



# THURSTON COUNTY TEN-YEAR HOMELESS HOUSING PLAN

**Developed by:** Thurston County HOME Consortium Workgroup  
**Adopted by:** Thurston County Board of Commissioners, December 19, 2005  
**With funding from:** The Homeless Housing Assistance Act of 2005



# ACKNOWLEDGEMENTS

Also see State Submission Section 1 for more detailed information about these participants.

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# Executive Summary

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## Introduction

Homelessness is a concern that affects virtually every community in the United States. The homeless sleep in streets, in cars, underneath bridges, or at the homes of family and friends. They include adults and children, individuals and couples, mothers and fathers, sisters and brothers. They are homeless for a variety of reasons, such as mental illness, a physical disability, substance abuse, unemployment and low wages.

Homelessness takes a heavy toll on these individuals and their local communities. Homeless people are less able to find social services and jobs when their lives are eclipsed by the need to find shelter. They are also more likely to need costly emergency services because of the ravages of weather and crime, the inability to pay for preventative care and – in many cases – their own physical and mental disabilities. Communities with high rates of homelessness are also concerned about the character of their communities and the affect on nearby businesses.

Thurston County is fortunate to have a strong network of agencies and social-service providers dedicated to ending homelessness. Our county also has a history of success upon which to build. In 2002, for example, representatives from Thurston County and local cities jointly applied for HOME program funds from the federal Department of Housing and Urban Development. The group – referred to as “The Home Consortium” – set a goal to reduce homelessness in Thurston County by 50 percent by 2005. The Home Consortium exceeded its expectations: Three homeless point-in-time counts conducted between 2003 and 2005 revealed that homelessness decreased by more than 50 percent during the 3-year time period (see section 5.1).

Despite our success in reducing homelessness, challenges remain. A January 26, 2005 census revealed that 697 individuals were homeless that day, and that the community lacked the capacity to house 90 of them (13 percent). Most of the homeless individuals were men between the ages of 36 and 54 who were unemployed and/or unable to afford housing, or who had mental illnesses or drug and alcohol-abuse problems. The majority were staying in emergency shelters; sleeping on the streets, in vehicles or in outdoor areas; or “couch-surfing” with family and friends.

This ten-year plan is designed to reduce homelessness in Thurston County even further -- by 50 percent by July 2015. The plan calls for creating 300 new permanent housing units, and guiding more people into services before they become homeless.

## Recommendations

Below is a summary of activities recommended in this ten-year plan:

- ❑ Create 75 new housing units for *homeless families*, with the majority located at Evergreen Vista on Fern Street. The plan also calls for increased funding for rental assistance and to help prevent eviction.
- ❑ Develop 25 new housing units for *non-chronically homeless* individuals.
- ❑ Develop 100 new housing units for *chronically (repeat) homeless* individuals. Most of the new units would come from two projects that are already underway. Catholic Community Services plans to replace the existing Devoe Street shelter with a new transitional housing and homeless shelter by 2007. (The Devoe Street shelter is currently owned and operated by Bread and Roses and houses about 30 men overnight.) Behavioral Health Resources is working to convert the Tumwater Gardens apartment complex into housing for people with chronic and severe mental illness.
- ❑ Develop 100 new housing units for *homeless youth*. As a start, Community Youth Services would continue its current effort to purchase nine new units on Pear Street. An additional 24 units would be created in a low-barrier shelter for homeless youth. (“Low barrier” meaning that youths in the shelter would face fewer restrictions than traditional crisis residential centers – hours of operation and length of stay, for example.)
- ❑ Reduce the number of offenders, including sex offenders, who are released to homelessness. In the short term, this will involve collecting data about offenders in Thurston County, their barriers to housing, and available housing and service programs. Ultimately, the plan recommends creating a re-entry program for offenders, including “re-entry coaches” who would counsel offenders and help them find resources. The coaches would not be employed by the Department of Corrections.

## How to Get Involved

- Attend Homeless Planning Workgroup meetings. Contact Theresa Stoddard at [theresa@hatc.org](mailto:theresa@hatc.org) or call (360) 664-2485 ext. 29 for details and to get on the e-mail distribution list.
- Respond to the community-wide invitation to “Dream the Dream.” Invitations will be mailed in February 2006.
- Volunteer as we conduct the annual homeless census on Jan. 26, 2006. Contact Theresa Stoddard at [theresa@hatc.org](mailto:theresa@hatc.org) or call (360) 664-2485 ext. 29 for more information.
- Attend Housing Task Force meetings held the third Monday of each month at the Olympia Timberland Regional Library, 313 8th Avenue in Olympia from noon to 1 p.m. January and February meetings in 2006 will be held on the fourth Monday because of the holidays.
- Contact the homeless housing or service provider of your choice to volunteer your time or to offer financial assistance.
- Contact Thurston County for more information on the Ten-Year Homeless Housing Plan. E-mail Connie Rivera at [riverac@co.thurston.wa.us](mailto:riverac@co.thurston.wa.us) or call (360) 709-3065.

- ❑ Collect information and develop strategies to manage limited resources. This plan recommends hiring a homeless coordinator, and making the Department of Community, Trade and Economic Development’s “Homeless Management Information System” (HMIS, a homeless database system) available to a broader network of trained local service-providers.
- ❑ Launch the “Dream the Dream” project, which will involve asking community organizations to consult with others in their organizations and “Dream the Dream.” Participants will be asked to share how they would expand current programs or add new and innovative programs if they had the resources. (“Dream the Dream” is further described in Chapter 6.)
- ❑ Assess the needs and gaps in the homeless provider system and share the information with the Salvation Army. The Salvation Army plans to replace its existing Fifth Avenue shelter with a two-story social services and shelter facility by 2008.

## The Costs

The Department of Community, Trade and Economic Development estimates Thurston County will receive roughly \$273,000 to \$354,000 a year under the Homeless Housing Assistance Act, a 2005 law that provides a revenue source for local governments to write ten-year homeless plans. The estimated cost of enacting this plan is \$55.8 million over a ten-year period. Of that amount, \$11.9 million is already funded through grants. The gap between costs and revenue means funding packages must be pulled together on a project-by-project basis, using all available resources. It also suggests that the ability to actually implement this plan will depend largely on the revenues available to Thurston County.

## Future Updates

This plan is intended to be a “living” document that adjusts to the evolving and changing needs of our community. The plan will be updated annually, as required by the “Homeless Housing Assistance Act of 2005,” yet the vision will remain constant: to open the door to a brighter future for homeless individuals and our community.



# Chapter 1

## Ten-Year Plan Overview

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### 1.1 Introduction

Homelessness is a concern that affects virtually every community in the United States. The homeless sleep in streets, in cars, underneath bridges, or at the homes of family and friends. They include adults and children, individuals and couples, mothers and fathers, sisters and brothers. They are homeless for a variety of reasons, such as mental illness, a physical disability, substance abuse, unemployment and low wages.

Homelessness takes a heavy toll on these individuals and their local communities. Homeless people are less able to find social services and jobs when their lives are eclipsed by the need to find shelter. They are also more likely to need costly emergency services because of the ravages of weather and crime, the inability to pay for preventative care and – in many cases – their own physical and mental disabilities. Communities with high rates of homelessness are also concerned about the character of their communities and the affect on nearby businesses.

Thurston County is fortunate to have a strong network of agencies and social-service providers dedicated to ending homelessness. Our county also has a history of success upon which to build. In 2002, for example, representatives from Thurston County and local cities jointly applied for HOME program funds from the federal Department of Housing and Urban Development. The group – referred to as “The Home Consortium” – set a goal to reduce homelessness in Thurston County by 50 percent by 2005. The Home Consortium exceeded its expectations: Three homeless point-in-time counts conducted between 2003 and 2005 revealed that homelessness decreased by more than 50 percent during the 3-year time period (see section 5.1).

Despite our success in reducing homelessness, challenges remain. A Jan. 26, 2005 census revealed that 697 individuals were homeless that day, and that the community lacked the capacity to house 90 of them (13 percent). Most of the homeless individuals were men between the ages of 36 and 54 who were unemployed and/or unable to afford housing, or who had mental illnesses or drug and alcohol-abuse problems. The majority were staying in emergency shelters; sleeping on the streets, in vehicles or in outdoor areas; or “couch-surfing” with family and friends.

This ten-year plan is designed to reduce homelessness in Thurston County even further -- by 50 percent by July 2015. The plan calls for creating 300 new permanent housing units, and guiding more people into services before they become homeless. This plan is intended to be a “living” document that adjusts to the evolving and changing needs of our community. The plan will be updated annually, as required by the “Homeless Housing Assistance Act of 2005,” yet the vision will remain constant: to open the door to a brighter future for homeless individuals and our community.

## 1.2 Who Wrote This Plan

The Thurston County HOME Consortium’s “Homeless Planning Workgroup” prepared this plan. The HOME Consortium is comprised of representatives from Thurston County and the cities of Lacey, Olympia, Tumwater, Rainier, Tenino and Yelm, and the Town of Bucoda. The Homeless Planning Workgroup includes representatives of county and city governments, social-service agencies, homeless-advocacy groups, and the Board of Directors of the Housing Authority of Thurston County. A formerly homeless member of the community also served on the workgroup. Workgroup participants provide a wide range of valuable services for the homeless, including food, shelter, everyday living supplies, and treatment for mental health and substance-abuse problems. They also supply a wealth of knowledge and history for this important effort.

## 1.3 The Planning Process

To develop this plan, the Homeless Planning Workgroup analyzed recent census data, surveyed homeless people, formed subcommittees, and studied the current capacities of housing and service providers. The Workgroup set a goal to add 300 new housing units for homeless individuals and families within the next ten years.

## 1.4 Acknowledgements

The Homeless Planning Workgroup spent many hours in meetings involving spirited discussions. Several decisions and/or conclusions need to be acknowledged upfront in this plan.

**First Draft** – This is the first draft of the Ten-Year Homeless Housing Plan for Thurston County. The state Department of Community, Trade and Economic Development (CTED) acknowledges this and fully expects county plans to change over time. CTED has asked counties to estimate the cost of reducing homelessness by 50 percent in ten years. Initial estimates indicate a \$55.8 million cost for reducing homelessness by 50 percent in ten years in Thurston County. Of this amount, \$11.9 million is already funded through grants.

**Annual Updating** – This plan is required by law to be updated annually and submitted to the Department of Community, Trade and Economic Development.

**Scope of Work** – The Homeless Planning Workgroup has identified a future scope of work to include: a Homeless Management Information System, an annual home census, and monthly planning meetings.

## 1.5 The Legislative Background For This Report: The Homeless Housing Assistance Act of 2005 (HB 2163)

Historically in Thurston County, a small group of homeless housing and service providers have collaborated to *manage* homelessness with very limited and, in most cases, dwindling resources. With the passage of the Homeless Housing and Assistance Act of 2005 (HB 2163), all counties in Washington State – including Thurston County – are now charged with the task of *ending* homelessness. The Act makes county and state (and optionally, city) governments responsible for developing ten-year plans to address homelessness. At a minimum, the plans must aim to reduce homelessness by 50 percent in ten years (2015). A census of homeless people must be also done annually.

HB 2163 complements an effort already underway by the HOME Consortium's Interjurisdictional Forum on Homelessness (IFH). Having set and exceeded earlier goals to reduce homelessness in Thurston County by 50 percent through the HOME program, the IFH wanted to become proactive in homeless planning rather than only respond to emerging needs. Although this plan was developed to meet a legislative requirement, the spirit with which it was developed was to serve as a *local tool* to address *community needs* from a *countywide perspective*. (For more information about earlier reductions in homelessness through the HOME program, see the chart in section 5.1)

## 1.6 Funding Under the Homeless Housing Assistance Act and the Cost of Recommended Strategies

The Homeless Housing Assistance Act added a \$10 surcharge to documents recorded in counties across the state of Washington. (The surcharge does not apply to assignments or substitutions of previously recorded deeds of trust.) Counties retain 60 percent of the fees; the remaining 40 percent goes to the Washington State Department of Community, Trade and Economic Development (CTED). Of the 40 percent, 12.5 percent is used to administer the Homeless Housing Grant Program, and the remaining balance is distributed as grants to local governments.

The Department of Community, Trade and Economic Development estimates that Thurston County will receive roughly \$273,000 to \$354,000 a year under the Homeless Housing Assistance Act. The estimated cost of enacting this plan is \$55.8 million over a 10-year period. Of that amount, \$11.9 million is already funded through grants. The gap between costs and revenue means funding packages must be pulled together on a project-by-project basis, using all available resources. It also suggests that the ability to actually implement this plan will depend largely on the revenues available to Thurston County.

Statewide, the Homeless Housing Assistance Act is expected to generate between \$12.3 and \$16.5 million per year. Funds may be used for acquisition, rehabilitation, rental assistance, services, deposits, screening fees, planning, homeless counts, etc. The law was written to give local governments flexibility to meet local needs and circumstances.

## 1.7 Purpose of This Plan

The purpose of this Ten-Year Homeless Housing Plan is to:

- ❑ Provide information and data on homelessness in Thurston County.
- ❑ Describe our system of providing housing and services to those who experience homelessness or who are at risk of becoming homeless in Thurston County.
- ❑ Explore the gaps in our system of providing housing and services to those who experience homelessness or who are at risk of becoming homeless in Thurston County.
- ❑ Analyze the impacts of homelessness in terms of the financial, social and humanitarian cost.
- ❑ Outline strategies toward reducing homelessness in Thurston County by 50 percent by July 1, 2015.

## 1.8 Ten-Year Goals and Objectives

This plan seeks to add 300 units of permanent, affordable housing in Thurston County in order to reduce homelessness in half by July 1, 2015. Eight objectives clarify this goal:

- 1: Reduce the number of homeless families.
- 2: Reduce the number of non-chronically homeless individuals.
- 3: Reduce the number of chronically homeless individuals.
- 4: Reduce the number of homeless youth.
- 5: Reduce the number of offenders, including sex offenders, who are released to homelessness.
- 6: Conduct adequate data collection and planning to efficiently manage limited resources for homelessness.
- 7: Support and expand local Best Practices (methods that are recognized as being effective in reducing homelessness).
- 8: Change policy, law and legislation at the local, state and federal level where necessary to be consistent with efforts to reduce homelessness.

## 1.9 Activities to Obtain the Goals and Objectives

This plan includes short and long-term activities for meeting the eight objectives listed above. These strategies are discussed in Chapter 6, and in the “Strategy Summary Form” in the state submissions section of this report.

Homeless Planning Workgroup members are committed to meeting at least monthly to carry out this plan and to ensure that it is updated and refined as the ten-year clock continues to tick.

## 1.10 How This Plan is Organized

This plan is divided into two sections. The first section is written in narrative form to communicate with the general public, organizations and policymakers. The second section contains the same information, but organized in a specific format mandated by the Department of Community, Trade and Economic Development. The department is requiring a specific format so staff can easily find and compare information among jurisdictions while writing the state's own ten-year plan.



# Chapter 2

## State Partners in the Planning Process

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### 2.1 State Partners

Thurston County has several state partners who are also working to reduce homelessness.

Affordable Housing Advisory Board, AHAB – The Washington State Affordable Housing Advisory Board advises the Department of Community, Trade and Economic Development on housing and housing-related issues. AHAB has 22 members representing a variety of interests relating to homelessness. Nineteen of the 22 are appointed by the governor for four-year terms. The Homeless Housing Assistance Act of 2005 calls for AHAB to annually assess whether local governments are achieving their ten-year plans.

State Advisory Council on Homelessness, SACH – The State Advisory Council on Homelessness will oversee and help the Department of Community, Trade and Economic Development create the state’s ten-year plan, and will report to the Affordable Housing Advisory Board.

State Interagency Council on Homelessness, ICH – A State Interagency Council on Homelessness is being formed and will include members from seven state agencies: the Department of Social and Health Services; Veteran Affairs; the Department of Corrections; the Department of Community, Trade and Economic Development; the Department of Health; Employment Security; and the Office of Financial Management.

Washington State Coalition for the Homeless, WSCH – The Washington State Coalition for the Homeless is a statewide nonprofit with the vision to “provide statewide leadership to end homelessness by illuminating best practices, newest information and trends regarding homeless intervention and services.” It also seeks to link related programs, policies and funding into a coordinated system that successfully ends homelessness in the state.<sup>1</sup> The coalition will hold its 16<sup>th</sup> annual conference in Yakima May 10-12, 2006.

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<sup>1</sup> From the WSCH website: [www.endhomelessnesswa.org](http://www.endhomelessnesswa.org)

# Organizational Chart – 10-Year Homeless Housing Planning

## Governor and Legislature

### AHAB

Affordable Housing Advisory Board

### ICH

Interagency Council on Homelessness

### State Advisory Council on Homelessness, SACH

Oversees the development of the state Homeless Housing Plan for AHAB

### Dept. of Community, Trade and Economic Development, CTED

Homeless Housing Assistance Act of 2005, HB 2163

## Thurston County

### Thurston County HOME Consortium

*\*indicates voting member*

- Thurston – Cathy Wolfe, County Commissioner, HOME Consortium Chair\*
- Olympia – Matthew Green, Councilmember\*
- Tumwater – Neil McClanahan, Councilmember\*
  - Lacey – Mary Dean, Councilmember\*
  - Yelm – Bob Isom, Councilmember \*
  - Rainier – Sherry O’Dell, Mayor\*
  - Tenino – Kenneth A. Jones, Mayor\*
    - Bucoda – Alan Carr, Mayor\*

### Interjurisdictional Forum on Homelessness, IFH

(Homeless Focus)

- Thurston – Cathy Wolfe, Co-Chair
- Olympia – Matthew Green, Co-Chair
- Tumwater – Karen Valenzuela
- Lacey – Mary Dean

### Homeless Planning Workgroup

- Business Rep – Jeannie Kerris\*
- Homeless Rep – Bobby Gipson\*
- HATC Board – Neil McClanahan\*
- Staff from County – Connie Rivera and Vickie Larkin
- Staff from Olympia – Ken Black

Other regular participants include representatives from agencies serving youth, families, those with mental illness, the under served, the chronically homeless, veterans, victims and survivors domestic violence and sexual assault, mentally ill offenders, etc.

**Open Meetings – Others Welcome**

### Resource Groups

- Housing Authority of Thurston County
- Housing Task Force
- Jurisdiction staff
- United Way
- Catholic Community Services
- Bread & Roses
- Housing Task Force Move to Housing /Continuum of Care Subcommittee

# Chapter 3

## Homelessness in Thurston County

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### 3.1 What is the Definition of “Homeless?”

The Homeless Planning Workgroup adopted the following definition of “homeless” from the federal Department of Housing and Urban Development. The term “homeless” or “homeless individual” or “homeless person” includes:

- (1) an individual who lacks a fixed, regular, and adequate nighttime residence; and
- (2) an individual who has a primary nighttime residence that is:
  - (A) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - (B) an institution that provides a temporary residence for individuals intended to be institutionalized; or
  - (C) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.<sup>2</sup>

The workgroup will, however, continue to analyze the needs of people who are marginally housed or at risk of becoming homeless.

### 3.2 Causes of Homelessness

People become homeless for a variety of different reasons: unemployment, low wages, physical disabilities, mental-health problems, drug and alcohol use, and release from treatment centers and jails without having a home. The causes are often overlapping, and many individuals cycle in and out of homelessness. A Jan. 26, 2005 “Point in Time” census of homeless people in Thurston County revealed the following information.

Disabilities: 49 percent of individuals reported having a disability

- 30 percent reported having a mental illness
- 21 percent reported having a physical disability
- 18 percent reported having a substance abuse problem
- 12 percent reported having both a mental illness and a substance abuse problem

Causes of Homelessness: The top reasons people gave for being homeless were:

1. Inability to pay rent/mortgage (27 percent)
2. Mental illness (22 percent)
3. Family breakup – such as divorce (22 percent)
4. Lost job (20 percent)
5. Drug or alcohol use (20 percent)

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<sup>2</sup> [http://www4.law.cornell.edu/uscode/html/uscode42/usc\\_sec\\_42\\_00011302----000-.html#FN-1](http://www4.law.cornell.edu/uscode/html/uscode42/usc_sec_42_00011302----000-.html#FN-1)

It is important to note that homeless individuals in this survey were able to cite many reasons for their homelessness. For example, it is possible that some homeless people experience poverty because they cannot find a job due to a drug or alcohol problem. Thus, the percentages listed above will not equal 100 percent.

### 3.3 Who Are the Homeless?

Homeless individuals include adults and children, individuals and couples, people who work and those who are unemployed. According to a Jan. 26, 2005 “Point in Time” census of homeless people in Thurston County, men between the ages of 36 and 54 who have a disability comprise the bulk of the homeless population. The term “disability” includes mental illness, a physical disability, substance abuse problems, and mental illness. A summary of the Jan. 26 census is on the following page.

### 3.4 Mental Illness and Substance Abuse

People with mental illness and drug/alcohol problems are very likely to be homeless or to cycle in and out of homelessness. Service providers have a difficult time convincing homeless people to address mental-illness and substance-abuse problems when their top concern is to meet basic needs for shelter, food and warmth. Paradoxically, people with mental illness or substance-abuse problems who finally find housing often lose it because their behavior offends landlords and neighbors. A delicate balance of housing and services is required for this population.

In the Jan. 26, 2005 “Point in Time” census, 49 percent of the homeless individuals reported having a mental illness or physical disability, or a substance-abuse problem.

### 3.5 The Link Between Housing Costs and Poverty

The Washington State Office of Financial Management considers a housing unit (home/apartment) affordable if it costs no more than 30 percent of the renter's income. The Thurston Regional Planning Council reports that in 2004, the average rent in Thurston County was \$594 per month for a 1-bedroom apartment, and \$664 for a 2-bedroom apartment. Also in 2004, the minimum wage was \$7.16 per hour. The following charts show the percent of monthly earnings lower-wage workers had to pay for housing in 2004.

Income Source in 2004	Monthly Earnings	Percentage of Income	
		1-bedroom at \$594/month	2-bedroom at \$664/month
Minimum wage of \$7.16 per hour	\$1,146	52%	58%
GAU-General Assist. Unemployable	\$339	175%	195%
Min. welfare grant (1 person household)	\$339	175%	195%
Max. welfare grant (10-person household)	\$1,250	47.5%	53%
Social security disability	\$579	102%	115%

Data from 2004 was used in the above chart because it is the most current rental data available in Thurston County. The gap between earnings and housing costs is not likely to have improved in 2005. Although the hourly minimum wage in 2005 is \$7.35, mortgage and rental prices are also escalating. The average price for a home sold in Thurston County in September 2005 was \$285,956<sup>3</sup>.

The gap between average-wage earners in Washington State and lower-income workers is also widening. Public assistance or welfare recipients in Washington State have not received a monthly increase since 1990. Meanwhile, the median income in Thurston County has increased from \$30,976<sup>4</sup> per year in 1990 to \$52,764<sup>5</sup> per year in 2005.

The Housing Authority of Thurston County provides vouchers to help people pay for rent and utilities to enable households to pay no more than 30 percent of their income on those items combined. This "Section 8 Voucher Program" is funded by the federal Department of Housing and Urban Development for low-income residents of Thurston County. Although this program is helpful, it is also in great demand. As of November 7, 2005 there were 4,450 households on the waiting list for vouchers in Thurston County. On average, a household placed on the waiting list today must wait five to six years before receiving vouchers.

### 3.6 The Costs of Homelessness: a Seattle Study

Homeless individuals, especially the chronically homeless, often need costly emergency services, such as ambulance, paramedics, emergency medical teams, hospital emergency-room visits and police. Homelessness also affects the criminal justice system in the form of jail admissions, court costs for judgments, and the sentencing and monitoring of cases. Jurisdictions across the nation are recognizing that homelessness exacts high financial and social costs. Several studies have been conducted to compare the costs of providing permanent housing and services rather than short-term shelter and emergency services.

The Lewin Group Study: A November 2004 study by The Lewin Group underscores the high cost of providing emergency, crisis-driven services for homeless populations. The Lewin Group, a policy analysis organization based in Washington D.C., analyzed the costs of supportive housing, jails, prisons, emergency shelters, mental hospitals and hospital and emergency rooms in nine cities: Seattle, San Francisco, Atlanta, Boston, Chicago, Los Angeles, New York, Phoenix and Columbus, Ohio. In Seattle, the cost of supportive housing was estimated at \$26 per person per day, in contrast with \$87.67 for a day in jail, \$555 for mental hospitals and \$2,184 for hospitals. "Supportive housing" is housing where an array of services -- such as mental health and employment counseling, and drug and alcohol treatment -- is provided to help end homelessness.

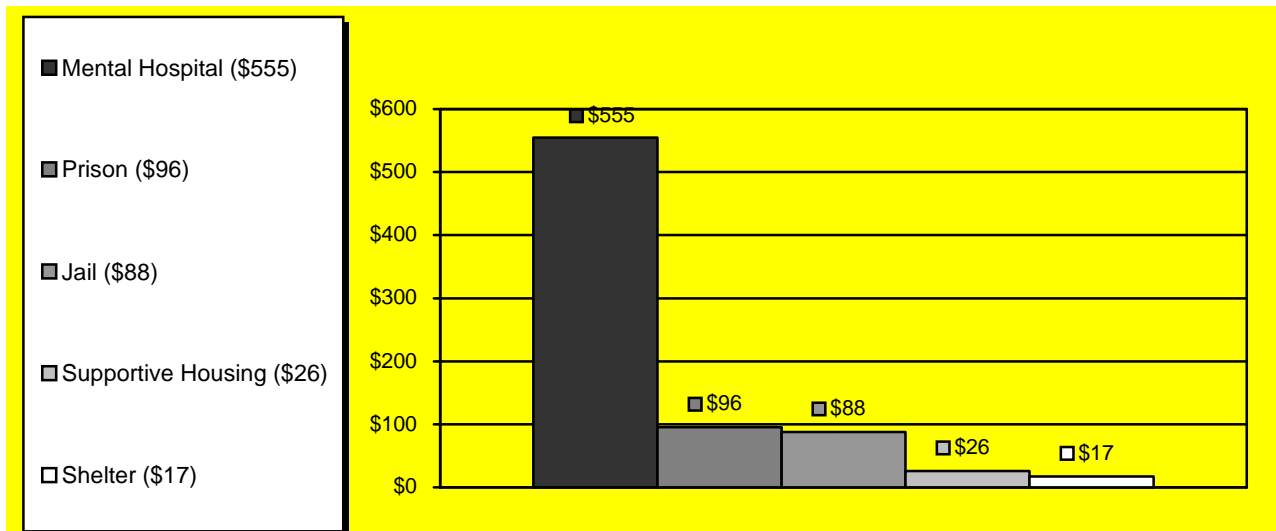
The following chart shows the results of the Lewin Group study.

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<sup>3</sup> Olympic Multiple Listing Service

<sup>4</sup> Washington State Office of Financial Management

<sup>5</sup> Thurston Regional Planning Council



The New York, NY Study - The Center for Mental Health Policy and Services Research at the University of Pennsylvania published the most comprehensive study to date on the effects of homelessness and service-enriched housing on mentally ill individuals' use of publicly funded services. Over a 5-year period, the study tracked 4,679 homeless individuals who were placed into services-enriched housing created by the 1990 New York/New York Agreement to Housing Homeless Mentally Ill Individuals. The Center for Mental Health Policy found:

- A homeless mentally ill person in New York City uses an average of \$40,449 of publicly funded services over the course of a year (figures are stated in 1999 dollars).
- Once placed into service-enriched housing, a homeless mentally ill individual reduces his or her use of publicly funded services by an average of \$12,145 per year.
- The reduction in service use pays for 95 percent of the costs of building, operating and providing services in supportive housing, and 90 percent of all types of service-enriched housing in New York City.

The bottom line of the New York, New York study was that providing a homeless, mentally ill person with permanent supportive housing costs virtually the same as doing absolutely nothing, but with far greater personal and social rewards.

### 3.7 About the "Point-in-Time" Census

The "HOME" program has conducted three censuses since 2003: the first in February 2003, the second in October 2003 and the third in January 2005. Information from the January census – cited often in this report -- has been used to support the Homeless Management Information System, and to support grant applications to various local, state, federal and private funding sources. (The Homeless Information Management System is a statewide, web-based database that allows for unduplicated counts of homeless people who access housing and services. The state Department of Community, Trade and Economic Development manages the system.)

The following chart summarizes results from the January census.

Thurston County Homeless Census Data, January 26, 2005

<b>Total Count Numbers by Individual</b>					
Individuals	697		Children 5 & under	56	8%
Households	523		Children 6-12	46	7%
Children under 18	144	21%	Children 13-17	42	6%
Males	409	56%	Adults 18-21	105	15%
Females	288	44%	Adults 22-35	162	23%
Individuals with a Disability	343	49%	Adults 36-54	244	35%
Individuals who are Veterans	109	11%	Adults 55-65	38	5%
Veterans receiving VA Assistance	32	29%	Adults 66-75	4	1%
<b>Disabilities as Indicated by Individual*</b>					
Physical/Medical	144	21%	Substance Abuse	125	18%
Mental Health	208	30%	Literacy	21	3%
Developmental	38	5%	Untreated Dental Needs	122	18%
Visual (Uncorrected)	55	8%	Mental Health & Substance Abuse	82	12%
HIV/AIDS	14	2%	Other	20	3%
<b>Current Living Status by Household</b>					
Emergency Shelter	110	21%	Out of Doors (street/camping)	68	13%
Transitional Housing	99	19%	Vehicle	28	5%
Permanent Supportive Housing	70	13%	Out of Doors or Vehicle	96	18%
Family/Friends/Couch Surfing	116	22%	No answer	32	6%
<b>Situations that caused Homelessness for the Household*</b>					
1. Unable to pay Rent/Mortgage	143	27%	11. Domestic Violence Victim	66	13%
2. Job Lost	105	20%	12. Drug or Alcohol Use	103	20%
3. Poor Credit Rating	56	11%	13. Failed Job Drug Screen	9	2%
4. Evicted-Non-payment	42	8%	14. Convicted-Felony	60	1%
5. Lack of Job Skills	41	8%	15. Convicted-Misdemeanor	18	3%
6. Lack of Child Care	5	1%	16. Discharged Institution/Jail	43	8%
7. Medical Costs	22	4%	17. Evicted-Other Reasons	45	9%
8. Mental Illness	113	22%	18. Temp Living Situation	81	15%
9. Medical Problems	55	11%	19. Language Barrier	9	2%
10. Family Break-up	115	22%	20. Other	38	7%
<b>Percentages of Situations that Caused Homelessness Grouped by Category</b>					
Poverty Related Issues (1-7)	250	48%	Medical Related issues (7-9)	139	27%
Family Dysfunction Issues (10-11)	155	30%	Drug & Alcohol Issues(12-13)	105	20%
<b>All Sources of Household Income*</b>					
None	127	24%	Employed at low wage job	31	6%
Social Security	124	23%	Relatives, Partners, Friends	18	3%
Unemployment Insurance	8	2%	Day Labor	24	5%
Part-time Work	49	9%	L & I Payments	1	1%
Public Assistance	115	22%	Other	42	8%
<b>Zip Where Household Last Resided for 6 Consecutive Months or More</b>					
98501	114	22%	98579	16	3%
98502	27	5%	Other in Thurston County	44	8%
98503	45	9%	Outside of Thurston-In WA	20	4%
98506	62	12%	Outside of WA	2	<1%
98516	12	2%	No answer	181	35%
<b>Length of Time Households Have Been Homeless</b>					
1 year of less	161	31%	4 to 5 years	9	2%
1 to 2 years	69	13%	5 to 10 years	25	5%
2 to 3 years	30	6%	10 or more years	20	4%
3 to 4 years	15	3%	No answer	194	37%
<b>Number of Times Households Have Been Homeless in Past 3 Years</b>					
1	109	21%	4	9	2%
2	39	7%	More than 4	14	3%
3	27	5%	No answer	325	62%

\*More than one answer is possible. Summation of percentages will not equal 100%.



# Chapter 4

## Continuum of Care

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### 4.1 What is a Continuum of Care?

Thurston County has used a “continuum of care” approach to homelessness since 1988. The term “continuum of care” simply means providing an ongoing network of housing and services to help homeless individuals as they journey from homelessness to stable housing. The federal Department of Housing and Urban Development defines continuum of care more formally as: “the organization and delivery of housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency.”<sup>6</sup>

### 4.2 McKinney-Vento Homeless Assistance Act

Signed into law by President Ronald Reagan in 1987, the McKinney-Vento Act recognizes homelessness as a growing and complex problem in America without any simple solutions. The law funds several programs, including Supportive Housing Programs (SHP), Single Room Occupancy (SRO), Shelter Plus Care (S+C), and Emergency Shelter Grant Program (ESGP). Through the balance of state application submission process, Thurston County receives HUD-McKinney funds. The chart below lists the annual allocation to Thurston County agencies as of 2005.

<b>Annual Allocations for McKinney Projects- Thurston County</b>		
Community Youth Services	Transitional housing supportive services for youth	\$149,625
Housing Authority of Thurston County	Transitional housing supportive services for homeless families	\$133,921
Low Income Housing Institute – Arbor Manor	Transitional housing for young pregnant or parenting women	\$56,103
Family Support Center ‘s Emergency Shelter Network	Supportive Services for homeless families	\$54,810
Bread and Roses	Supportive Services for homeless individuals	\$44,512
Low Income Housing Institute – The Fleetwood	Supportive Services for homeless individuals	\$31,500
<b>Total</b>		<b>\$470,471</b>

HUD-McKinney also granted Thurston County two permanent supportive housing bonus awards: Behavioral Health Resources in the amount of \$709,000 in 2003, and Catholic Community Services in the amount of \$750,000 in 2004. Both awards support of projects for chronically homeless people with mental illness in Thurston County.

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<sup>6</sup> <http://www.hud.gov/offices/cpd/homeless/library/coc/cocguide/cocslides.ppt#2>

HUD requires all communities receiving McKinney-Vento Act homeless funding to develop a continuum of care (CoC) plan that includes an annual point-in-time census and an analysis of gaps in service/capacity. The Housing Authority of Thurston County, as volunteer administrative support staff to the Thurston County Housing Task Force, has drafted the CoC Plan for Thurston County and has provided annual updates to the plan. The Housing Task Force authorized the Move to Housing/Continuum of Care subcommittee to help with this task.

### 4.3 History of Regional Coordination

#### HOME Consortium

The HOME Consortium was created in 2002 to enable Thurston County and the cities within the county to apply for HOME funds from the federal Department of Housing and Urban Development. It includes representatives from the cities of Lacey, Olympia, Tumwater, Rainier, Tenino and Yelm, and from the town of Bucoda and Thurston County. The consortium prepared Thurston County's 2003-2007 Consolidated Plan. The plan assesses the housing needs of the community with a focus on lower-income households, and establishes cooperative, long-range strategies. Every year, the HOME Consortium publishes a performance report to measure progress in attaining the goals and objectives outlined in 2003-2007 plan. The Consortium's "Homeless Planning Workgroup" prepared this ten-year plan.

#### Homeless Advisory Council

The Homeless Advisory Council was formed in 1994.

#### Thurston County Housing Task Force

The Thurston County Housing Task Force has been the central coordinating point for homeless providers and advocates since it was formed in 1987. The Task Force promotes community-wide awareness of, and response to, homeless issues, and works with service providers to identify emerging needs. Housing Task Force committees include:

- ❑ **Move to Housing** – focuses on continuum-of-care planning, including new projects, the annual homeless census, and the yearly application for HUD-McKinney funds.
- ❑ **County/City Government Group** – Coordinates the cold weather overflow shelter system for the winter months.
- ❑ **Forest Glen Task Force** – Formed in the summer of 2002, this subcommittee met through May of 2003 to relocate and help residents of this substandard housing complex in Olympia.

### **Interjurisdictional Forum on Homelessness**

The Interjurisdictional Forum on Homelessness, IFH, is comprised of elected officials from Thurston County and the cities of Olympia, Lacey and Tumwater. The IFH was created in December 2002 to lend political will and support to services, programs and projects that serve the homeless in Thurston County. The IFH quickly adopted an ambitious goal to reduce homelessness in Thurston County by 50 percent by the end of 2005. The point-in-time census conducted January 26, 2005 indicates this goal was achieved: Homelessness was reduced by 65 percent due to an increase in the community's capacity to shelter and house homeless individuals and families (see the chart in section 5.1). The IFH was also instrumental in preventing the loss of a community kitchen and a 35-bed shelter in Thurston County.

### **Emergency Shelter Grant Program (ESGP) and Emergency Shelter Assistance Program (ESAP)**

The Housing Authority of Thurston County is the lead agency for the ESAP and ESGP programs. These state programs earmark funds to provide shelter and prevent evictions. For more than a decade, local shelter providers have divided the Thurston County allocation by consensus, mutually agreeing to cuts in years when funding is decreased. Six agencies in Thurston County provide shelter bed-nights with funding from this source.

### **Memorandum of Understanding, MOU**

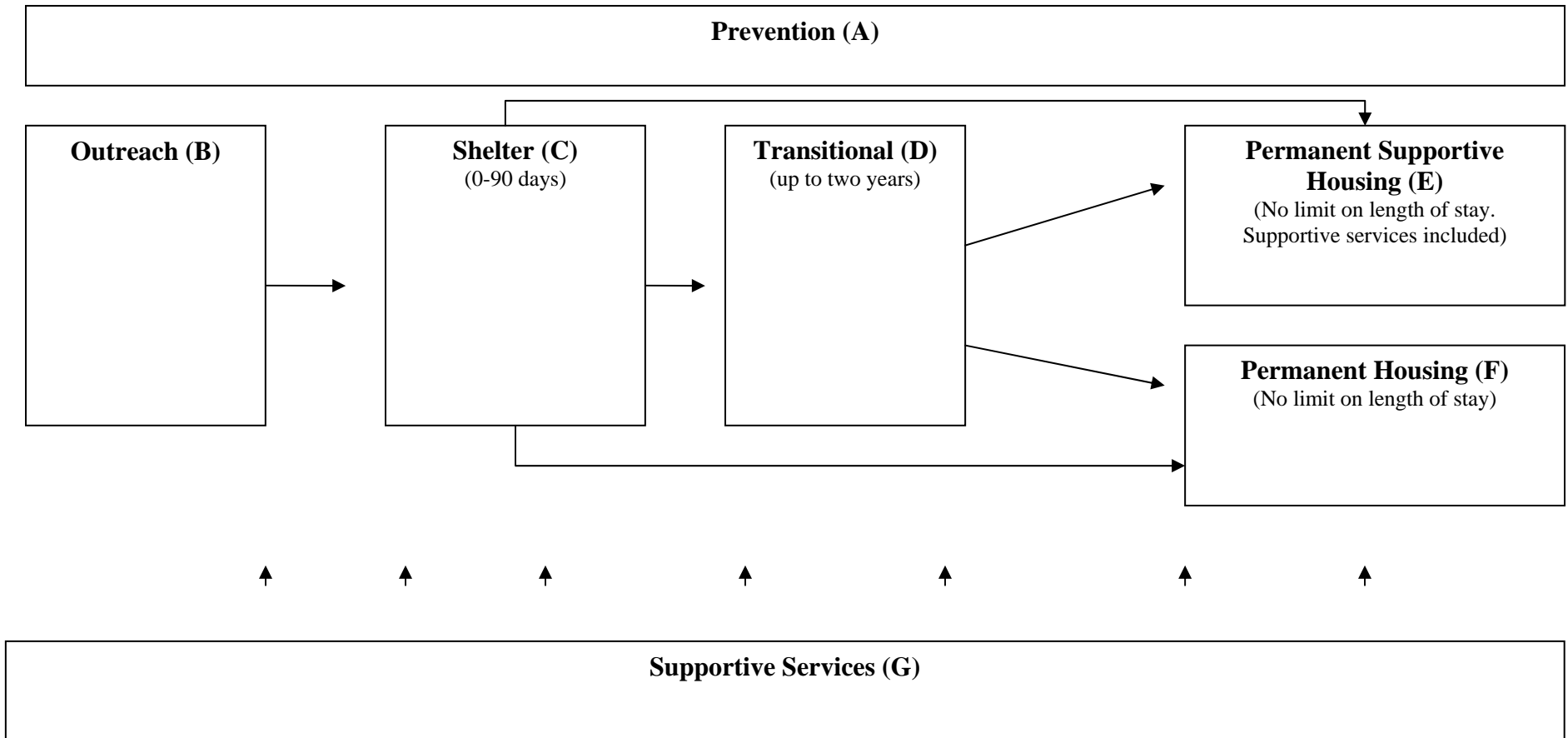
In 2004, Thurston County housing and service providers signed a memorandum of understanding to encourage maximum collaboration among the organizations, and an understanding of their vital role in the community. Fifteen local organizations and the Housing Task Force chairman signed the MOU, agreeing to a set of common values such as the importance of data and the need to serve those most in need.

## **4.4 Continuum of Care Chart**

The following chart shows the continuum of care process in Thurston County. Each step of the process is numbered, and narrative explaining those steps follows the chart.

# Continuum of Care in Thurston County

Note: For a narrative description of each of these phases, please see the following pages.



#### 4.4 A. Continuum of Care - Prevention

Prevention is the most cost-effective, least disruptive method of providing service for homeless families (also see section 3.6).

Homeless-prevention activities can take many forms, but this plan targets households that are most at-risk of becoming homeless. Examples of prevention activities include rental assistance, utility assistance, eviction prevention assistance and landlord/tenant mediation. A list of prevention organizations is listed below.

<b>Organization</b>	<b>Population Served</b>
Emergency Shelter Network	homeless and at-risk families
Bread & Roses Advocacy Center	homeless and at-risk individuals
Salvation Army	Homeless and at risk individuals and families
Housing Authority of Thurston County	homeless and at-risk families
Safeplace	domestic violence victims
Community Youth Services	at risk youth
Yelm Community Services	low-income persons
Interfaith Works	low income persons
Thurston County Tenants' Union	Tenants
Dispute Resolution Center	tenants/landlords
Northwest Justice Project	low income persons
Thurston County Veterans Fund	Veterans
Individual churches	individuals and families
United Communities AIDS Network	Persons with HIV/AIDS
Department of Social and Health Services	low-income persons
Community Action Council	low-income persons
St. Vincent DePaul	low-income persons
Family Support Center	low-income persons
Behavioral Health Resources	Persons living with mental illness and/or substance abuse
Witcher and Sigafos Counseling	persons with HIV/AIDS
Olympia Rental Owners Association	tenants/landlords
Thurston County Rental Association	tenants/landlords
Reverend Brown, Thurston County Jail	Offender population

#### 4.4 B. Continuum of Care - Outreach

Outreach officers are a key part of Thurston County's continuum of care system. Outreach workers are often the first point-of-contact between homeless individuals and social service providers. They seek out homeless members of our community, talk to them about the types of social services they might need, and encourage them to get help.

##### **Outreach to Homeless Persons Living with Mental Illness and/or Chemical Addictions**

The Homeless Outreach Program within Behavioral Health Resources provides outreach and engagement services to people who receive treatment for co-occurring substance abuse and mental disorders. The program screens clients for eligibility for all possible benefits, including those related to: emergency, psychiatric and medical needs; employment and community support; housing; veteran's benefits; American Indian benefits; economic services; substance abuse; and vocational rehabilitation.

##### **Outreach to Homeless Youth**

Community Youth Services, in partnership with the City of Olympia, reaches out to young people in downtown Olympia, Lacey and Tumwater who are at risk of homelessness, or who are already homeless. The organization also serves the outlying areas of Bucoda, Rainer, Rochester, Tenino and Yelm. The outreach worker is often a troubled youth's first contact with a caring adult with whom they build a trusting relationship, and is often their first step toward moving off of the streets. Outreach workers provide crisis intervention, advocacy, case management and information and referrals. The outreach team also operates Rosie's Place, a resource center for homeless youth. Rosie's offers young people a daily hot meal and a self-serve breakfast. Outreach workers and other visiting agency staff provide resources, referrals, workshops and other activities for personal growth. They also provide access to basic health care, drug/alcohol treatment, emergency shelter and transitional housing. Rosie's has a clothing closet, and workers also distribute hygiene supplies, outdoor survival gear, clothes, food, transportation vouchers, and supplies to meet other basic needs.

##### **Homeless Backpack Outreach**

Homeless Backpacks is a volunteer-based homeless outreach group that works to "End Homelessness One Face at a Time." Volunteers gather survival supplies that would support a homeless person living outdoors, and assemble the supplies into a backpack. The backpacks also include phone cards and homeless resource contact information for Thurston County. Volunteers locate homeless encampments and distribute the backpacks and supplies. They also check back on people regularly to make sure that they are still surviving. Homeless Backpacks endeavors to build trusting relationships and to learn more about the circumstances that got the recipient to end up homeless. Volunteers then connect the individual with the appropriate agency or organization to help them get off the streets and to lead a healthy and productive life.

## **Done and Done**

Done and Done is an outreach organization run by volunteers. Done and Done provides relief to the poor, distressed, and underprivileged by offering emergency survival items, free medical care and useful resources to the homeless and low-income populations of Thurston County and surrounding areas. Outreach teams work from 6 p.m. to 10 p.m., seven days a week, riding throughout downtown Olympia on bicycles equipped with storage trailers containing the following life-sustaining items and information:

- food
- blankets
- socks
- clothes
- rain gear
- hygiene supplies
- first aid kits
- aspirin
- bandages
- vitamins
- herbal medications
- AIDS prevention supplies
- shelter information
- drug treatment information
- health care facilities
- homeless advocacy centers
- employment opportunities
- basic health information

Outreach workers aim to educate and empower the homeless members of our community by providing information on survival skills, first aid/medicine and harm reduction (reducing the harm of unsafe drug use). As advocates, Done and Done volunteers hope to strengthen the community and eliminate the prejudice and discrimination shown toward those living on the streets.

## **Family Support Center**

Family Support Center Homeless Resource Advocacy offers outreach services to the community. A half-time outreach coordinator works to connect people with services, and to create relationships between members of the Thurston County community and local service providers so they can learn more from each other about homelessness. The Family Support Center creates opportunities for face-to-face conversations and public presentations; distributes program flyers and brochures; provides public-service announcements; and makes personal, one-on-one encounters with churches, schools and service clubs.

### **4.4 C. Continuum of Care -- Emergency Shelter**

The shelter beds available in this community tend to serve the general, mainstream homeless population. There are limited beds available for those with contagious diseases, persons with a history of disruptive behavior, sex offenders, or those limited mobility. In these cases, most people are given motel vouchers.

The Salvation Army is the main supplier of beds at night in Thurston County -- their offices are closed during the day. The Salvation Army serves single men, single women, and families. The Housing Authority of Thurston County operates a small emergency shelter, as does Yelm Community Services, Safeplace and Out of the Woods. St. Michael's shelter is open during the winter months with six beds for single men, three nights a week.

Since 2000, the cities of Olympia, Tumwater, Lacey and Thurston County have hosted a cold weather/overflow shelter for single men. The shelter accepts overflow from local shelters when overnight temperatures are below 32 degrees and existing shelters are full. The jurisdictions host the shelter on a rotating basis.

<b>Emergency Shelter Capacity on January 26, 2005</b>		
<b>Individuals – Men</b>	<b>Beds</b>	<b>Households</b>
Salvation Army – Men	42	42
Bread & Roses – Devoe Street	30	30
Saint Michael's Parish	10	10
<b>Individuals – Women</b>		
Salvation Army	12	12
Bread & Roses – Duplex	12	12
<b>Families with Children</b>		
Housing Authority of Thurston County	16	4
Safeplace	17	5
Salvation Army	24	7
Yelm Community Services	9	3
Emergency Shelter Network – Interfaith Works	20	20
Emergency Shelter Network – Out of the Woods	12	12
<b>Youth</b>		
Community Youth Services	10	10
<b>Totals</b>	<b>214</b>	<b>167</b>

<b>Cold Weather Emergency Overflow Capacity on January 26, 2005</b>		
<b>Individuals – Men</b>	<b>Beds</b>	<b>Households</b>
St. Michael's Parish	9	9
Emergency Shelter Network	7*	7*
Jurisdictions	15	15
<b>Totals</b>	<b>21</b>	<b>21</b>

\*during winter months, not related to cold weather

#### 4.4 D. Continuum of Care -- Transitional Housing

Transitional housing is housing with a rental subsidy combined with support services. Families or individuals usually remain in transitional housing for one to two years. In most cases, a family or individual must be homeless in order to qualify, however, some programs have lesser criteria such as recent homelessness, domestic violence, or imminent risk of homelessness. Housing support services are either provided by the housing organization, or in partnership with a local service provider. Transitional housing is not necessarily “site specific” but can be used in scattered sites with services brought to the home.

**Transitional Housing Program for Youth** - Community Youth Services operates two transitional housing programs under the umbrella of the RISE Transitional Housing Program. One program is funded through McKinney and the other through the Runaway and Homeless Youth Act. The programs currently serve about 78 young adults and 31 dependent children a year. Clients are served in scattered site apartments, an independent living house, a safe and sober house, a duplex, and two 3-bedroom houses. The RISE program provides case management, independent living skills assessment and training, limited support services and housing to young adults between the ages of 16 and 21. Youth may stay in the program for 18 to 24 months. They have the opportunity to move from Phase I to Phase II of the program as they successfully complete the goals that they set for themselves. All participants are required to set educational and employment goals as a part of their individual service plan. Residents in Phase II have access to 18 tenant-based rental assistance coupons and two Section 8 vouchers facilitated by the Housing Authority of Thurston County.

**Transitional Housing for Persons with Mental Illness** – The Housing Authority, in partnership with Regional Support Network, has administered HOME Tenant-Based Rental Assistance to mentally ill homeless people since 2003. This funding is used, in part, to replace a program that was previously funded through the state HOME Program. This program plays a vital role in filling a gap in the continuum of care for people who are on a waiting list for a Section 8 voucher (federal rental assistance voucher).

**Transitional Housing Programs for Families: Housing and Transitional Services (HATS)** – The Housing and Transitional Services Program is operated by the Housing Authority of Thurston County and funded by the McKinney Grant. The Housing Authority applies to renew this grant every year. The HATS program partners with the HOME Tenant-Based Rental Assistance program and has been able to double the number of families it could serve with McKinney funding alone. The program will provide housing and supportive services for at least 30 families at any given time.

**Transitional Housing Programs for Families: The Transitional Housing Operating and Rental Assistance Program (THOR)** – The Housing Authority of Thurston County also operates seven units of transitional housing that serve families for up to two years. These units are funded through the state’s Transitional Housing Operating and Rental Assistance Program. To qualify to live in these units, a family must be homeless at the time and have an income at or below 50 percent of the median.

**Arbor Manor** provides group transitional housing in Lacey for five pregnant and/or parenting women who are younger than 21 years old. Community Youth Services provides case management services.

**The Olympia Union Gospel Mission** has 8 units that serve families.

Transitional Capacity on January 26, 2005		
Individuals – Men & Women	Beds	Households
Salvation Army – Men	7	7
Olympia Union Gospel Mission – Men in Recovery	10	10
BHR – HOME Tenant Based Rental Assistance	60	40
Behavioral Health Resources – Hospital Diversion**	6**	6**
<b>Families with Children</b>		
Housing Authority of Thurston County	176	44
Olympia Union Gospel Mission	24	7
Arbor Manor	12	6
<b>Youth</b>		
Community Youth Services	27	18
<b>Totals</b>	<b>322</b>	<b>138</b>

\*\*this program remains in chart because it was in existence on January 26, 2005, the program is no longer available as of the drafting of this Plan

#### 4.4 E1. Continuum of Care -- Permanent Supportive Housing With Homelessness Criteria

Permanent supportive housing, PSH, typically has no limit on length of stay. Supportive services are available on an as-needed basis, *but are not mandated*. Supportive services are either provided by the housing organization or in partnership with a local service provider. The Jan. 26, 2005 census included people who were homeless when they received permanent supportive housing. The next census, scheduled for Jan. 26, 2006, will not count this population as homeless, nor will it count permanent housing units in the inventory of capacity taken on the same census day.

**The Fleetwood** – The Fleetwood Apartments are owned and operated by the Low Income Housing Institute, based in Seattle. The Fleetwood provides supportive services to 43 prior homeless men and women. While residents are eligible for services during their entire residency, the focus is to stabilize residents during their first six months of transition from homelessness. The Fleetwood has a housing program coordinator, a housing assistant, and a case manager who works closely with each resident to develop an individual service plan. The case manager provides assistance, resources and outreach to help each resident achieve his or her goals. Residents are exposed to a diverse array of education and skill-building opportunities. Life skills, increase in income and self sufficiency are the primary foundations of each resident’s service plan. Budgeting, financial literacy, cooking, education, job skills, resume writing, mental health services, access to entitlement benefits, medical care and prescriptions, food and clothing resources, literacy, and computer training are offered to any resident who demonstrates a need or desire. Self-empowerment services are also offered and could include education in self-care, advocacy, activism in the community, conflict resolution and volunteerism.

**Behavioral Health Resources** – Behavioral Health Resources operates three permanent supportive housing complexes in Thurston County, providing a total of 28 units for people living with mental illness. Properties owned by Behavioral Health Resources are closely linked with the organization’s Intensive Case Management Program for individuals with severe and persistent mental illness. Behavioral Health Resources strives to provide long-term residency coupled with flexible services that are tailored to the needs of individual clients. This successful effort is made possible, in large part, by the Housing Authority's "Project Based" program. Tenants on limited, fixed incomes are able to secure the safe and clean living environments necessary to achieve the personal and clinical goals identified in their treatment plans. These services are available for Medicare eligible clients through the Thurston-Mason Regional Support Network.

**Trails End** – The Housing Authority of Thurston County purchased this 8-plex in Tumwater in 2004 and has a contractual obligation to the Thurston County HOME Program for 20 years ending in 2025. The eight units provide permanent supportive housing for formerly homeless families, with no limit on the length of residency. The Community Service Division of the Housing Authority of Thurston County provides support services. While participation in services is not mandated, residents are able to access case management staff whenever they need help. Residents are invited and often choose to participate in training and events held by the Community Services Division.

<b>Homeless Permanent Supportive Housing Capacity on January 26, 2005</b>		
<b>Individuals – Men &amp; Women</b>	<b>Beds</b>	<b>Households</b>
LIHI –Fleetwood	NA	43
BHR - Lacey House (non-homeless, will not be counted in next capacity)	NA	5
BHR - Tumwater Cove (non-homeless, will not be counted in next capacity)	NA	8
BHR - B & B	NA	15
<b>Families</b>		
HATC - Trails End	NA	8
<b>Total</b>	<b>NA</b>	<b>71</b>

#### 4.4 E2. Continuum of Care -- Permanent Supportive Housing Without Homelessness Criteria: Special Needs Populations

All of the housing listed below is accompanied by some level of support service -- either directly from the housing provider, from a partnership between the provider and the housing owner, or through a self-managed model. The housing is considered Permanent Supportive Housing, and may well serve those who are homeless, but homelessness is not *required* in the tenant selection process.

<b>Non-Homeless Permanent Supportive Housing Capacity on January 26, 2005</b>	
<b>Adults In Recovery from Chemical Dependency</b>	<b>Number of Units</b>
Oxford Houses	24
<b>Persons Living with Mental Illness</b>	<b>Number of Units</b>
Behavioral Health Resources - Tumwater Cove	8
Behavioral Health Resources - B&B	15
Mansfield Apartments	7
<b>Adults with Developmental Disabilities</b>	<b>Number of Units</b>
Homes First! in Partnership with Kokua	12
Homes First! in Partnership with Place One	13
Homes First! in Partnership with Community Resources	4
Yelm Community Services	4
<b>Total</b>	<b>87</b>

#### 4.4 F. Continuum of Care -- Permanent Affordable Housing

Low-cost housing and case management services top the list as the resources most needed to reduce homelessness in Thurston County. Permanent affordable housing can take many forms: private, low-rent units; below-market rentals that are contractually obligated to keep rents affordable for people who earn below 50 percent of the median for the area; and government-assisted units. In the case of government-assisted units, the subsidy can be either attached to the unit (project-based) or move with the tenant (tenant-based). In Thurston County, a number of non-profit and for-profit developers own the project-based subsidized units and below-market rentals. The Housing Authority of Thurston County operates the tenant-based assistance programs.

In the following chart, “elderly” is defined as 62 years of age and older.

Dollar amounts are based on a 2005 median income of \$52,764, as reported by the Thurston Regional Planning Council.

<b>Apartment Complex</b>	<b>Number of units up to 30% of Median Income or \$15,829</b>	<b>Number of units up to 40% of Median Income or \$21,106</b>	<b>Number of units up to 50% of Median Income or \$26,382</b>	<b>Number of units up to 60% of Median Income or \$31,658</b>
Ashwood Downs			49	
Boardwalk <i>(elderly only)</i>			282	
Casa Madrona <i>(elderly and disabled only)</i>	70			
College Glen		60		104
Courtside				211
Crowne Pointe				160
Deschutes Cove	44			
Evergreen Villages	180			
Evergreen Vista			104	
Fern Ridge				99
Horizons West			24	
Killion Court <i>(elderly and disabled only)</i>	20			
Krislin Apartments <i>(elderly and disabled only)</i>			24	
Magnolia Villa	21			
Martin Terrace	40			
Providence St. Francis House <i>(elderly and disabled only)</i>	59			
Rainier Apartments <i>(elderly and disabled only)</i>	22			
Sandstone Apartments <i>(elderly and disabled only)</i>	30			
Shadowood			22	
South Sound Villa <i>(elderly and disabled only)</i>	70			
Spring Court			4	
Stuart Place				36
The Olympian Apartments <i>(elderly and disabled only)</i>	50			
Tolmie Cove	44			
Tumwater Apartments <i>(elderly and disabled only)</i>	49			
Yelm Cove	32			
<b>Total Units</b>	<b>731</b>	<b>60</b>	<b>509</b>	<b>610</b>

#### 4.4 G. Continuum of Care -- Supportive Services

Support services are key to helping newly housed families and individuals break the cycle of homelessness and maintain a safe, decent and affordable home. These services also help formerly homeless people recognize behaviors and circumstances that caused them to be homeless, and help them correct these conditions so that housing is not jeopardized in the future.

A number of agencies in Thurston County provide support services.

<b>Organization</b>	<b>Supportive Services Provided</b>
<b>Financial Type Assistance</b>	
DSHS Olympia CSO	Cash Assistance, Food stamps, childcare vouchers, emergency assistance,
Salvation Army	bus passes, rent and deposit assistance, prescription aid, utility assistance
Housing Authority of Thurston County	rent and deposit assistance
ESN/Family Support Center	Advocacy, Overflow Shelter Coordination, Information and Referral, parent education
Catholic Community Services	Rental assistance
Community Action Council	Rental Assistance, utility assistance
Interfaith Works	Screening fee, deposit assistance
St. Vincent De Paul	Rent and utility assistance
Sacred Heart Church	Rent and utility assistance
Safeplace	rent and deposit assistance
<b>Mental Health Services</b>	
Behavioral Health Resources	Evaluation and Treatment Center, Homeless Outreach, Mental Health counseling, permanent supportive housing
Crisis Clinic	Support and information and referral
<b>Substance Abuse Services</b>	
Behavioral Health Resources	Evaluation and Treatment Center, Homeless Outreach, substance abuse treatment and support programs, Mental Health counseling, permanent supportive housing
Sea Mar Community Health Center	Medical, dental, mental health services and outpatient substance abuse services, insurance enrollment, medication programs
Union Gospel Mission	Transitional housing, household items, emergency help and support, meals
<b>Food</b>	
Thurston County Food Bank	Food
Salvation Army	meals, Community Kitchen, food bank
Catholic Community Services	Community Kitchen
Yelm Community Services	food bank, summer lunches for kids
Universal Unitarian Church	Food assistance for homeless with special dietary needs
Community Action Council	WIC, commodities
Health Department	WIC
Union Gospel Mission	Meals
DSHS Olympia CSO	Food stamps
Community Youth Services	Shelter, Homeless Outreach, Employment, drop-in center, food
<b>Hygiene, Clothing, Household Items</b>	
YWCA - The Other Bank	Personal hygiene items, items food stamps won't buy, women's work clothing
<b>Medical Assistance</b>	
Sea Mar Community Health Center	Medical, dental, mental health services and outpatient substance abuse services, insurance enrollment, medication programs
Salvation Army	prescription aid
Olympia Union Gospel Mission's Community Dental Clinic	Free emergency dental care for people living below 200% of poverty level with no means to pay for dental care
Thurston County Health	Healthmobile, family planning, HIV/AIDS testing, Needle Exchange Program,

Department	Maternal child health, ABC Dental Program
Neighborhood Free Clinic	Free medical services
Project Access	Increase access to wide range medical services for those with specialty medical needs and chronic illness.
DSHS Olympia CSO	Medical coupons, Medicaid
First Steps Providers	Maternity support, maternity case management and information and referral
<b>Veterans' Assistance</b>	
Thurston County Veterans' Assistance Fund	Rent, utilities and food for eligible veterans
<b>Domestic Violence</b>	
Safeplace	Emergency shelter, advocacy, resource and referral, rental assistance
DSHS Olympia CSO	Domestic Violence Advocate available to assist with application for cash assistance, food stamps, medical coupons, childcare vouchers and other types of emergency assistance
<b>Single Adult - Advocacy, Resource and Referral</b>	
Union Gospel Mission	Emergency and transitional housing, household items, emergency help and support, meals
Catholic Community Services	Rental assistance, community kitchen
Safeplace	Emergency shelter, advocacy, resource and referral, rental assistance
Olympia Church of Christ	Baby Bank, clothing, hygiene items, furniture
Habitat for Humanity	Homeownership program
Northwest Justice Project	Legal information and advocacy
Bread and Roses Advocacy Center	Shelter, advocacy, supportive services, transportation, Civic Friends Program
Crisis Clinic	Support and information and referral
<b>Families – Advocacy, Resource and Referral</b>	
Safeplace	Emergency shelter, advocacy, resource and referral, rental assistance
Olympia Church of Christ	Baby Bank, clothing, hygiene items, furniture
Rochester ROOF	
Yelm Community Services	Shelter, First Steps Maternity Case Management, food bank, clothing bank, summer lunches for kids, homeless childcare program
ESN/Family Support Center	Advocacy, Overflow Shelter Coordination, information and referral and supportive services
Crisis Clinic	Support and information and referral
Community Action Council	Rental Assistance, utility assistance, First Steps, WIC
Housing Authority of Thurston County	Shelter, rental assistance, transitional housing, information and referral, homeless daycare, community voice mail, Individual Development Account Program, summer lunches for kids
Universal Unitarian Church	Shelter, food assistance for homeless with special dietary needs
Union Gospel Mission	Transitional housing, household items, emergency help and support, meals
Northwest Justice Project	Legal information and advocacy
Evergreen Vista Apartments	Supportive services to residents and non residents
<b>Youth - Advocacy, Resource and Referral</b>	
Community Youth Services	Shelter, Homeless Outreach, Employment, drop-in center, food
Olympia Church of Christ	Baby Bank, clothing, hygiene items, furniture
Thurston County Health Department	Healthmobile, family planning, HIV/AIDS testing, Needle Exchange Program, Maternal child health, ABC Dental Program

Madison Elementary	Homeless children's program
Crisis Clinic	Support and information and referral
Yelm Community Services	First Steps Maternity Case Management, clothing bank, summer lunches for kids, homeless childcare program

#### 4.5 Summary of Shelter and Transitional Capacity

The following chart provides a summary of shelter and transitional capacity per the January 26, 2006 census.

Continuum of Care in Thurston County – Summary of Shelter and Transitional Capacity per January 26, 2006 census

<b>Emergency Shelter Capacity*</b>		
<b>Individuals – Men</b>	<b>Beds</b>	<b>Households</b>
Salvation Army – Men	42	42
Bread & Roses – Devoe Street	30	30
Saint Michael’s Parish	10	10
<b>Individuals – Women</b>		
Salvation Army	12	12
Bread & Roses – Duplex	12	12
<b>Families with Children</b>		
Housing Authority of Thurston County	16	4
Safeplace	17	5
Salvation Army	24	7
Yelm Community Services	9	3
Emergency Shelter Network – Interfaith Works	20	20
Emergency Shelter Network – Out of the Woods	12	12
<b>Youth</b>		
Community Youth Services	10	10
<b>Totals</b>	<b>214</b>	<b>167</b>
<b>Transitional Capacity</b>		
<b>Individuals – Men &amp; Women</b>	<b>Beds</b>	<b>Households</b>
Salvation Army – Men	7	7
Olympia Union Gospel Mission – Men in Recovery	10	10
BHR – HOME TBRA	60	40
Behavioral Health Resources – Hospital Diversion	6	6
<b>Families with Children</b>		
Housing Authority of Thurston County	176	44
Olympia Union Gospel Mission	24	7
Arbor Manor	12	6
<b>Youth</b>		
Community Youth Services	27	18
<b>Totals</b>	<b>322</b>	<b>138</b>
<b>Permanent Supportive Capacity</b>		
<b>Individuals – Men &amp; Women</b>	<b>Beds</b>	<b>Households</b>
Fleetwood	43	43
BHR - Lacey House	5	5
BHR - Tumwater House	8	8
BHR – B & B	15	15
<b>Total</b>	<b>71</b>	<b>71</b>
<b>Total Thurston County Capacity</b>		
	<b>Beds</b>	<b>Households</b>
Emergency Shelter	214	167
Transitional	322	138
Permanent Supportive	71	71
<b>Total</b>	<b>607</b>	<b>376</b>

\* The numbers for the January 26, 2005 capacity total does not include capacity for emergency shelters that only open during dangerous weather conditions.



# Chapter 5

## Gaps in the Continuum of Care

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### 5.1 Overall Capacity Gaps

In December 2002, elected officials and staff from Thurston County and the cities of Olympia, Lacey and Tumwater formed the Interjurisdictional Forum on Homelessness (IFH). The Interjurisdictional Forum set a goal to reduce homelessness by 50 percent by December 31, 2005. Since then, the Move to Housing (MTH) Subcommittee of the Housing Task Force has organized and conducted three point-in-time homeless counts, beginning with the first official count on February 24, 2003. The counts used a database system called the Homeless Management Information System (HMIS), a pilot system developed by the Washington State Department of Community, Trade and Economic Development (CTED). The Housing Authority of Thurston County donated administrative support for the counts.

The first count of February 24, 2003 provided a baseline from which to measure progress toward the IFH's goal to halve homelessness by the end of 2005. By January 26, 2005 -- the date of the last census -- the goal had already been met and exceeded. The Move to Housing subcommittee compared the results from the first census to the last, comparing the community's number of homeless people against the community's capacity to house them. Results are shown on the following chart. The chart also shows, however, that gaps still exist.

Comparison by Individuals						
Census Comparison	January 26, 2005		February 24, 2003		Increase / (Decrease)	
	count	Percent	count	percent	Count	percent
<b>Total Individuals</b>	697	100%	604	100%	93	15%
<b>Total Capacity</b>	607	87%	348	58%	259	74%
<b>Total Unmet Need</b>	90	13%	256	42%	(166)	(65%)

The above chart analyzed capacity vs. number of *individuals*. The following chart analyzes capacity vs. number of *households*.

Comparison by Households						
Census Comparison	January 26, 2005		February 24, 2003		Increase / (Decrease)	
	count	Percent	count	percent	Count	percent
<b>Total Households</b>	523	100%				
<b>Total Capacity</b>	376	72%				
<b>Total Unmet Need</b>	147	28%				

#### Conclusion:

- The homeless shelter and housing capacity gap to assist individuals is **90 beds**.
- The homeless shelter and housing capacity gap to assist households is **147 households**.

## 5.2 Gaps in Meeting the Needs of Homeless Youth (under the age of 21)

The Safe Shelter program for youth does an amazing job of working with young people who are in crisis and referred by the courts, schools, counselors and police. The program provides overnight shelter, assessment, advocacy and referrals. Eighty-five percent of the youth who come into the Safe Shelter program reunite with their families. However, chronically homeless youth do not usually access Safe Shelter because of the inadequate number of beds. They may also be discouraged because the shelters are located in a crisis residential center, which places certain environmental restrictions on them. The Homeless Planning Workgroup estimates that 200 young people are homeless at any give time in Thurston County. The current number of shelter beds and the 27 transitional housing units do not provide nearly enough capacity to meet the need. Homeless youth are a particularly vulnerable population. They undergo great development and emotional changes with little or no support systems. The support systems are lacking, or missing, because of family break-ups, chemically addicted parents, a history of sexual abuse, being in the foster care system and/or juvenile correctional system. Homeless youth living on the streets are susceptible to drugs and alcohol, sexual assault and violence, and predatory adults.

The Transitional Housing program serves approximately 78 youth and young adults a year. Case mangers help them make positive changes and accomplish their goals. Experience has shown, however, that we do not have enough staff, outreach support, or living situations to adequately serve young people who are chronically homeless or who have been released from state institutions. The lack of a low-barrier shelter, and the need for more transitional housing, cause gaps in the continuum of care for homeless youth in Thurston County.

## 5.3 Prevention Gaps

Each month, agencies that help prevent evictions and provide assistance with housing deposits turn away far more households than they can serve with their limited funds. This type of assistance is the most cost-effective method of providing service. It is also the least disruptive to families because existing housing is maintained. More short-term rent, deposit and screening fee assistance is needed.

## 5.4 Centralized Point-of-Intake Gap

The Homeless Planning Workgroup recognizes the need for a more centralized point of intake – or entryway – into the continuum of care for people who are homeless or at risk of being homeless. The Workgroup will gather more information about this gap and consider how to form a point-of-intake approach.

## 5.5 Non-Mental Health-Based Outreach Gaps

Most outreach services for homeless adults in Thurston County are connected with Medicaid in order to provide mental health and/or substance abuse services. There is a gap in outreach and engagement services for people who are not Medicaid-eligible and who do not want to receive mental health or substance abuse related services. Closing this gap is tied closely with the adoption of the “Housing First” concept, where communities seek to first provide housing then to offer services once an individual or family is stabilized and safely housed.

## 5.6 Offender Housing Gaps

Offenders face many barriers as they re-enter society. Policies, procedures and services need to be in place to help ensure that offenders who leave institutions, prisons and jails do not end up on the streets. Because of their criminal histories, offenders are often denied employment and housing. Those applying for Social Security Disability and Medicaid benefits face lengthy eligibility processes, making access to medical, mental health and substance-abuse services difficult if not impossible. Developing appropriate housing opportunities for sex offenders is a controversial issue, but one that communities are finding must be addressed in order to keep sex offenders from re-offending and to keep communities safe.

## 5.7 Transitioning Youth Released from State Institutions

Mainstream systems are overwhelmed with young people who are being discharged from public institutions, such as foster care programs, alcohol and drug treatment centers, hospitals and the criminal justice system. Too often, these youth are released to the community or even to transitional housing programs without pre-release planning or the intensive wrap-around services that they need. The safety net needs to be strengthened by providing transitional housing services that meet young individuals’ developmental, emotional, mental health and substance abuse needs. The gaps lie in developmentally appropriate supervised housing, wraparound services, and access to mental health and substance-abuse treatment or support.

## 5.8 Community Rest Shelter

A gap exists in our continuum of care system for those who have been released from hospitals and treatment centers who need shelter and time to recover. We have people in this community who are receiving chemotherapy and other serious treatments who are also homeless. Shelters do not allow guests to stay during the daytime hours. People with medical conditions, bandages, and illness have to leave shelters early in the morning and meet their needs for rest, warmth, dryness and safety until they can enter the shelter again at night. A community rest shelter was opened in Tumwater for about 12 months in 2003 and 2004. The need filled by the shelter was recognized by local hospitals, physicians, homeless shelter providers, services providers and outreach workers, but city zoning, state licensing questions and lack of paid staff created obstacles that were too large to be overcome at the time.

## 5.9 Public Awareness Gap

The Homeless Planning Workgroup has become aware of a gap in public awareness of homelessness in Thurston County. The response to Hurricane Katrina sent a reminder that communities who are aware of a need are more likely to rally and address it. In Thurston County, the community mobilized to help hurricane victims relocate here from the Gulf Coast, and also to gather and send necessities to area. The Workgroup will explore ways to motivate and educate the entire community on adult and youth homelessness. Methods may include public service announcements, public television forums, community forums on homelessness, and newspaper editorials. Ways to enlist the support of area businesses, colleges and universities, service/business clubs and newspaper editors and the like will be explored as well.

# Chapter 6

## Strategies to Reduce Homelessness

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### 6.1 The Goal

The Homeless Planning Workgroup analyzed recent homeless census data, conducted surveys of homeless people, formed subcommittees, and studied current capacities of homeless housing and services programs. The Workgroup set a goal to add 300 new permanent supportive housing units for homeless individuals and families within the next ten years to reduce homelessness by 50 percent.

### 6.3 Homeless Subpopulations

The Department of Community, Trade and Economic Development guidelines of September 2005 ask counties to develop strategies for reducing homelessness by 50 percent in ten years and to report them in four subpopulations: chronically homeless, non-chronically homeless, homeless youth and homeless families. Based on existing data, the Thurston County Homeless Planning Workgroup estimated the following subpopulation numbers in order to set 50 percent reduction goals:

Population	New Units Goal
Chronically Homeless Individuals	100
Non-Chronic Individuals	25
Homeless Youth (under 21 years of age)	100
Homeless Families	75
Total	300

### 6.4 Survey of Persons Experiencing Homelessness

The Homeless Planning Workgroup surveyed people experiencing homelessness for a 31-day period from August 15 through September 14, 2005. This survey found that:

- 59 percent of those surveyed said they were homeless because they cannot afford rent.
- 64 percent said the biggest barrier to permanent housing was the lack of affordable housing. Fifty-three percent said the biggest barrier was not being able to get or hold a job.
- When asked how they would spend a big pot of money to help homeless people, if they had it, 45 percent said on more jobs and training and 43 percent said more subsidies for permanent housing.

The overwhelming message the Homeless Planning Workgroup took from this survey was that homeless people want and need jobs and housing they can afford to maintain. The survey elicited basic information about what people who are homeless felt they needed. The Workgroup acknowledges that there are no simplistic solutions to ending homelessness; the factors which contribute to homelessness are too numerous and varied.

## 6.2 The Eight Objectives of This 10-Year Plan

This plan seeks to fulfill the following objectives recommended by the Department of Community, Trade and Economic Development:

1. Reduce the number of homeless families.
2. Reduce the number of non-chronically homeless individuals.
3. Reduce the number of chronically homeless individuals.
4. Reduce the number of homeless youth.
5. Conduct adequate data collection and planning to efficiently manage limited resources for homelessness.

The Workgroup decided to add three additional objectives to meet the goal of developing 300 new units in Thurston County within ten years. These locally driven objectives are:

6. Reduce the number of offenders, including sex offenders, who are released to homelessness.
7. Support and expand local best practices.
8. Change policy, law and legislation at the local, state and federal level where necessary to be consistent with efforts to reduce homelessness.

## 6.5 Strategies and Activities to Achieve the Eight Objectives

The Workgroup identified several short- and long-term activities to accomplish the eight objectives. Projected costs were based on state guidelines and the expertise and experience of Workgroup members. The Workgroup understands the biggest piece of this plan isn't setting goals and activities, but actually getting organizations to launch projects to meet the goals. The Workgroup decided that a key activity should be to enlist local organizations to help develop 300 new permanent supportive housing units for homeless individuals and families.

A complete list of activities, timelines, and estimated costs can be found in the following spreadsheet. Below is a summary of the recommended activities. For most of these activities, the Housing Authority of Thurston County is expected to take a lead roll in proposing lists of projects and reaching out to potential sponsors.

- ❑ **Objective 1: Reduce the number of *homeless families*.** Create 75 new housing units for *homeless families*, with the majority located at Evergreen Vista on Fern Street. The plan also calls for increased funding for rental assistance and to help prevent eviction.
- ❑ **Objective 2: Reduce the number of *non-chronically homeless individuals*.** Develop 25 new housing units for *non-chronically homeless* individuals.
- ❑ **Objective 3: Reduce the number of *chronically (repeat) homeless individuals*.** Develop 100 new housing units for *chronically (repeat) homeless* individuals. Most of the new units would come from two projects that are already underway. Catholic Community Services plans to replace the existing Devoe Street shelter with a new transitional housing and homeless shelter by 2007. (The Devoe Street shelter is currently owned and operated by Bread and Roses and houses about 30 men overnight.) Behavioral Health Resources is working to convert the Tumwater Gardens apartment complex into housing for people with chronic and severe mental illness.
- ❑ **Objective 4: Reduce the number of homeless youth.** Develop 100 new housing units for *homeless youth*. As a start, Community Youth Services would continue its current effort to purchase nine new units on Pear Street. An additional 24 units would be created in a low-barrier shelter for homeless youth. (“Low barrier” meaning that youths in the shelter would face fewer restrictions than traditional crisis residential centers – hours of operation and length of stay, for example.)
- ❑ **Objective 5: Conduct adequate data collection and planning to efficiently manage limited resources for homelessness.** This plan recommends hiring a homelessness coordinator, and making the Department of Community, Trade and Economic Development’s “Home Management Information System” (HMIS, a homeless database system) available to a broader network of trained local service providers.)
- ❑ **Objective 6: Reduce the number of offenders, including sex offenders, who are released to homelessness.** In the short term, this will involve collecting data about offenders in Thurston County, their barriers to housing, and available housing and service programs. Ultimately, the plan recommends creating a re-entry program for offenders, including “re-entry coaches” who would counsel offenders and help them find resources. The coaches would not be employed by the Department of Corrections.
- ❑ **Objective 7: Support and expand local best practices.** To make progress on this objective, this 10-year plan recommends launching the “Dream the Dream” project, described below. It also calls upon local service providers to assess the needs and gaps in the homeless provider system and share the information with the Salvation Army. The Salvation Army plans to replace its existing Fifth Avenue shelter with a two-story social services and shelter facility by 2008.

- **Objective 8: Change policy, law, and legislation at the local, state and federal level where necessary to be consistent with efforts to reduce homelessness.** This plan recommends that housing advocates and planning groups (such as the Thurston County Housing Task Force) regularly include on their meeting agendas a discussion of policy, law and legislative issues.

## 6.6 Dream the Dream

The Homeless Planning Workgroup decided to conduct a community-wide survey to gather ideas for ways to expand successful housing programs and services, and to generate innovative approaches. The Workgroup set the goal to develop an additional 300 affordable housing units for those who are homeless in Thurston County over the next 10 years. The Workgroup acknowledges that while permanent affordable housing is the ultimate goal, the community still needs outreach, prevention, shelter, transitional and supportive services. New ways to incorporate jobs into our continuum-of-care for homeless individuals and families are especially needed.

The Workgroup will be asking community organizations to consult with others in their organizations and “Dream the Dream.” Participants will be asked to share how they would expand their current programs or add new and innovative programs if they had the resources. Organizations will be able to present their dreams however they wish, however, they will be asked to be specific about the following:

- Type of shelter, housing and/or services to be provided
- Number of units/beds
- Estimated capital costs
- Estimated annual operating costs
- Estimated annual services costs
- Target population
- Timeline
- Measures of success
- Needs met

After the survey, the Workgroup plans to conduct “Dream the Dream” forums where the seeds from the survey can be planted. A workshop would then be scheduled to help community organizations share detailed funding information and technical assistance so that projects may be taken to the next level of development. The Workgroup envisions “Dream the Dream” being influential in creating new housing units and projects to end homelessness.

## 6.7 The Costs

Attributing costs to this ten-year plan is difficult when much of the plan calls for more data, more information and above all, more planning. What can be calculated is the projected cost of creating, operating and providing services for 300 new affordable housing units for those who are homeless. Several projects and their projected costs are already in development. There are also costs that can be projected to ensure that the activities within this plan are carried out and that planning and evaluation efforts continue over the next ten years.

Initial estimates indicate the total cost of reducing homelessness 50 percent in ten years to be around \$55.8 million dollars. Of that amount, \$11.9 million dollars has been committed to projects that are already underway in Thurston County. The following chart shows projected costs, committed funding, and uncommitted funding for accomplishing this plan.

	<b>Projected Cost</b>	<b>Committed Funding</b>	<b>Uncommitted Funding</b>
Projected Capital Costs	\$28,829,739	\$10,548,628	\$16,281,111
Projected Operations Costs	\$16,890,620	\$674,799	\$16,215,821
Projected Services Costs	\$12,122,690	\$718,521	\$11,404,169
Total Ten-Year Projected Costs	\$55,843,049	\$11,941,948	\$43,901,101



# State Submission Sections

This section contains the same information as earlier chapters; however, it is organized in a specific format mandated by the Department of Community, Trade and Economic Development. The department is requiring that data be formatted in a specific way so that staff can easily find and compare information among jurisdictions while writing the state's own ten-year plan.



## State Submission - Section 1 - Contact Information

<b>Jurisdiction:</b>	Thurston County
<b>Other Jurisdictions Represented in this Plan:</b>	Cities of Olympia, Lacey, Tumwater, Yelm, Rainier, Tenino and the Town of Bucoda
<b>Date of Plan Adoption</b>	December 19, 2005

<b>Jurisdiction Contact Person</b>		<b>Plan Contact Person</b>	
Name:	Connie Rivera	Name:	Theresa Stoddard
Title:	Capital Finance Manager	Organization:	Housing Authority of Thurston County
Address:	2000 Lakeridge Drive SW Olympia, WA 98502	Address:	503 W 4 <sup>th</sup> Ave Olympia, WA 98501
Phone:	360-709-3065	Phone:	360-664-2485 x29
Email:	<a href="mailto:riverac@co.thurston.wa.us">riverac@co.thurston.wa.us</a>	Email:	<a href="mailto:Theresa@hatc.org">Theresa@hatc.org</a>
Fax:	360-786-5409	Fax:	360-664-2606

<b>Planning Group Name:</b>	<b>Thurston County HOME Consortium, Homeless Planning Workgroup</b>
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## State Submission - Section 1 - 2005 Planning Body Members

<b>Name</b>	<b>Agency</b>	<b>Representing</b>
Cathy Wolfe, Chair, Thurston County HOME Consortium	Thurston County	Thurston County HOME Consortium, Thurston County Board of Commissioner
Matthew Green	City of Olympia	Olympia City Council
Mary Dean	City of Lacey	Lacey City Council
Neil McClanahan	City of Tumwater	Tumwater City Council, Housing Task Force
Bob Isom	City of Yelm	Yelm City Council
Sherry O'Dell	City of Rainier	Mayor, Rainier City Council
Kenneth Jones	City of Tenino	Mayor, City of Tenino
Alan Carr	Town of Bucoda	Mayor, Town of Bucoda
Bobby Gipson	Salvation Army	Homeless/Formerly homeless people
Connie Rivera	Thurston County	Thurston County
Vickie Larkin	Thurston County	Cathy Wolfe, Thurston County Commissioner
Selena Kilmoyer	Bread & Roses	Chronically homeless
Maureen McLemore	Community Youth Services	Homeless and at-risk youth
Gary Trimble	Thurston County Jail	Mentally ill offenders
Judy Combes	Community Protection Unit, Department of Corrections	
Theresa Stoddard	Housing Authority of Thurston County	Homeless families
Fletcher Smith	Behavioral Health Resources	Mentally ill, chemically addicted
Nick Federici	Housing Authority of Thurston County	Housing Authority of Thurston County Board of Commissioners
Gary Sandwick	Catholic Community Services	Low-income families/individuals
Chris Lowell	Housing Authority of Thurston County	State Advisory Council on Homelessness, Association of Washington Housing Authorities, Housing Authority of Thurston County
Stacy Sanders	Behavioral Health Resources	Mentally ill, chemically addicted
Ariel Holcomb-Hockin	Bread & Roses Advocacy Center	Chronically homeless, underserved homeless, single men and women
Andrea Williams	Bread & Roses Advocacy Center	Chronically homeless, underserved homeless, single men and women
Terry Weber	Worksource	Ex-offenders
Anna Schlect	City of Olympia	Largest city in county representative

<b>Name</b>	<b>Agency</b>	<b>Representing</b>
Ken Black	City of Olympia	Largest city in county representative
Marianne Clear	Thurston County Court	Offender Population
Marylou Berg	City of Olympia	City of Olympia
Maureen Hill	Housing Authority of Thurston County	Section 8 Voucher Program
Scott Spence	City of Lacey	City of Lacey
Kelly Wilson	Homeless Backpacks	Unsheltered homeless
Jenna Starks	Housing Authority of Thurston County	Section 8 Voucher Program
Cindy Rennie	Emergency Shelter Network/Homeless Resource Advocacy	Homeless Families
Giles Arendt	Community Youth Services	Homeless Youth



## State Submission - Section 2 - Homeless Population and Subpopulations

Table already completed for most counties as part of HUD McKinney Process

\*Optional

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	136 (S)	72 (S)	254 (S)	462
2. Homeless Families with Children	15 (S)	37 (S)	24 (S)	76
2a. Persons in Homeless Families with Children	42 (S)	110 (S)	67 (S)	219
<b>Total (lines 1 + 2a)</b>	178	182	321	681
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	51 (S)			
2. Seriously Mentally Ill	96 (S)			
3. Chronic Substance Abuse	54 (S)			
4. Veterans	62 (S)			
5. Persons with HIV/AIDS	7 (S)			
6. Victims of Domestic Violence	81 (S)			
7. Youth	144 (S)			

### Section 2

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations or (S) statistically reliable samples. The quality of the data presented in each box must be identified as: (A), (N), or (S).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations or (S) statistically reliable samples. The quality of the data presented in each box must be identified as: (A), (N), or (S).

**Sheltered Homeless.** Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

**Unsheltered Homeless.** Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.



# State Submission - Section 3 - Housing Activity Charts

First three tables already completed for most counties as part of the HUD McKinney process

<b>Emergency Shelter</b>													
Provider Name	Facility Name	HMIS		Geo Code	Target Pop.		2005 Year-Round Units/Beds				2005 Other Beds		
		Part. Code	Number of Year-Round Beds		A	B	Family Units	Family Beds	Individual Beds	Total Year-Round	Seasonal	Over-flow/Voucher	
<b>Current Inventory</b>		Ind	Fam										
Salvation Army	Salvation Army			531134	M		7	28	54	82	0	23	
SafePlace	SafePlace			531134	FC, SF	DV	4	16	0	16	0	0	
Housing Authority	Spring Court			531134	FC		4	16	0	16	0	0	
Bread & Roses	Guest House			531134	SF		0	0	12	12	0	0	
Yelm Community Services	Yelm Community Services			539067	FC		1	6	0	6	0	0	
Community Youth Services	Haven House			531134	YMF		0	0	10	10	0	0	
St. Michael's Church	St. Michael's Church			539067	SM		0	0	0	0	10	0	
Bread & Roses	Devoe Street			531134	SM		0	0	35	35	0	0	
Interfaith Works	Interfaith Works			539067	FC		0	0	0	0	20	0	
Universal Unitarian Church	Out of the Woods Shelter			531134	SMF		0	0	12	12	0	0	
<b>TOTALS</b>					<b>TOTALS</b>		16	66	123	189	30	23	
<b>Under Development</b>		Anticipated Occupancy Date											
Catholic Community Services	Devoe Street	Winter/Spring 2007		531134	SMF				15	15			
SafePlace Shelter	Shelter	June 2006		531134	SF,FC	DV	6	13		13			
<b>TOTALS</b>							6	13	15	28			
<b>Unmet Need</b>					<b>TOTALS</b>								
<i>(Optional for December 2005)</i>													

SM= only Single Males; SF= only Single Females; SMF= only Single Males and Females; FC= only Families with Children; YM= only unaccompanied Young Males (under 18 years); YF= only unaccompanied Young Females (under 18 years); YMF= only unaccompanied Young Males and Females (under 18 years); M= mixed populations.

<b>Transitional Housing</b>											
Provider Name	Facility Name	HMIS			Geo Code	Target Pop		2005 Year-Round Units/Beds			
		Part. Code	#Yr. Round			A	B	Family Units	Family Beds	Individual Beds	Total Year-Round Beds
<b>Current Inventory</b>		Ind	Fam								
Community youth Services	RISE/TLP				531134	YMF		14	33	31	64
Housing Authority of Thurston County	HATS				531134	FC		30	90	0	90
Housing Authority of Thurston County	THOR/HOME				531134	FC		7	21	0	21
Low Income Housing Institute	Arbor Manor				531134	FC		6	12	0	12
Regional Support Network/HOME	Behavioral Health Resources				531134	SMF, FC		44	152	0	152
Emergency Shelter Network/HOME	ESN/HOME				531134	FC		10	40	0	40
Bread & Roses Advocacy Center/HOME	BRAC/HOME				531134	SMF		0	0	10	10
Olympia Union Gospel Mission	Genesis Acres				531134	FC		7	24	0	24
Olympia Union Gospel Mission	Hampton House				531134	SM				10	10
<b>TOTALS</b>						<b>TOTALS</b>		118	362	75	423
<b>Under Development</b>		<b>Anticipated Occupancy Date</b>									
						<b>TOTALS</b>					
<b>Unmet Need</b> <i>(Optional for December 2005)</i>						<b>TOTALS</b>					

<b>Permanent Supportive Housing</b>												
Provider Name	Facility Name	HMIS		Geo Code	Target Pop		2005 Year-Round Units/Beds					
		Part. Code	#Yr. Round		A	B	Family Units	Family Beds	Individual Beds	Individual CH Beds	Total Year-Round Beds	
<b>Current Inventory</b>			Ind	Fa m								
Low Income Housing Institute	Fleetwood Apartments				531134	SMF		0	0	43	0	43
Housing Authority of Thurston County	Trails End				531134	FC		8	32	0	0	32
Housing Authority of Thurston County	Washington Families Fund/ Falls Pointe Apartments				531134	FC		10	30	0	0	30
		<b>TOTALS</b>				<b>TOTALS</b>		18	62	43	0	105
<b>Anticipated Under Development Occupancy Date</b>												
Behavioral Health Resources	Tumwater Gardens	Winter 2006/2007		531134	SMF	CH, MI		0	0	0	34	34
Catholic Community Services	Devoe Street	Winter 2006/2007		531134	SMF	CH		0	0	0	35	35
						<b>TOTALS</b>		0	0	0	69	69
<b>Unmet Need</b> (Optional for December 2005)					<b>TOTALS</b>							

**Tenant Based Rental Assistance Targeted to Homeless Persons**

<i>Provider Name</i>	<i>Geo Code</i>	<i>Target Pop</i>		<i>Family Units</i>	<i>Family Beds</i>	<i>Chronic Individual Beds</i>	<i>Individual Beds</i>	<i>Total Year-Round Bed Equivalents</i>
		<i>A</i>	<i>B</i>					
Housing Authority of Thurston County - BHR	531134	SMF, FC		44	152	0	0	152
Housing Authority of Thurston County - CYS	531134	YMF		18	36	0	0	36
Housing Authority of Thurston County - HATS	531134	FC		30	90	0	0	90
Housing Authority of Thurston County - THOR	531134	FC		7	21	0	0	21
Housing Authority of Thurston County - BRAC	531134	SMF	CH	10	0	10	0	10
Housing Authority of Thurston County - ESN	531134	FC		10	40	0	0	40
			<b>TOTALS</b>	119	339	10	0	349

**Housing Choice Vouchers (Section 8) Targeted to Homeless Persons**

		<i>Target Pop</i>						
<i>Provider Name</i>	<i>Geo Code</i>	<i>A</i>	<i>B</i>	<i>Family Units</i>	<i>Family Beds</i>	<i>Chronic Individual Beds</i>	<i>Individual Beds</i>	<i>Total Year-Round Bed Equivalent</i>
Housing Authority of Thurston County – HATS Graduates	531134	FC		20	60	0	0	60
HATC, Washington Families Fund Program	531134	FC		10	30	0	0	30
			<b>TOTALS</b>	30	90	0	0	90



## State Submission - Section 4 - Homeless Services Needs

### Overall Capacity Gaps

In December 2002, elected officials and staff from Thurston County and the cities of Olympia, Lacey and Tumwater formed the Interjurisdictional Forum on Homelessness (IFH). The Interjurisdictional Forum set a goal to reduce homelessness by 50 percent by December 31, 2005. Since then, the Move to Housing (MTH) Subcommittee of the Housing Task Force has organized and conducted three point-in-time homeless counts, beginning with the first official count on Feb. 24, 2003. The counts used a database system called the Homeless Management Information System (HMIS), a pilot system developed by the Washington State Department of Community, Trade and Economic Development (CTED). The Housing Authority of Thurston County donated administrative support for the counts.

The first count of Feb. 24, 2003 provided a baseline from which to measure progress toward the IFH's goal to halve homelessness by the end of 2005. By Jan. 26, 2005 -- the date of the last census -- the goal had already been met and exceeded. The Move to Housing subcommittee compared the results from the first census to the last, comparing the community's number of homeless people against the community's capacity to house them. Results are shown on the following chart. The chart also shows, however, that gaps still exist.

Comparison by Individuals						
Census Comparison	January 26, 2005		February 24, 2003		Increase / (Decrease)	
	count	Percent	count	percent	Count	percent
<b>Total Individuals</b>	697	100%	604	100%	93	15%
<b>Total Capacity</b>	607	87%	348	58%	259	74%
<b>Total Unmet Need</b>	90	13%	256	42%	(166)	(65%)

The above chart analyzed capacity vs. number of *individuals*. The following chart analyzes capacity vs. number of *households*.

Comparison by Households						
Census Comparison	January 26, 2005		February 24, 2003		Increase / (Decrease)	
	count	Percent	count	percent	Count	percent
<b>Total Households</b>	523	100%				
<b>Total Capacity</b>	376	72%				
<b>Total Unmet Need</b>	147	28%				

#### Conclusion:

- The homeless shelter and housing capacity gap to assist individuals is **90 beds**.
- The homeless shelter and housing capacity gap to assist households is **147 households**.

## Gaps in Meeting the Needs of Homeless Youth (under the age of 21)

The Safe Shelter program for youth does an amazing job of working with young people who are in crisis and referred by the courts, schools, counselors and police. The program provides overnight shelter, assessment, advocacy and referrals. Eighty-five percent of the youth who come into the Safe Shelter program reunite with their families. However, chronically homeless youth do not usually access Safe Shelter because of the inadequate number of beds. They may also be discouraged because the shelters are located in a crisis residential center, which places certain environmental restrictions on them. The Homeless Planning Workgroup estimates that 200 young people are homeless at any give time in Thurston County. The current number of shelter beds and the 27 transitional housing units do not provide nearly enough capacity to meet the need. Homeless youth are a particularly vulnerable population. They undergo great development and emotional changes with little or no support systems. The support systems are lacking, or missing, because of family break-ups, chemically addicted parents, a history of sexual abuse, being in the foster care system and/or juvenile correctional system. Homeless youth living on the streets are susceptible to drugs and alcohol, sexual assault and violence, and predatory adults.

The Transitional Housing program serves approximately 78 youth and young adults a year. Case mangers help them make positive changes and accomplish their goals. Experience has shown, however, that we do not have enough staff, outreach support, or living situations to adequately serve young people who are chronically homeless or who have been released from state institutions. The lack of a low-barrier shelter, and the need for more transitional housing, cause gaps in the continuum of care for homeless youth in Thurston County.

### Prevention Gaps

Each month, agencies that help prevent evictions and provide assistance with housing deposits turn away far more households than they can serve with their limited funds. This type of assistance is the most cost-effective method of providing service. It is also the least disruptive to families because existing housing is maintained. More short-term rent, deposit and screening fee assistance is needed.

### Centralized Point-of-Intake Gap

The Homeless Planning Workgroup recognizes the need for a more centralized point of intake – or entryway – into the continuum of care for people who are homeless or at risk of being homeless. The Workgroup will gather more information about this gap and consider how to form a point-of-intake approach.

## Non-Mental Health-based Outreach Gaps

Most outreach services for homeless adults in Thurston County are connected with Medicaid in order to provide mental health and/or substance abuse services. There is a gap in outreach and engagement services for people who are not Medicaid-eligible and who do not want to receive mental health or substance abuse related services. Closing this gap is tied closely with the adoption of the “Housing First” concept, where communities seek to first provide housing then to offer services once an individual or family is stabilized and safely housed.

## Offender Housing Gaps

Offenders face many barriers as they re-enter society. Policies, procedures and services need to be in place to help ensure that offenders who leave institutions, prisons and jails do not end up on the streets. Because of their criminal histories, offenders are often denied employment and housing. Those applying for Social Security Disability and Medicaid benefits face lengthy eligibility processes, making access to medical, mental health and substance-abuse services difficult if not impossible. Developing appropriate housing opportunities for sex offenders is a controversial issue, but one that communities are finding must be addressed in order to keep sex offenders from re-offending and to keep communities safe.

## Transitioning Youth Released from State Institutions

Mainstream systems are overwhelmed with young people who are being discharged from public institutions, such as foster care programs, alcohol and drug treatment centers, hospitals and the criminal justice system. Too often, these youth are released to the community or even to transitional housing programs without pre-release planning or the intensive wrap-around services that they need. The safety net needs to be strengthened by providing transitional housing services that meet young individuals’ developmental, emotional, mental health and substance abuse needs. The gaps lie in developmentally appropriate supervised housing, wraparound services, and access to mental health and substance-abuse treatment or support.

## Community Rest Shelter

A gap exists in our continuum of care system for those who have been released from hospitals and treatment centers who need shelter and time to recover. We have people in this community who are receiving chemotherapy and other serious treatments who are also homeless. Shelters do not allow guests to stay during the daytime hours. People with medical conditions, bandages, and illness have to leave shelters early in the morning and meet their needs for rest, warmth, dryness and safety until they can enter the shelter again at night. A community rest shelter was opened in Tumwater for about 12 months in 2003 and 2004. The need filled by the shelter was recognized by local hospitals, physicians, homeless shelter providers, services providers and outreach workers, but city zoning, state licensing questions and lack of paid staff created obstacles that were too large to be overcome at the time.

## Public Awareness Gap

The Homeless Planning Workgroup has become aware of a gap in public awareness of homelessness in Thurston County. The response to Hurricane Katrina sent a reminder that communities who are aware of a need are more likely to rally and address it. In Thurston County, the community mobilized to help hurricane victims relocate here from the Gulf Coast, and also to gather and send necessities to area. The Workgroup will explore ways to motivate and educate the entire community on adult and youth homelessness. Methods may include public service announcements, public television forums, community forums on homelessness, and newspaper editorials. Ways to enlist the support of area businesses, colleges and universities, service/ business clubs and newspaper editors and the like will be explored as well.

## State Submission - Section 5 – Summary of Homeless Strategic Plan

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See Attachment A



## State Submission - Section 6 - Recommendations for State Legislative and Policy Changes Needed to Address Homelessness

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Describe the state-level changes in policy and law necessary to achieve the goal of a 50 percent reduction in homelessness in your county.

### Policy Recommendation Introduction

Thurston County's community of homeless housing and services providers has a history of doing great works with few resources. The network of providers in Thurston County has come together to develop two successful projects receiving two consecutive years of HUD McKinney Permanent Housing Bonus dollars, bringing 84 new units of permanent supportive housing for chronically homeless mentally ill to the community. We draw from our own needs-drive, project development experience to recommend the following state policy changes.

### Increase Funding Generated by the Document Filing Surcharge

Those working on the development of the Ten-Year Homeless Housing Plan for Thurston County believe the \$10 surcharge placed on documents recorded at the county to be an appropriate source of funding for activities to reduce homelessness across Washington State. In fact, planners in Thurston County advocate for an increase in the revenue generated by the surcharge. The Homeless Planning Workgroup understands the House Housing Committee will be gathering information about the impacts of the Homeless Housing Assistance Act of 2005 and may consider increasing the funding generated by the surcharge. The Workgroup would encourage the Committee to find a way to appropriately and fairly increase the funds generated.

### Expedite Applications for Entitlements for the Disabled Homeless and Suspend Benefits for Those Entering Institutions

Expedite the process for getting homeless single adults and heads of households with disabling conditions onto Social Security Income/Social Security Disability Income (SSI/SSDI) and other entitlements. Reduce the wait time for decisions on applications being considering for SSI/SSDI for individuals and heads of households who are disabled and homeless or coming out of institutions and to increase the percentage of applications approved on the initial submission of the application.

### State Level Re-evaluation of Licensing Requirements for Boarding Houses

In Thurston County, planners are seeking ways to provide shelter for those who have been released from hospitals and treatment centers and who need time to recover. We have people in this community who are receiving chemotherapy and other serious treatments who are also homeless. Shelters do not allow guests to stay during the daytime hours. Those with medical conditions, bandages and illness have to leave shelters early in the morning and meet their needs for rest, warmth, dryness and safety until they can enter the shelter again at night. A community rest shelter was opened in Tumwater for about 12 months in 2003 and 2004. The need filled by the shelter was recognized by local hospitals, physicians, homeless shelter

providers, services providers and outreach workers, but city zoning, state licensing questions and lack of paid staff created obstacles that were too large to be overcome at the time. State licensing officials from the Department of Health and the Department of Licensing expressed that they had not seen a program design quite like the rest shelter concept and could find no clear set of regulations to follow.

The policy recommendation is to direct the Departments of Health and Licensing to work with homeless advocates, shelter and services providers to make possible the existence and operation of rest shelters that clearly fit within state regulatory guidelines.

## Table of Acronyms

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AHAB	--	Affordable Housing Advisory Board
BOS	--	Balance of State
CSH	--	Corporation for Supportive Housing
CDBG	--	Community Development Block Grant Program
		Washington State Department of Community, Trade and Economic
CTED	--	Development
DASA	--	Division of Alcohol and Substance Abuse, Division of DSHS
DSHS	--	Department of Social and Health Services, State Department
GAU	--	General Assistance Unemployable, DSHS assistance grant
GAX	--	General Assistance
HATC	--	Housing Authority of Thurston County
		Homeless Management Information System, Homeless housing and services
HMIS	--	data system
HTF	--	Thurston County Housing Task Force
ICH	--	Interagency Council on Homelessness, State Council
IFH	--	Interjurisdictional Forum on Homelessness
NAEH	--	National Alliance to End Homelessness
PATH	--	Projects for Assistance in Transition from Homelessness
PIT	--	Point-in-Time - Refers to one day counts or census of homeless persons
PSH	--	Permanent Supportive Housing
SACH	--	State Advisory Council on Homelessness, Governor Appointed
SSA	--	Social Security Administration
SSDI	--	Social Security Disability Income
SSI	--	Social Security Income, Federal Assistance
THCH	--	Taking Health Care Home Initiative
VA	--	Veteran's Administration, State and Federal Departments
WSCH	--	Washington State Coalition to End Homelessness
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## Definitions of Terms

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(The following text is borrowed with permission from the Committee to End Homelessness in King County.)

### **AFFORDABLE HOUSING**

Housing is generally defined by the U.S. Department of Housing and Urban Development as affordable when the occupant is paying no more than 30% of their adjusted gross income for housing costs, including utilities. Affordable housing may refer to subsidized or unsubsidized units.

### **AT RISK OF BECOMING HOMELESS**

Being on the brink of becoming homeless due to one or more of the following: having inadequate income or paying too high a percentage of income on rent (typically 50% or more), living in housing that does not meet federal housing quality standards, or living in housing that is seriously overcrowded. Also see Homeless Person.

### **CASE MANAGEMENT**

Case managers coordinate all the care a client receives from all providers in the community. Typically, case management services are provided by agencies separate from the housing providers. When a case management client resides in a residence, however, the residential staff members have the most frequent contact with the resident and often are responsible for the care coordination. Case management is also provided through other social service systems.

### **CHRONICALLY HOMELESS, AS DEFINED BY HUD**

A “chronically homeless” person is defined by HUD as an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

Note: While they are not included in this HUD definition, our community also recognizes that there are those that are homeless for the timeframes in this definition but who have a different household composition and may not be disabled. This plan focuses on all homeless persons, including those not meeting the definition of Chronically Homeless.

### **CULTURAL COMPETENCY**

Culturally competent organizations value diversity, have the capacity for cultural self-assessment, are conscious of potential conflicts when cultures interact, can institutionalize cultural knowledge, and seek to develop service delivery strategies that reflect an understanding of culture between and within cultures. Cultural competence must be operational at every level of service.

### **EMERGENCY SHELTER**

Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of homeless persons.

## **EXTREMELY LOW-INCOME**

An individual or family whose income is between 0% and 30% of the median income for the area, as determined by the U.S. Department of Housing and Urban Development.

## **FAMILY**

For purposes of the plan and local policy interpretation, the term “family” encompasses nontraditional households, including families made up of unmarried domestic partners. A family is a self-defined group of people who may live together on a regular basis and who have a close, long-term, committed relationship and share responsibility for the common necessities of life. Family members may include adult partners, dependent elders, or children, as well as people related by blood or marriage.

## **GAU—GENERAL ASSISTANCE UNEMPLOYABLE**

General Assistance Unemployable (GAU) is a state-funded program that provides cash and medical benefits for people who are physically and/or mentally incapacitated and unemployable for 90 days from the date of application.

## **HOMELESS INDIVIDUAL**

In general, the term “homeless” or “homeless individual” includes an individual who lacks a fixed, regular and adequate nighttime residence; and an individual who has a primary nighttime residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations; an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

## **HOMELESS PREVENTION**

Activities or programs designed to prevent the incidence of homelessness, including, but not limited to:

1. Short-term subsidies to defray rent and utility arrearages for families who have received eviction or utility termination notices
2. Security deposits or first month’s rent to permit a homeless family to move into its own apartment
3. Mediation programs for landlord-tenant disputes
4. Legal services programs for the representation of indigent tenants in eviction proceedings
5. Payments to prevent foreclosure on a home
6. Other innovative programs and activities designed to prevent the incidence of homelessness

## **HOUSEHOLD**

A household is comprised of one or more individuals. (The National Affordable Housing Act definition required to be used in the CHAS rule—equivalent to U.S. Census definition of household.) The Bureau of the Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption.

**HOUSING FIRST**

Moving homeless persons from the streets to permanent housing as quickly as possible by removing barriers to housing and providing on-site services that engage and support individuals to maintain their health and housing stability.

**HOUSING UNIT**

An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters.

**INFORMATION AND REFERRAL**

Assistance to individuals who are having a difficult time finding and/or securing housing.

**MCKINNEY-VENTO ACT**

The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD).

**MENTAL ILLNESS**

A mental illness is a psychiatric disorder that results in a disruption in a person's thinking, feeling, moods, and ability to relate to others.

**PERMANENT SUPPORTIVE HOUSING**

Long-term community-based housing and supportive services for homeless persons. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies.

**PERSON WITH A DISABILITY**

A person who is determined to: 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental Disabilities Assistance and Bill of Rights Act.

**RENTAL ASSISTANCE**

Cash subsidy for housing costs provided as either project-based rental assistance or tenant-based rental assistance.

## **SECTION 8 RENTAL SUBSIDY**

A federal rent subsidy program that provides monthly rental assistance to low-income individuals residing in privately owned units. The rents must be within HUD limits, and the units must meet HUD Housing Quality Standards. Section 8 can be used in cooperatives to help lower-income households pay their monthly carrying charges.

## **SRO- SINGLE ROOM OCCUPANCY**

One of the country's oldest forms of affordable housing for single and elderly low-income people. Typically, an SRO room will have a sink and a closet. Bathroom, shower, kitchen and other rooms are usually shared. Residents have the option of paying day-by-day or on a more long-term basis.

## **SUBSTANCE USE ISSUES**

The problems resulting from a pattern of using substances such as alcohol and drugs. Problems can include: a failure to fulfill major responsibilities and/or using substances in spite of physical, legal, social, and interpersonal problems and risks.

## **SUPPLEMENTAL SECURITY INCOME (SSI)**

The Supplemental Security Income (SSI) program is funded by the general revenues of the Federal Treasury and is intended to provide a minimum level of income to persons who are aged, disabled, or blind and demonstrate economic need. The SSI program is meant to supplement any income an individual might already have to ensure a certain level of income to meet basic living expenses. The dollar amount received in SSI on a monthly basis varies from person to person and is computed each month, taking into account an individual's current financial situation.

## **SUPPORT SERVICES**

Services provided to individuals to assist them to achieve and/or maintain stability, health, and improved quality of life. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

## **SUPPORTIVE HOUSING**

Permanent affordable housing enriched with support services designed to help tenants who are homeless, very low-income, or have disabilities or other chronic health conditions, to maintain their housing and achieve maximum independence.

## **TANF—TEMPORARY ASSISTANCE TO NEEDY FAMILIES**

A program administered by the U.S. Department of Health and Human Services. TANF, which replaced and is sometimes referred to as welfare, provides assistance and work opportunities to families with low incomes by granting states the federal funds and guidelines to administer their own welfare programs.

**TRANSITION IN PLACE**

A type of housing program in which supportive services are provided on a transitional basis. Once the individual or family no longer needs supportive services, this individual or household has the option to stay in the affordable unit in which they have been living.

**TRANSITIONAL HOUSING**

A type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. It is housing in which homeless persons live for up to 24 months and receive supportive services that enable them to live more independently. The supportive services may be provided by the organization managing the housing or coordinated by them and provided by other public or private agencies. It is a middle point between emergency shelter and permanent housing.