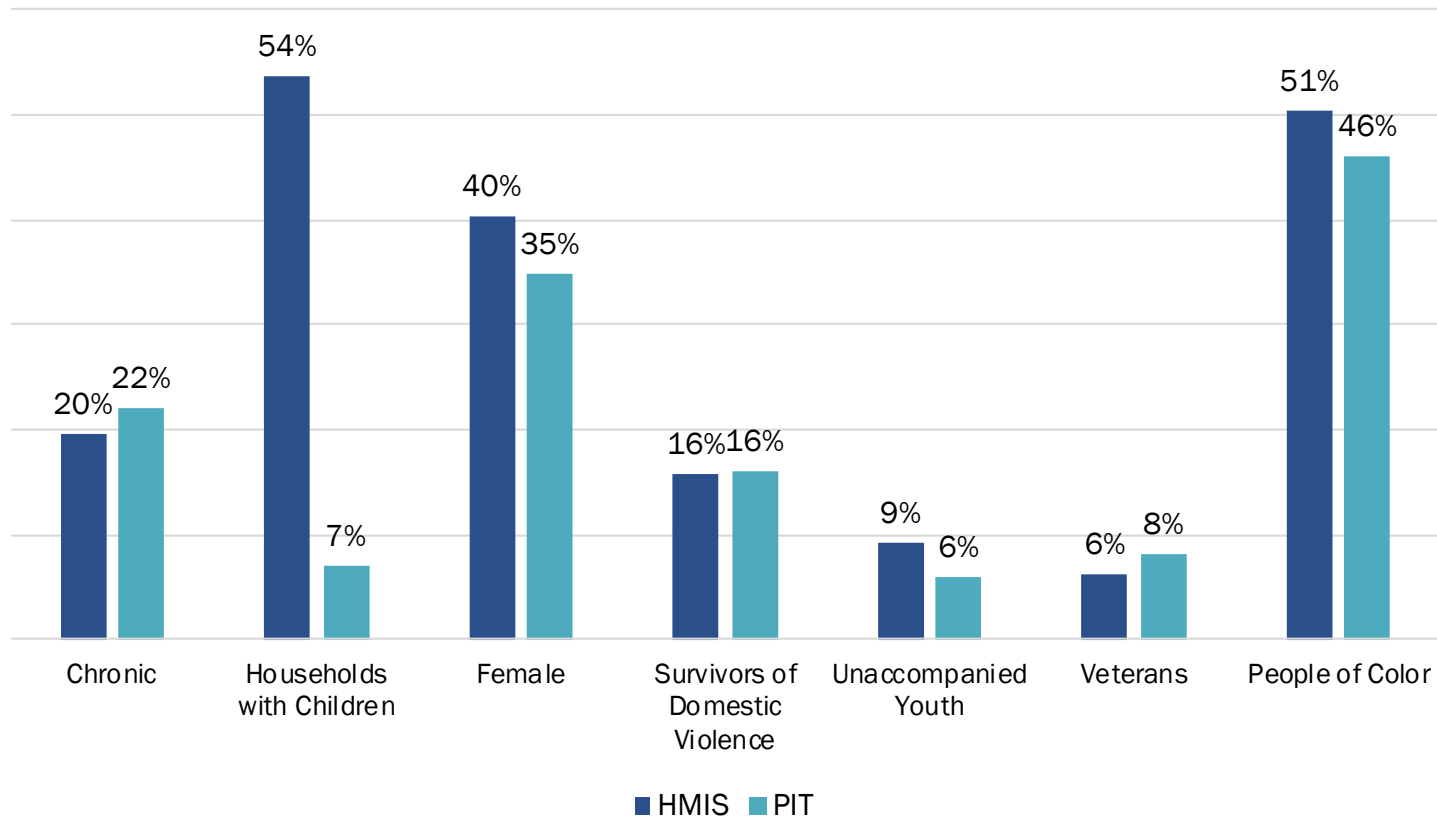
Pierce County's unsheltered population is disproportionately large

Selected Pierce County Populations Expressed as a Share of the U.S. Population

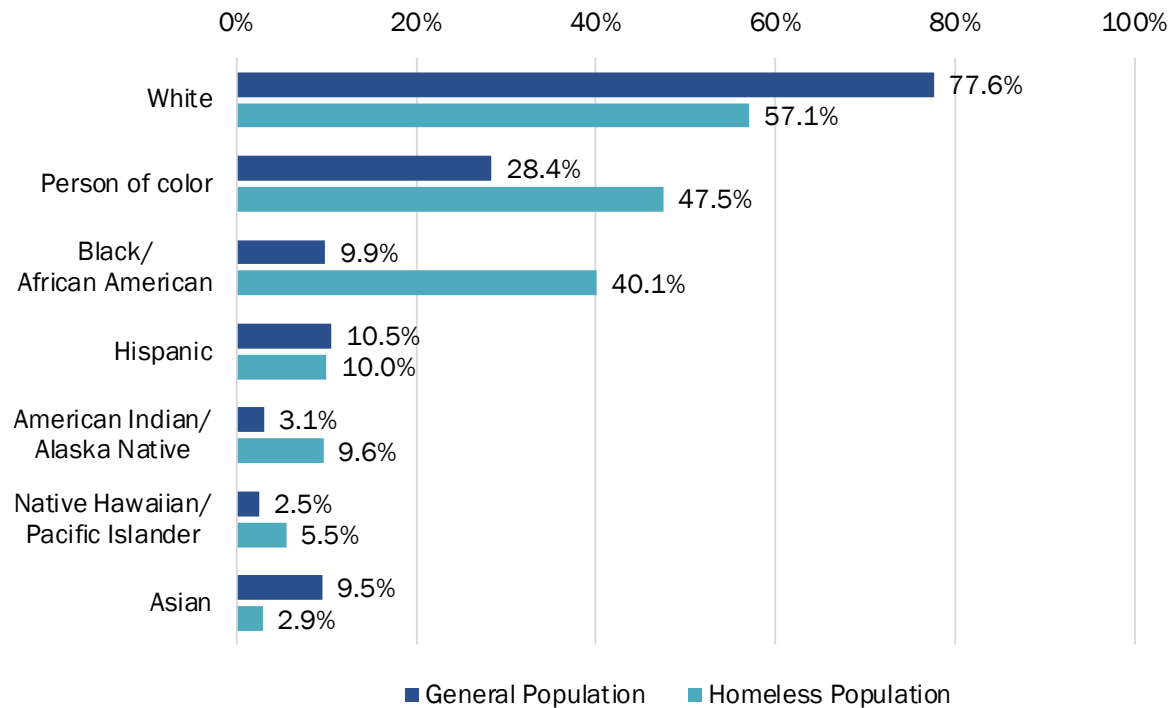


Source: ECONorthwest calculated using U.S. HUD (2020) and U.S. Census data (2019)

Characteristics of the Homeless Population Differ between PIT and HMIS Shares by Category (Pierce County, 2020)

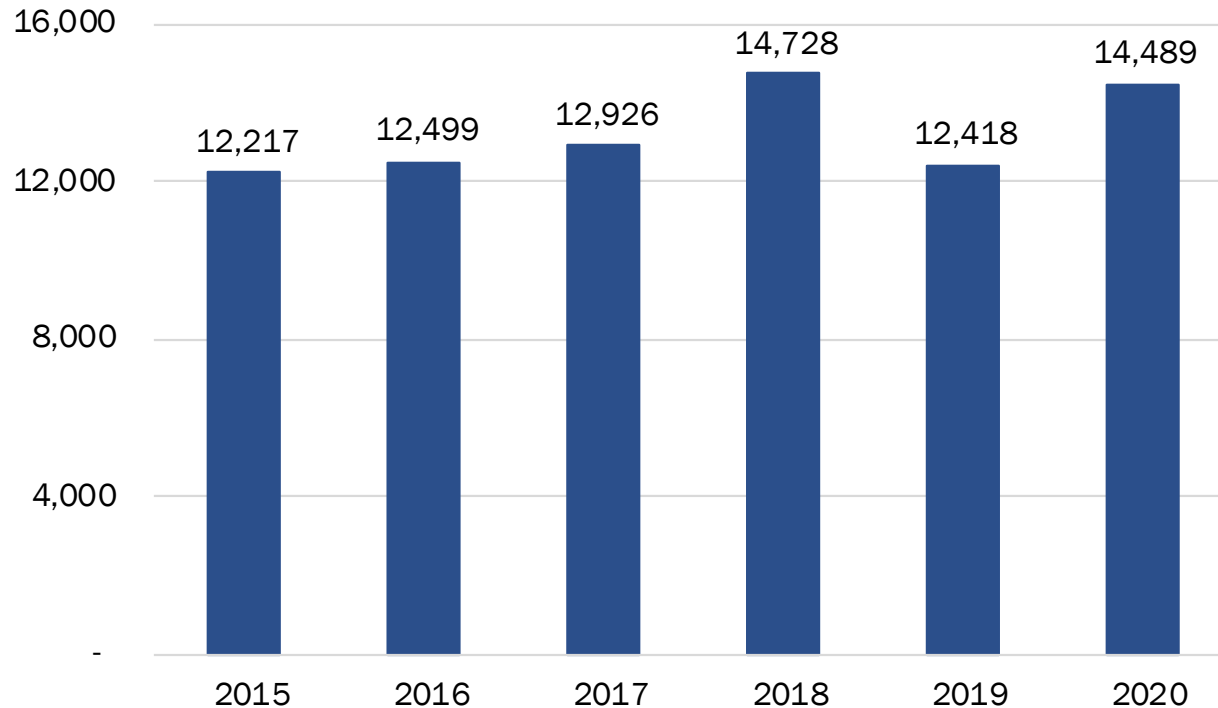


People of color disproportionately experience homelessness in Pierce County (circa 2020)



- People of color are over-represented among the homeless population by a factor of 1.7.
- The share of homeless individuals who identify as Black is 4 times the share for the County population overall.
- Hispanic individuals are about equally represented in the homeless and general populations.

Homelessness Trends in Pierce County HMIS Counts



- HMIS-based counts suggest a decline of about 16% in the number of people experiencing homelessness in 2019
- This short trend reversed in 2020, with the number of homeless individuals returning to 2018 levels.
- The count for 2020 is 19% higher than that for 2015.

Inflows into Homelessness

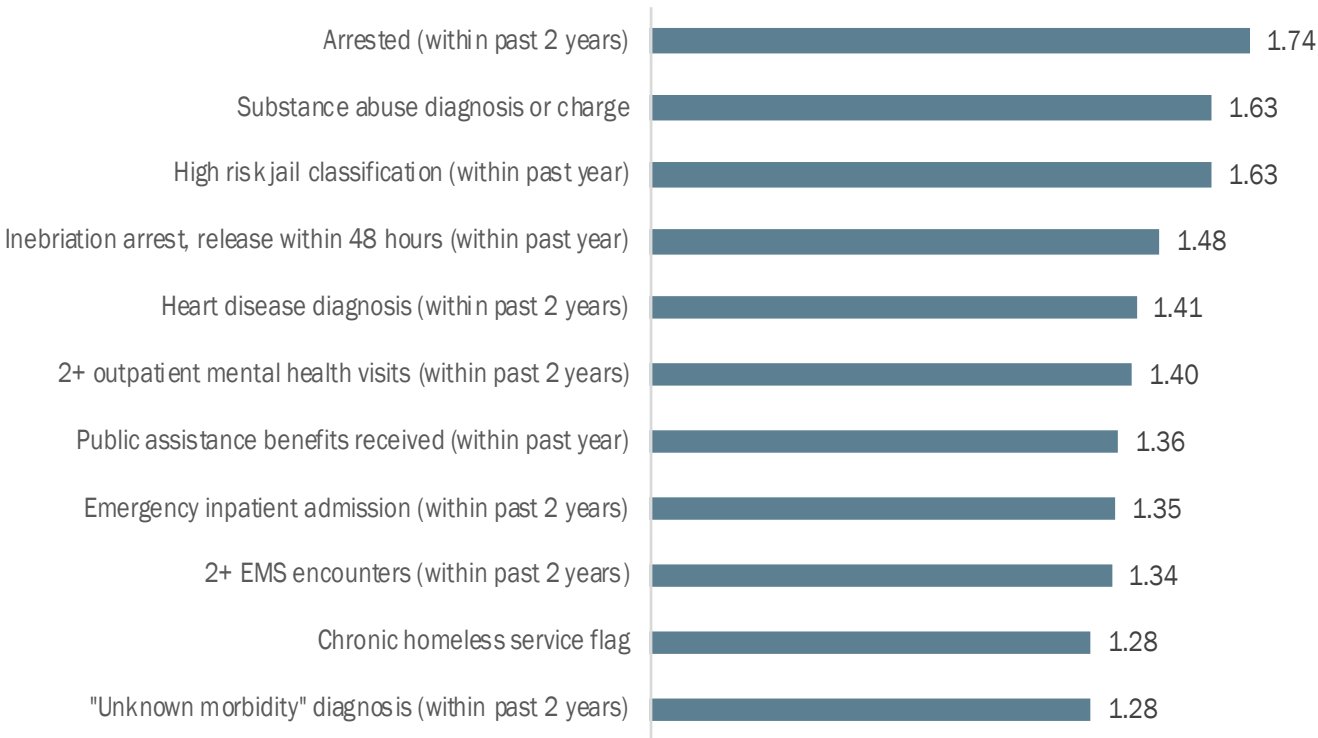
- Housing Market Factors Influencing Homelessness
 - Inadequate supply and continuing underproduction of housing
 - Rents rising faster than incomes
- Behavioral Factors Influencing Homelessness
 - Substance use disorder
 - Comorbidity and chronic illnesses
 - Mental health condition

High Rents Correlate with High Rates of Homelessness



- A U.S. GAO analysis found that a \$100 increase in the median rent resulted in a 9% increase in the incidence of homelessness in a CoC.
- Increases to the share of housing stock were related to decreases in the rate of homelessness.
- The study controlled for a variety of housing, demographic, and economic variables.

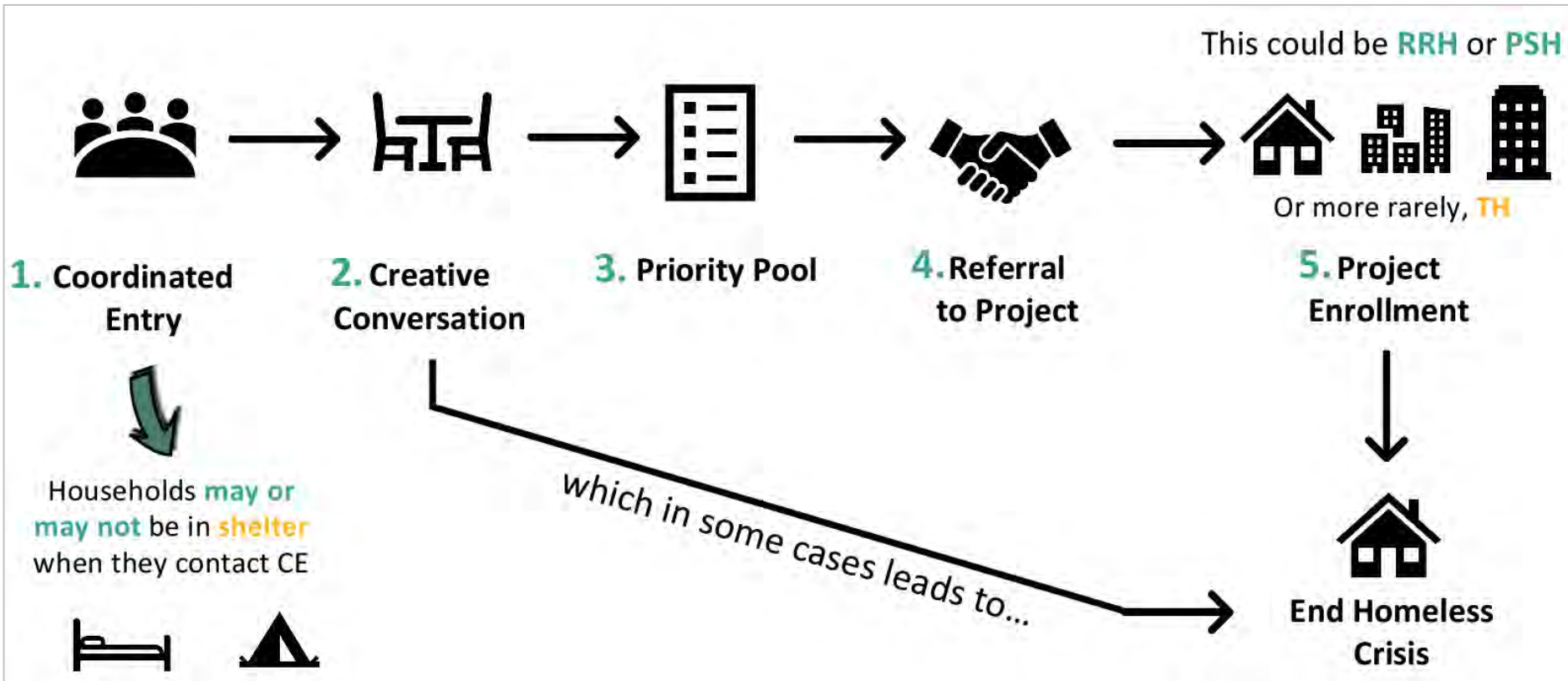
Characteristics Predictive of Homelessness in Santa Clara County, CA



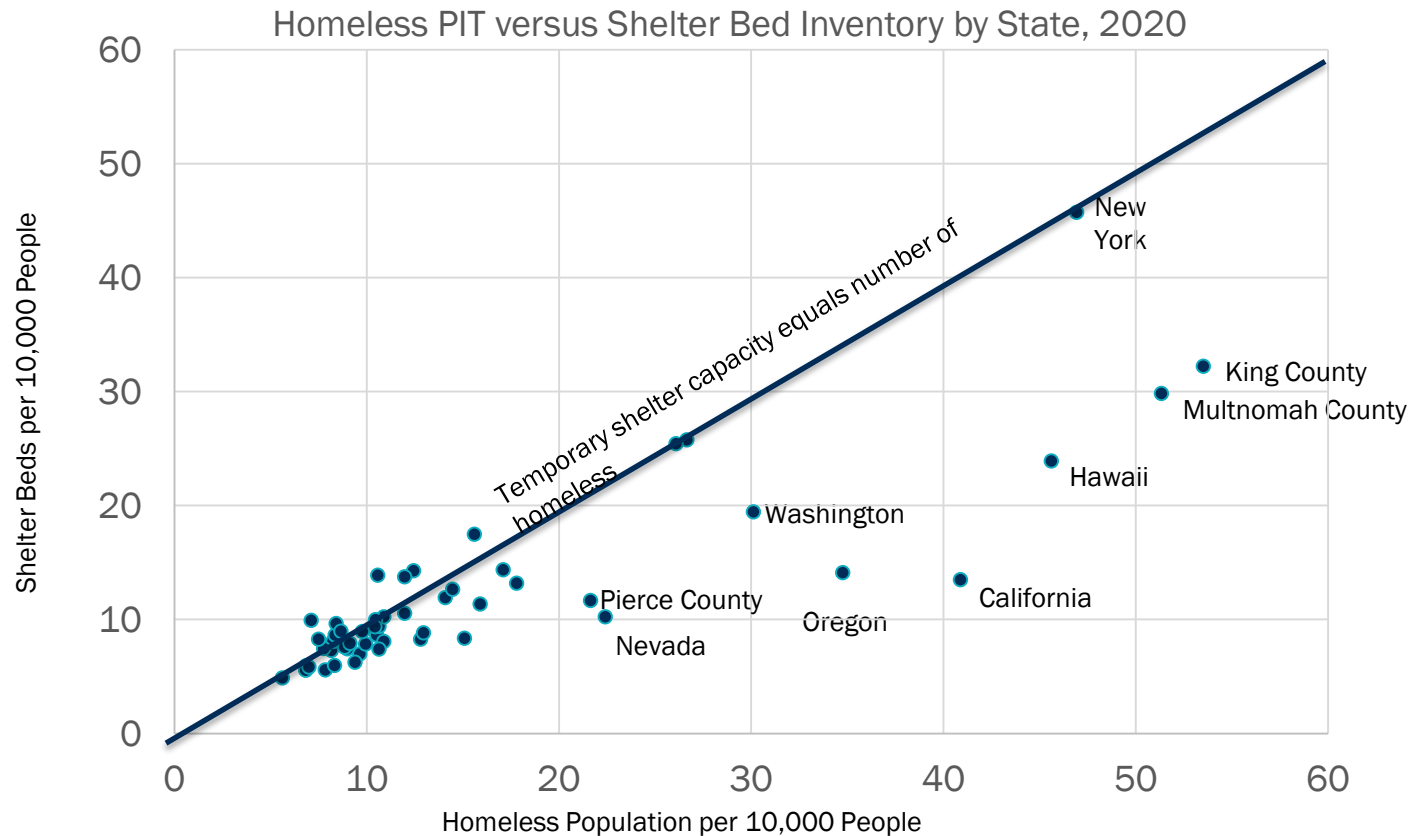
- Homelessness results from coinciding personal circumstances and structural factors
- Screening tools can quantify the relative importance of individual characteristics
- In a world of scarce resources, these tools can help triage individuals seeking help

Pierce County's Homelessness System

Pierce County's Current Homelessness System



West Coast: High rates of homelessness and low bed inventory



Source: ECONorthwest analysis of HUD 2020 Point-In-Time Counts, HUD 2020 Housing Inventory Counts, and U.S. Census Bureau 2020 Annual Estimates of the Resident Population for the United States, Regions, States, and Puerto Rico.
Notes: Shelter beds per 10,000 people include all year round emergency shelter beds, transitional housing units, and safe haven beds for currently homeless individuals divided by state population. Line demonstrates a relationship of 1:1 shelter bed to individual experiencing homelessness (line is not the line of best fit to the data).

- Participants expressed frustration with only being able to apply for homelessness prevention assistance when they had a pending eviction
- Participants stressed the importance of their relationship with their caseworkers in navigating the complex homelessness system
- Providers indicated that higher wages, lower caseloads, and more flexibility to help clients outside of the tight constraints of the “funding rules” would make their jobs easier and result in better client outcomes

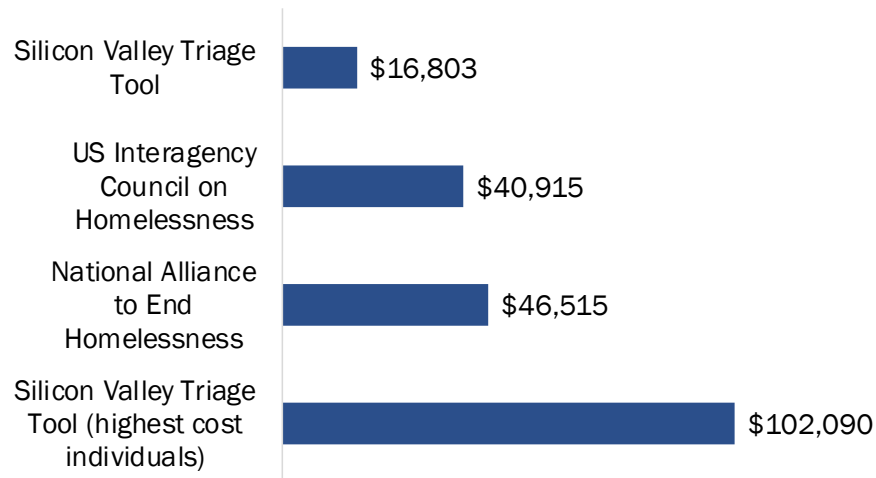
- Participants also described Pierce County's homelessness system as “all-or-nothing” support systems
 - Once participants were prioritized for County services usually through an impending eviction, by reporting drug use, having severe mental or physical health conditions, having young children to care, the system met their needs well
 - Client participants also discussed how challenging life was before they accessed services, describing receiving services as like winning the lottery
 - Clients also noted concerns about the “benefits cliff” that occurs when they have services but increase their working hours, income, or both

- Before receiving housing services, many participants cycled in and out of shelters and struggling to find shelters with open beds.
- Clients discussed the numerous barriers at shelters, such as:
 - Not being allowed to bring pets,
 - Having more children than were allowed (only two were allowed in this example),
 - Having their belongings stolen,
 - Adhering to strict schedules, and
 - Generally feeling disrespected in that environment.
- Clients also stressed the need to access the “right” level of services, such as better access to addiction and mental health services

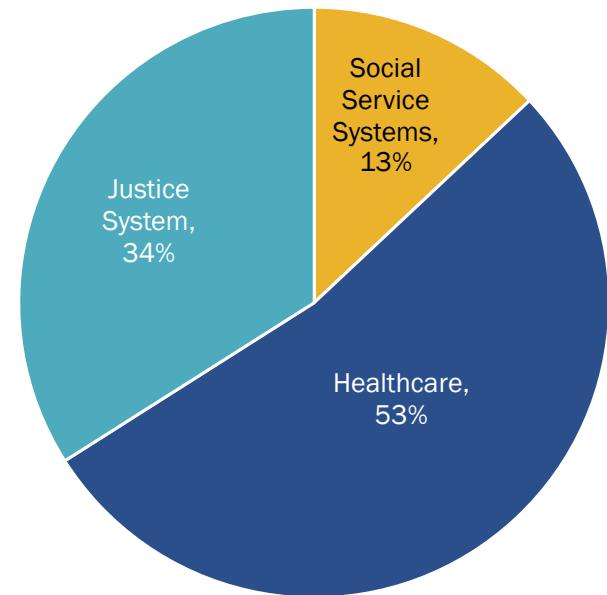
Financial Analysis

Indirect Costs of Homelessness

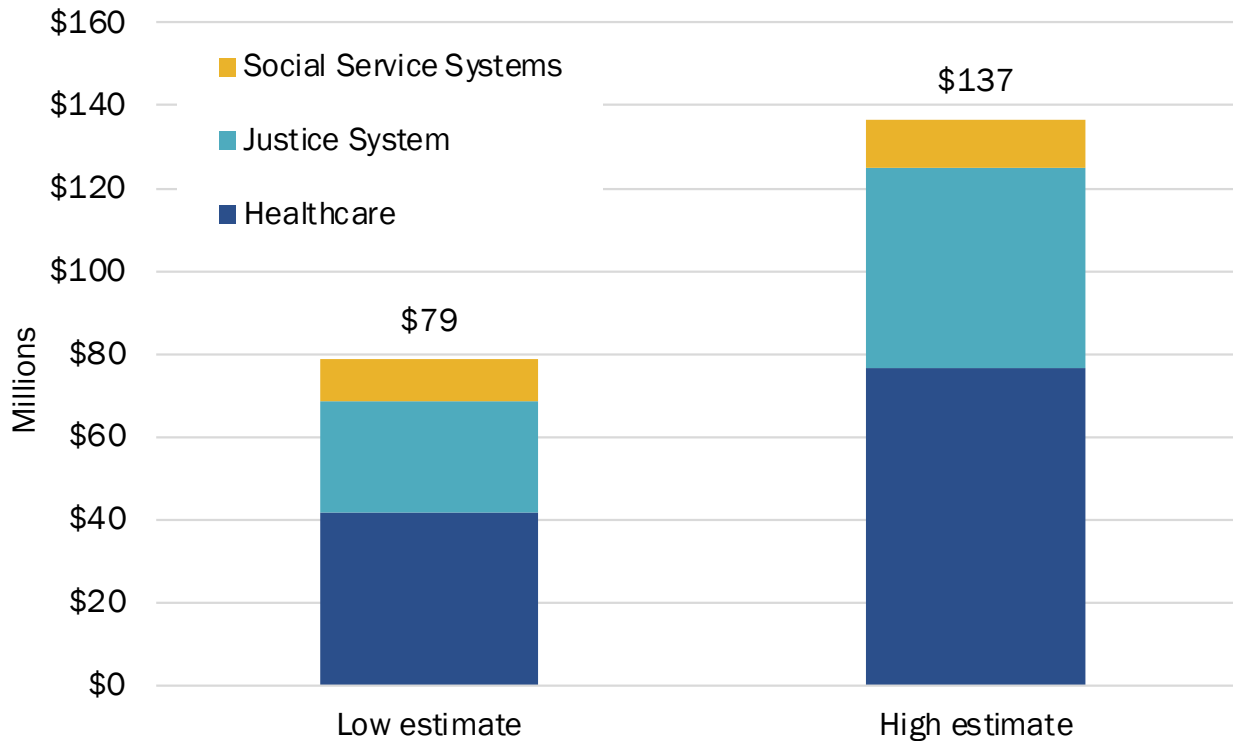
Range of Annual Indirect Costs per Chronically Homeless Individual, \$2021



Share of Overall Cost, by Category

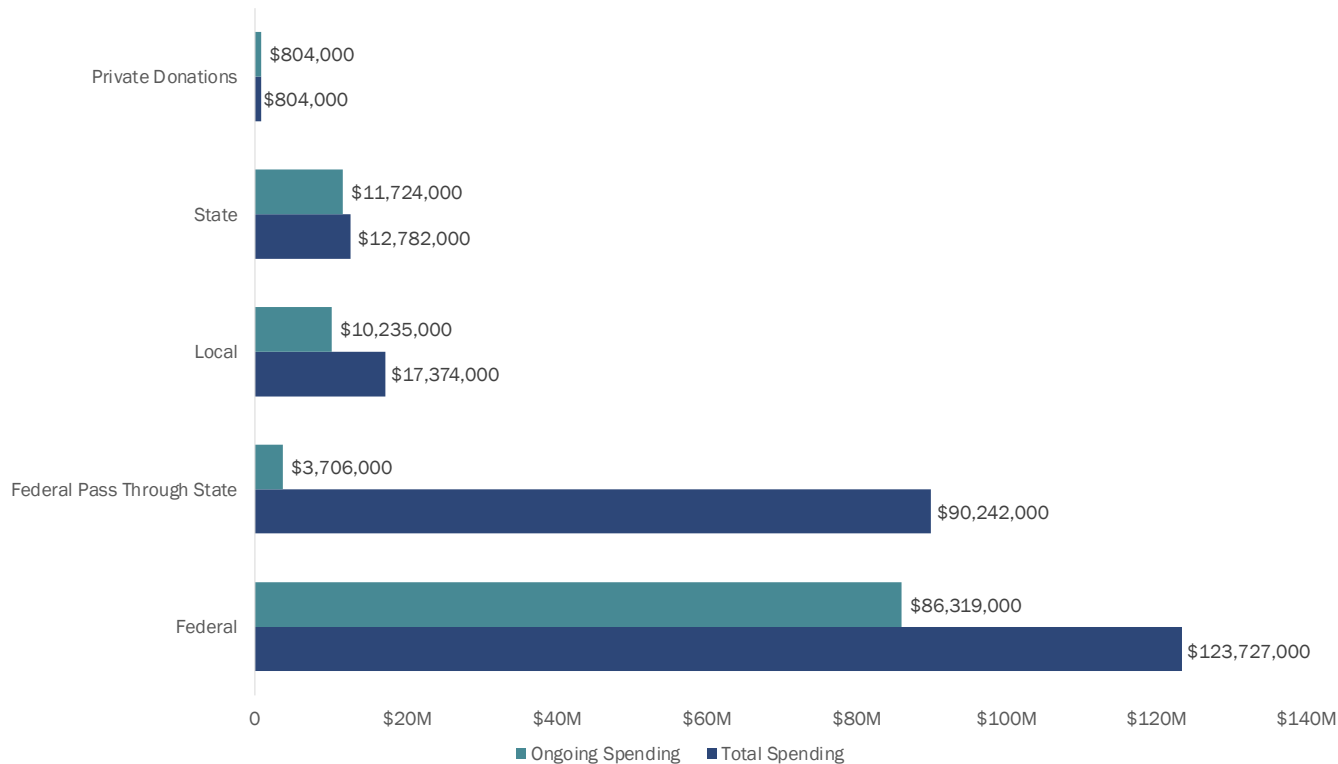


Indirect Costs of Homelessness, Pierce County, \$2021

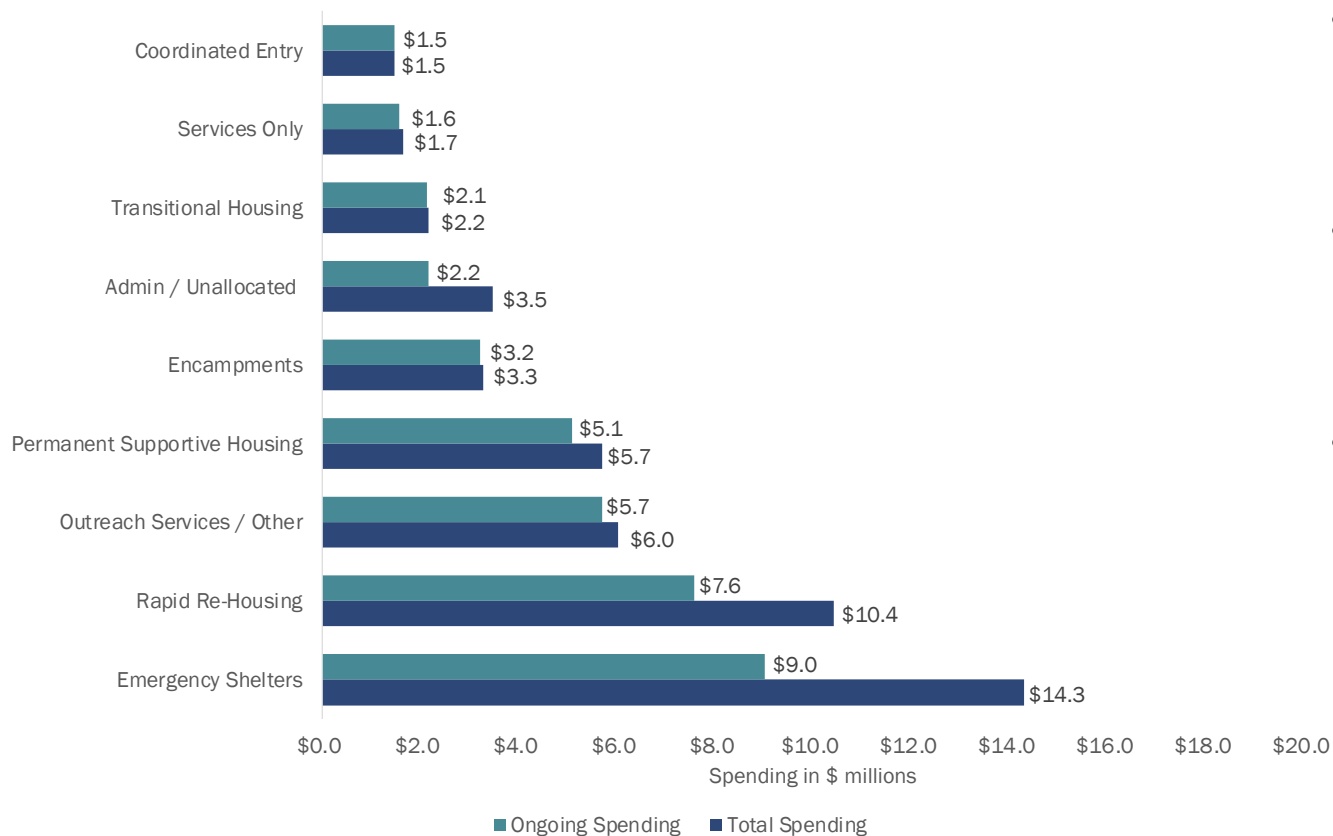


- Literature contains a wide range of estimates
- Studies vary in the unit of analysis and specific constellation of costs considered
- Despite significant uncertainties indirect costs of homelessness are by all accounts large compared to the resources devoted to solving homelessness

Pierce County Total and Ongoing Homelessness Spending by Source, 2021

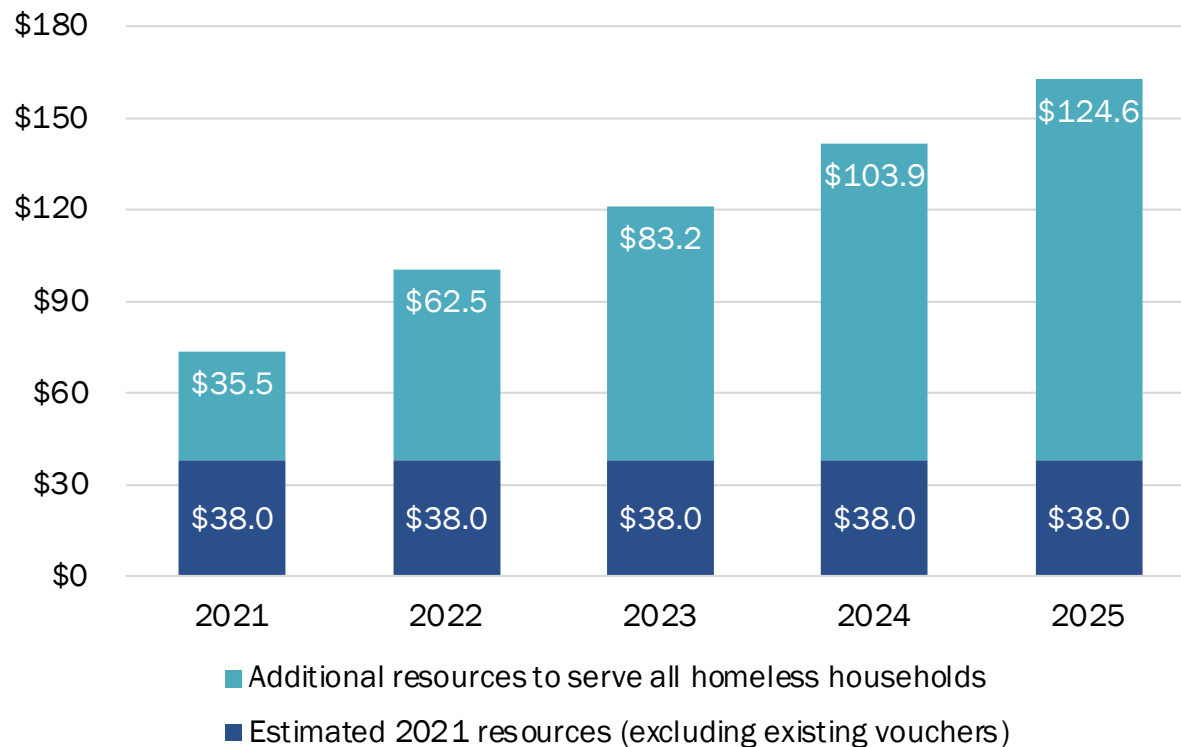


- Prevention accounts for \$196m (80%) of total and \$82m (66%) of ongoing funds
- Most of these funds are federal
- Federal funds comprise by far the largest source in our analysis



- Excluding prevention, we identified \$49m total and \$38m ongoing resources
- Emergency shelters and RRH received most of the one-time funds identified
- Funds in the general services category could be associated with other use categories

Resources Needed to Provide Shelter for All Homeless Individuals (2021 \$)



- Estimated resources needed based on providing services to all individuals experiencing homelessness
- Services include prevention, diversion, emergency shelter, RRH, and PSH
- Over time the ongoing costs of PSH and new vouchers account for an increasing share of additional resources needed
- Estimates do not include capital or other one-time costs required to expand the system

Where should Pierce County Prioritize its Near-Term Investments?

- Decades of housing underproduction have created an expensive housing market with rapidly rising rents
- Ending the crisis will accelerate housing production—at all price levels.
- The power of the clearest evidence-based intervention—long-term rental assistance—is limited in a tight housing market.
- The evidence-base is still emerging on short-term vouchers and PSH.
- Pierce County has underdeveloped emergency shelter infrastructure, and little clear guidance on how to expand it.

1. Explore alternative uses of the available voucher resources and subsidies.
 - Continue to investigate low-cost alternatives to evidence-based Housing Choice Vouchers
 - Disappointing evidence emerging on short-term vouchers but possibilities remain
 - Experiment with additional triage
2. Deploy better analytics to improve outcomes with constrained resources.
 - Link existing HMIS data to health and public safety data could improve homeless counts and targeting of outreach and service delivery
 - Monitor/conduct research and implement best practices
3. Expand sanctioned shelter infrastructure.
 - Conventional congregate shelters
 - Consider outdoor alternatives: sanctioned villages, safe parking, motel conversions

4. Manage unsanctioned encampments systematically.
 - Research has demonstrated the costs imposed by unsanctioned encampments
 - Formally recognizing these costs and developing incorporating them as a “budget” in the formal system and track activity at these sites
 - Associated performance metrics and goals will improve transparency and the evaluation of tradeoffs among system strategies
5. Use flexible funds to soften benefits cliffs.
 - Focus group members emphasized the stress associated with expiring benefits
 - A locally-funded “glide path” to assist recipients could soften the abrupt end of state and federal benefits and improve ability to monitor client outcomes over a longer time period
6. Use flexible funds to encourage better caseworker conditions.
 - Large caseloads and low wages leads to burnout and turnover
 - The County could grant flexible funds to large non-profit providers to reduce caseloads and/or increase wages to mitigate against these issues

Intervention characteristics

Intervention	Current System or New Solution	Pop Served (Chronic, Episodic, Both)	Solution Type (Temporary, Moderate, Permanent)	Cost Effective at Reducing Homelessness?	Evidence that this helps people exit homeless-ness?	Scalability (L, M, H)	Requires Market Vacancy (Y/N)	Requires Site (Y/N)	Requires Development (None, Some, Full)	Development Timeframe (Fast/None, Moderate, Slow)	Cost of Development (L, M, H)	Cost of Ongoing Intervention (L, M, H)
Emergency Shelters	Current	Both	Temporary	No	No	Low	No	Yes	Some	Slow	High	Moderate
Safe Parking / RV Parks	New	Both	Temporary	Yes	No	High	No	Yes	None	Fast/None	Low	Low
Tiny Home Villages	Current	Chronic	Temporary	No	No	Moderate	No	Yes	Some	Fast/None	Low	Moderate
Sanctioned Encampments	New	Chronic	Temporary	No	No	Moderate	No	Yes	Some	Fast/None	Low	Moderate
Transitional Housing	Current	Both	Moderate	No	Yes	High	No	Yes	Full	Slow	High	High
Roommate Based Programs	New	Both	Moderate	Yes	No	Low	No	No	None	Fast/None	N/A	Low
Diversion	Current	Episodic	Moderate	Yes	Some	High	Yes	No	None	Fast/None	Low	Low
RRH	Current	Episodic	Moderate	No	Some	High	Yes	No	None	Fast/None	Low	Moderate
Vouchers & Rent Assistance	Current	Both	Permanent	Yes	Yes	High	Yes	No	None	Fast/None	N/A	High
Motel Conversions (to PSH)	Current	Both	Permanent	Yes	Yes	Moderate	No	Yes	Some	Moderate	Moderate	High
PSH	Current	Chronic	Permanent	Yes	Yes	High	Some	Yes	Some	Slow	High	High
ADU Program	New	Episodic	Permanent	No	No	Low	No	Yes	Some	Moderate	Moderate	Low

Questions?

ECONorthwest

ECONOMICS • FINANCE • PLANNING



Los Angeles



Portland



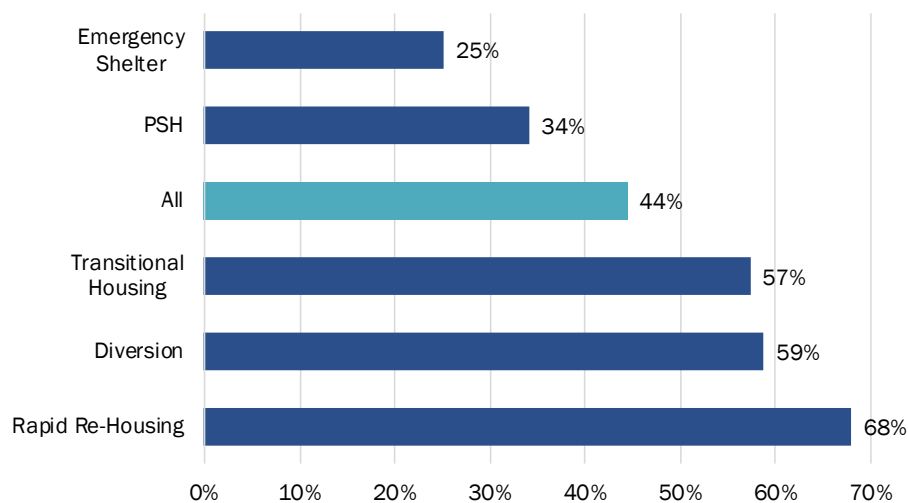
Seattle



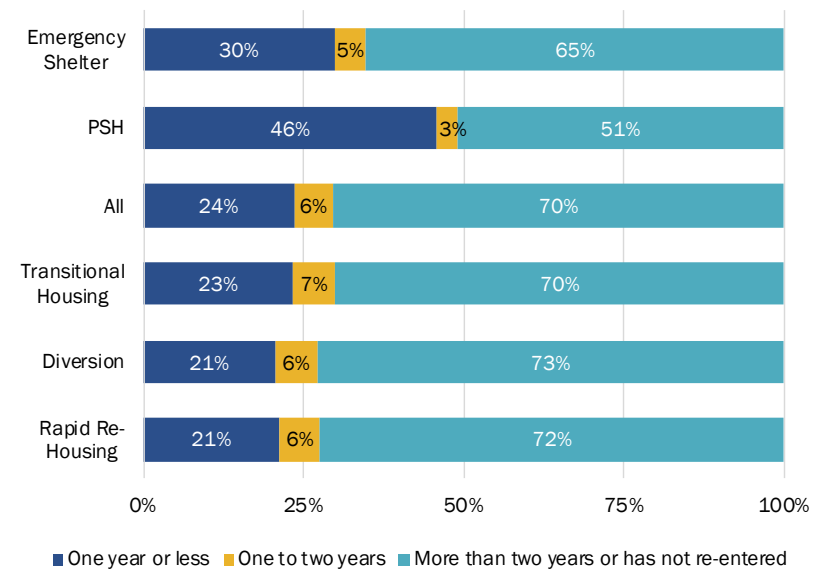
Boise

Outcomes Vary Across Interventions

Successful Exits from Homeless Services, 2020

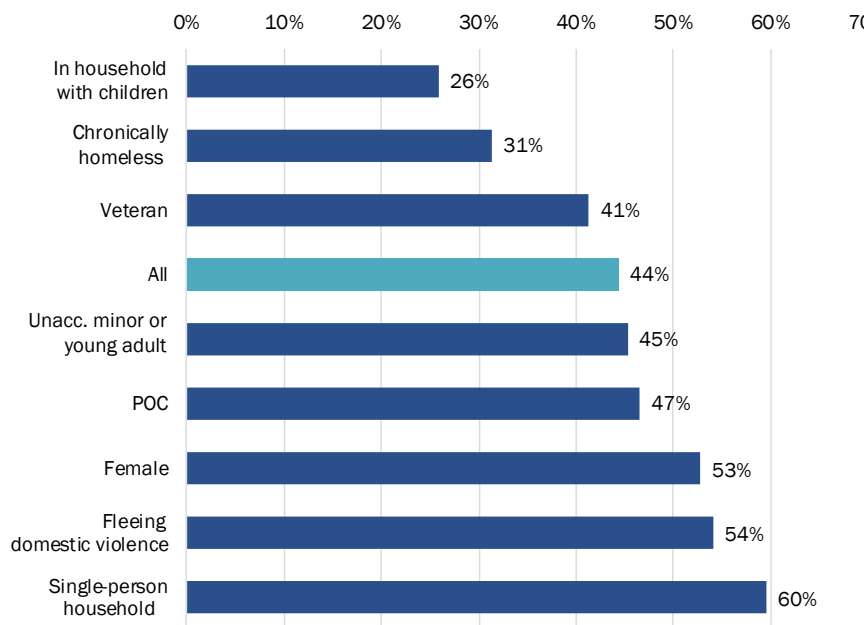


Time until reentry, 2018 successful exits

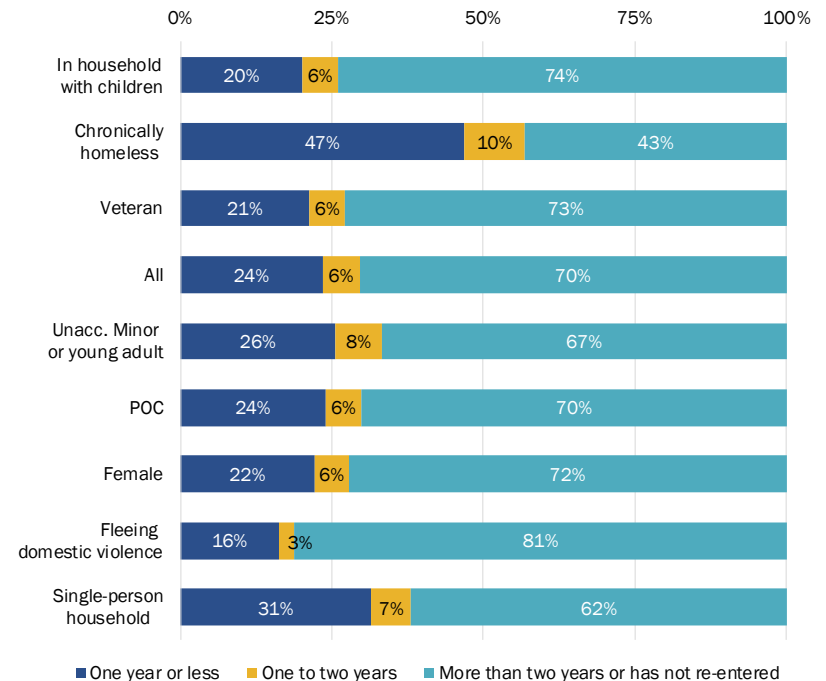


Outcomes Vary with Client Characteristics

Successful Exits from Homeless Services, 2020

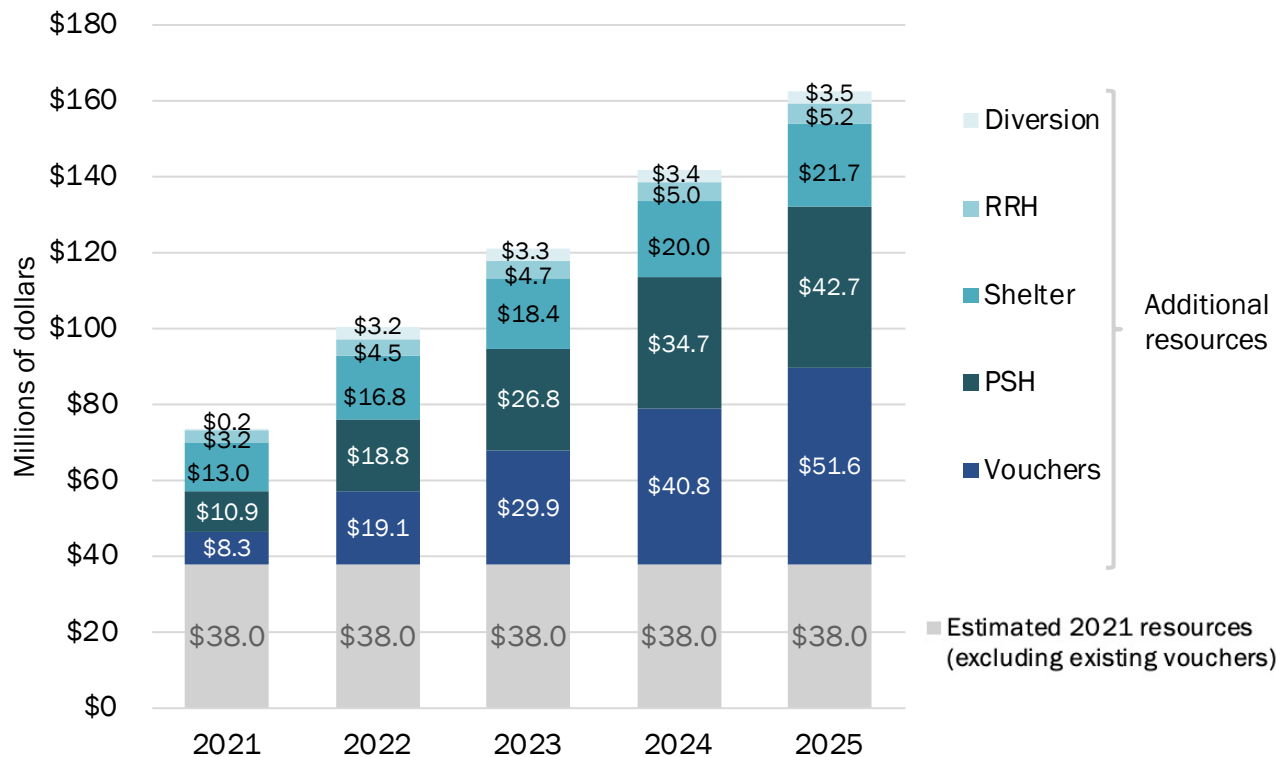


Time until reentry, 2018 successful exits



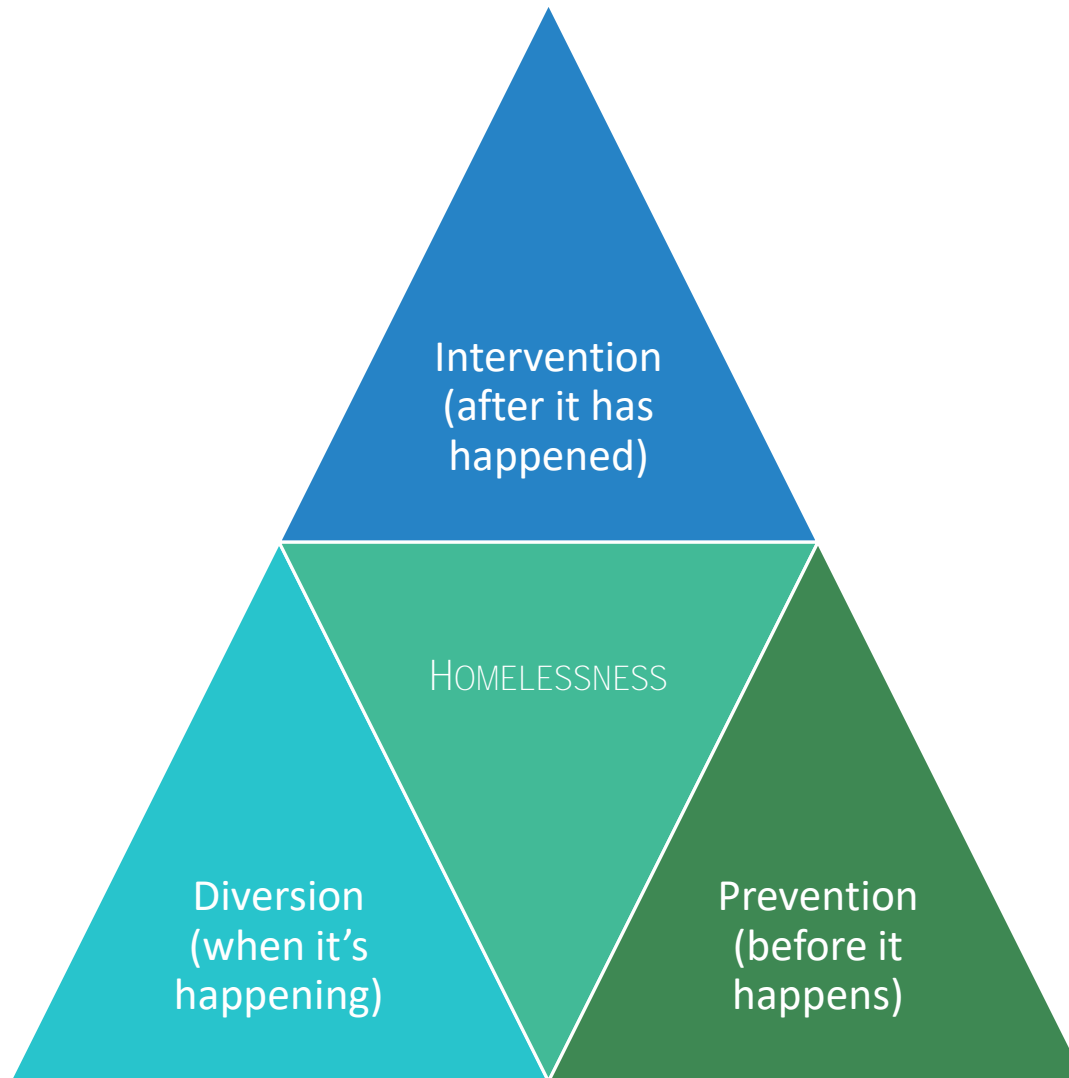
Indirect Spending Cost Categories

Healthcare	Criminal Justice System	Public and Social Services	Economic and Other Costs
<ul style="list-style-type: none">▪ Emergency rooms▪ Inpatient and behavioral health services▪ Outpatient services▪ Costs of detox and treatment facilities▪ Ambulatory services▪ Costs of 911 responses	<ul style="list-style-type: none">▪ Costs of an arrest and jail stay▪ Court costs▪ Costs of crime (additional patrols, etc.)	<ul style="list-style-type: none">▪ Costs of encampment clean-up▪ Costs of foster care for homeless children▪ Costs of sanitation and street cleaning	<ul style="list-style-type: none">▪ Reduced tourism▪ Reduced economic activity▪ Costs due to reduction in perceived public safety



- Over time the ongoing costs of PSH and new vouchers account for an increasing share of additional resources needed
- Resources required for other services grow more slowly

City of Lakewood Homelessness Priorities Discussion



Lakewood Human Services, Housing and Homeless Prevention

Since incorporation, the City has been proactive in addressing the human, social and housing service needs of the Lakewood community. The City has responded to these problems in a number of ways, including collaborative partnerships and the contribution of funding to individuals and local service providers. These combined prevention and intervention efforts create a safety net for our residents to help prevent homelessness.

The City partners with multiple organizations within Lakewood to address homelessness and mental health issues, including: Living Access Support Alliance (LASA), Habitat for Humanity, Western State Hospital, Catholic Community Services, Greater Lakes Mental Health, St. Clare Hospital, two methadone clinics, Tacoma Treatment Solutions and Northwest Integrated Health.

Lakewood has initiated 17 key programs to date. Not including ARPA, the adopted 2021-2022 Biennial Budget sets aside \$4,290,785 in support of a number of human services, housing and homeless prevention programs.

Human and Social Services (1% of General Fund)

Behavioral Health Contact Team (BHCT) **(EXPANDED in 2022)**

Mental Health Resource Coordinator

Veterans Treatment Court (VTC)

Community Development Block Grant (CDBG)

Major Home Repair & Sewer Loan Program

Living Access Support Alliance (LASA)

Emergency Assistance for Displaced Residents

HOME Housing Services

HOME Investment Partnerships Program

Tenant-Based Rental Assistance (TBRA) Program

Homeowner Housing Rehabilitation

Affordable Housing Loan

Living Access Support Alliance (LASA)

Habitat for Humanity **(EXPANDED in 2021)**

Affordable Housing Sales Tax Credit Program

Rental Housing Safety Program (RHSP)

CARES Act (2020) (NEW)

Individual & Family Assistance

Small Business Assistance

Commercial Landlord Assistance

Vital Government Services

City of Lakewood COVID-19 Response

ARPA (2021-2026) (NEW)

Human and Social Services (1%)

Aspen Court Enhanced Shelter

Pre-Eviction Legal Representation

Job Training Assistance w BIPOC Focus

Teen Mental Health Services & Leadership Training

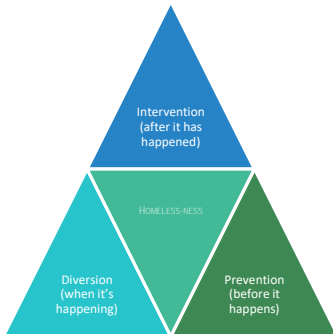
Rebuilding a Healthy Neighborhood Program

Handwashing Stations at Parks w/out Bathrooms

Youth Employment Program

Habitat for Humanity Boat St. Project Support

Career Team Workforce Training



Lakewood Homelessness Priorities

Prevention

Diversion

Intervention

Partnership Opportunities

- CPEH Unified Regional Office
- Emergency & Enhanced Shelter Units
- Permanent Supportive Housing Units
- Workforce Training
- Affordable Housing Units
- **Others?**

Activities/Operations

- Shelter
- Supportive Services
- Subsidized Housing
- Affordable Housing
- Mental Health Services
- Workforce Training
- **Others?**

Allocating/Re-allocating Funding

- 1% Human Services
- 1406 Funds
- 2060 Funds
- 2163 Funds
- HUD CDBG/HOME Funds
- Treasury ARPA Funds
- HOME-ARPA Funds
- General Fund
- RHSP
- **Others?**

Background Documents included in Appendices

- Lakewood 2022 Annual Housing Report
- 2020-2024 Tacoma-Lakewood Consortium CDBG/Home Consolidated Plan and Annual Action Plans
- 2021 National Low Income Housing Coalition *Out of Reach* Report
- 2022 Pierce County *Homeless Services Assessment Study*
- 2021 Pierce County *Comprehensive Plan to End Homelessness*
- 2020 Pierce County Annual Homeless System Performance Dashboard
- 2017-2021 Pierce County Point-in-Time Counts
- 2019 American Community Survey and 2020 Census Data for Lakewood
- 2021 PSRC Regional Housing Needs Assessment
- 2022 Pierce County Housing Needs Assessment
- 2021-2022 Lakewood Human Services, Housing and Homelessness Prevention