

**Grays Harbor County**

# **Ten-Year Homeless Housing Plan**



**December 2005**

Grays Harbor County  
Resolution No. 2005- 138

A RESOLUTION ADOPTING GRAYS HARBOR COUNTY'S TEN-YEAR HOMELESS  
HOUSING PLAN

WHEREAS, Grays Harbor County (County) engaged in a strategic planning project to create a ten-year plan to end homeless; and

WHEREAS, the County actively solicited the opinions and comments of individuals representing housing services, social services, and formerly homeless; and

WHEREAS, the County Commissioners solicited public comment on the draft Ten-Year Homeless Housing Plan (Plan), December 2005 by making it available for public review and holding a public hearing; and

WHEREAS the County Commissioners extend their full support for the homeless service needs, strategic plan, and recommendations for State Legislative and policy changes contained in the Plan;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS FOR GRAYS HARBOR COUNTY that the Ten-Year Homeless Housing Plan for Grays Harbor County is hereby accepted and adopted.

Adopted this 12<sup>th</sup> day of December, 2005.

Grays Harbor County  
Board of County Commissioners

  
Bob Beerbower, Chairman

  
Mike Wilson, Commissioner

  
Albert A. Carter, Commissioner

ATTEST:

  
Clerk of the Board

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## Section 1 – Contact Information

<b>Jurisdiction:</b>	Grays Harbor County
<b>Other Jurisdictions Represented in this Plan:</b>	
<b>Date of Plan Adoption</b>	

Jurisdiction and Plan Contact Person	
<b>Name:</b>	Maryann Welch
<b>Title:</b>	Director
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**Planning Group Name:** Grays Harbor County Homeless Task Force

**Planning Group Members:**

Name	Agency	Representing
Bob Beerbower	Board of County Commissioners	County
Dick Brower	Rebuilding Together	Housing
Jennifer Chuks	Salvation Army	Housing & Services
Jim Coates	Grays Harbor and Pacific Counties Food Bank Distribution Center	Services
Mike Curry	Catholic Community Services	Services
Amy Dick	Union Gospel Mission	Housing, Services & Formerly Homeless
Jonathan Fischer	Habitat for Humanity	Housing
Rachelle Good	Salvation Army	Housing & Services
Captain Premek Kramerius	Salvation Army	Housing & Services
Billie MacFarlane	NeighborWorks of Grays Harbor County	Housing & Services
Lee Napier	Grays Harbor County Public Services Department	County
Vicki Pettitt	Coastal Community Action Program	Housing & Services
Darron Phillips	Oxford House	Housing & Services
Roger St. Louis	Oxford House	Housing & Services
Angela Selberg	Evergreen Counseling Center	Services
Paula Rowell	Friendship House	Housing & Services
Gary Rowell	Union Gospel Mission	Housing & Services
Maryann Welch	Grays Harbor County Public Health & Social Services Department	County
Laurel Wittala	Union Gospel Mission	Housing & Services



## Section 2 – Homeless Population and Subpopulations

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	30	65	58	159
2. Homeless Families with Children	15	8	32	57
2a. Persons in Homeless Families with Children	44	23	79	152
Total (lines 1 + 2a only)	74	88	137	311
<b>Part 2: Homeless Subpopulations</b>				
	Sheltered		Unsheltered	Total
1. Chronically Homeless	35		41	76
2. Severely Mentally Ill	29			29
3. Chronic Substance Abuse	12			12
4. Veterans	38			38
5. Persons with HIV/AIDS	3			3
6. Victims of Domestic Violence	31			31
7. Unaccompanied Youth (Under 18 years of age)	24			
8. Single Males*	122			
9. Single Females*	32			
10. Chronically Physically Disabled*				

\*Optional

### Section 3 – Housing Activity Charts

<b>EMERGENCY SHELTER</b>													
Provider Name	Facility Name	HMS			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
Current Inventory			Ind.	Fam.									
CCAP	D St. Shelter	N			53027	FC		2	5		5		
Union Gospel	Friendship House (F)	Z			53027	SM			15		15		
Union Gospel	Union Gospel Mission (M)	Z			53027	SM				37	37		
River of Life	River of Life Church	Z			53027	SM				4	4		
Domestic Violence Center	Domestic Violence	N			53027	FC	DV	4	12		12		
Lighthouse Mission	Lighthouse Mission (M)	Z			53027	SM				80	80		
Lighthouse Mission	Lighthouse Mission (F)	Z			53027	SF				13	13		
		<b>TOTALS</b>				<b>TOTALS</b>		6	32	134	166	0	0
Under Development	Anticipated Occupancy Date												
<b>Unmet Need</b> <i>(Optional for December 2005)</i>						<b>TOTALS</b>							

<i>Transitional Housing</i>											
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
Current Inventory			Ind	Fam							
Coastal Community Action Program (THOR)	Scattered sites	N						2*	4		
		TOTALS				TOTALS					
Under Development		Anticipated Occupancy Date									
						TOTALS					
<b>Unmet Need</b> <i>(Optional for December 2005)</i>						TOTALS					

\*CCAP leases one home permanently; the second home is from the open rental market and can vary in the number of beds given the family need.



Tenant Based Rental Assistance Targeted to Homeless Persons

Target Pop								
Provider Name	Geo Code	A	B	Family Units	Family Beds	Chronic Individual Beds	Individual Beds	Total Year-Round Bed Equivalents
NONE								
			TOTALS					

Housing Choice Vouchers (Section 8) Targeted to Homeless Persons

Target Pop								
Provider Name	Geo Code	A	B	Family Units	Family Beds	Chronic Individual Beds	Individual Beds	Total Year-Round Bed Equivalents
NONE								
			TOTALS					

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## Section 4 – Homeless Services Needs

*“Homeless services” includes, but is not limited to Prevention (short-term rent/mortgage assistance, landlord/tenant mediation); Outreach to homeless persons not engaged in services; and Supportive Services (case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS-related treatment, education, employment assistance, child care, transportation, etc.).*

Achieving the goal of reducing homelessness by 50% in Grays Harbor County by the year 2015 will entail overcoming nine critical housing and non-housing services gaps. These include:

### 1. Developing Adequate and Appropriate Housing

Homeless youth currently face the greatest need for shelter and supportive services opportunities. This need remains totally unfulfilled not only due to the high capital costs for shelters, but more importantly, the lack of long-term funding for expensive supportive services and operating costs. This includes long-term funding for supervising the home and providing supportive services to youth, such as individual counseling and family reconciliation services.

Although there are a few family shelters in the county, there is a need for more, especially coordinated with supportive services. While capital funding is available to purchase and rehabilitate existing homes for this use, funding for supportive services to break or prevent the cycle of homelessness is inadequate. Long-term housing for chronically homeless men and women, coupled with supportive services, also remains a need.

Greater accessibility to rental and mortgage subsidies could help both at-risk and homeless people rely on the conventional housing market rather than shelters. Section 8 certificates and vouchers in particular would help many households, although it is difficult to find rentals that meet HUD's Quality Housing Standards within the local housing market.

### 2. Developing Enduring Life Skills

Current funding levels are too low and inconsistent for programs aimed at developing life skills among people who are homeless or at-risk. Many programs are not comprehensive enough due to limited funding – they need to incorporate mentoring, money management, debt consolidation, and more extensive basic life skills training. They also need to be more readily accessible to the homeless and those at-risk, especially from a referral standpoint.

### 3. Maintaining Existing Housing

Many of the homes in Grays Harbor County are in poor condition as documented in the county housing plan. Homes in poor condition are expensive to live in (utility and repairs costs) and present a significant health hazard for people of all ages. Residents of these homes find themselves constantly on the edge of homelessness when their incomes, age, or infirmity force them out. The quality of the local rental housing stock also makes it difficult for the homeless to find residential units acceptable under many housing assistance programs.

#### 4. Coordinating Agency Information and Services

Limited housing and non-housing services are available for the homeless in this county. However, they are distributed among a wide variety of public and non-profit agencies and organizations that share occasional and/or little formal coordination. This can be a confusing situation for many homeless, creating a *de facto* barrier to their accessing comprehensive services, despite their availability. It also makes cooperation among the agencies and organizations difficult, if not impossible.

The main reason for this problem is that coordination of programs currently does not exist. There is no "one-stop" service or information center that providers and the homeless can use. Coordination requires resources that simply are not available at this time. Under-funded and under-manned programs strive just to deliver their specific mission – holistically serving a person's or family's needs is beyond the ability of current service providers.

Continuity among programs also contributes to confusion among the homeless and providers. Many programs rely on grant funding that is one-time, too specific in nature, or sporadic in availability.

#### 5. Increasing Health Services

The lack of affordable health care is a major impediment to overcoming homelessness in Grays Harbor County – people in poor health cannot earn an income or become functional members of society. Along with health care related to their physical well-being, many homeless youth and adults need dental care, mental health counseling, and chemical dependency treatment. Current program dollars are inadequate for extending these health care needs to the homeless and those at-risk.

#### 6. Improving Regulatory Systems

Government can be a positive force to dealing with homelessness, but it can also be part of the problem. There are many incidences of homeless people abusing a lax system in ways not to their own or society's benefit due to the poor program oversight. The state and federal governments need to reinforce the underlying principles behind Welfare-to-Work programs by taking a more activist approach to getting people "off the dole." If resources are to be limited, manage them in such a way so they are targeted more effectively and efficiently.

At other times, government regulations are too strict. The extensive requirements for shelter design and supportive services and supervision makes providing help to the homeless prohibitively expensive. There needs to be more balance and common sense in light of limited resources dedicated to serving the needs of the homeless.

#### 7. Providing Jobs

Without jobs, homeless people will never be able to rise above their situations. Jobs provide the food, shelter, healthcare, and self-esteem necessary for these people to leave the streets and shelters behind. Jobs also keep many at-risk people from sliding into homelessness. In Grays Harbor County, where the economy has always been a challenge, providing jobs is particularly problematic.

Service providers, however, recognize that the availability of decent paying jobs is not enough. Many homeless people have lost or perhaps never acquired the skills to get and hold a job. Presently, there are too few resources earmarked to building job skills among the homeless.

## 8. Educating the Public on Homeless Issues

Reducing homelessness is dependent upon critical resources contributed by the public, whether through tax dollars or charity. Furthermore, the level of those contributions is probably linked to how knowledgeable and understanding the public is about homeless issues.

At the present time, resources dedicated to homelessness are nowhere near the levels they need to be, indicating that improving public awareness is critical. If homelessness remains out of the public's sight, it will remain out of mind. By investing more resources to public education, the desired outcome is to make society more willing to address homelessness.

## 9. Giving Hope through Partnerships with Faith-based Organizations and Services

Faith-based organizations play an important role in overcoming homelessness. Not only are they providers of critical services, but they contribute to the spiritual well-being of people who desperately need hope and compassion. Government and faith-based organizations need to work together in closer partnerships than ever before.

## Section 5 – Summary of Homeless Strategic Plan

	Objectives				Strategy				Plan Activity		Implement Activity	
	Homeless youth	Homeless families	Non-chronically homeless	Chronically Homeless	Housing	Prevention	Income	Health	Short-term	Long-term	Short-term	Long-term
Activities by Housing & Non-Housing Service Gaps												
<ul style="list-style-type: none"> <li>Developing Adequate and Appropriate Housing</li> </ul>												
1. Establish a licensed emergency overnight youth shelter <u>Responsibility:</u> Catholic Community Services <u>Outcome:</u> Eight beds serving approximately 50 males ages 13-17 <u>Costs:</u> \$300,000 capital (purchase/rehab), \$145,000 annual operating	●				●				2007		●	
2. Expand family transitional housing with goals and objectives <u>Responsibility:</u> Coastal Community Action Program and NeighborWorks of Grays Harbor. <u>Outcome:</u> 5 units <u>Costs:</u> \$250,000 capital (rehab); \$75,000 annual operating	●	●	●		●		●	●	2007			●
<ul style="list-style-type: none"> <li>Developing Enduring Life Skills</li> </ul>												
1. Mentoring and life skills development for individuals and families <u>Responsibility:</u> Salvation Army, with assistance from Grays Harbor College, WSU Extension, Welfare to Work, schools, social services agencies, shelters, DSHS/CPS <u>Outcome:</u> To be determined by planning process <u>Costs:</u> To be determined by planning process	●	●	●	●	●	●	●	●	2006			●

Activities by Housing & Non-Housing Service Gaps	Objectives				Strategy				Plan Activity		Implement Activity	
	Homeless youth	Homeless families	Non-chronically homeless	Chronically Homeless	Housing	Prevention	Income	Health	Short-term	Long-term	Short-term	Long-term
2. Money management and debt consolidation programs <u>Responsibility:</u> NeighborWorks of Grays Harbor <u>Outcome:</u> Assist 1,200 to 1,500 people annually <u>Costs:</u> \$100,000 for start-up costs, \$100,000 annual operating costs	●	●	●	●	●	●	●	●	2008			●
● Maintaining Existing Housing												
1. Minor home modifications/rehabilitation <u>Responsibility:</u> Rebuilding Together, NeighborWorks of Grays Harbor, Coastal Community Action Program, Senior Information & Assistance <u>Outcome:</u> 60 to 70 homes annually <u>Costs:</u> \$175,000 rehabilitation costs annually, \$15,000 operational	●	●	●	●	●	●	●	●	2006			●
2. Rehabilitate homes for low-income purchase or rent <u>Responsibility:</u> NeighborWorks of Grays Harbor, Grays Harbor County <u>Outcome:</u> Assist 10 families <u>Costs:</u> \$500,000 home purchase and rehabilitation	●	●	●		●	●	●	●	2007			●

Activities by Housing & Non-Housing Service Gaps	Objectives				Strategy				Plan Activity		Implement Activity	
	Homeless youth	Homeless families	Non-chronically homeless	Chronically Homeless	Housing	Prevention	Income	Health	Short-term	Long-term	Short-term	Long-term
<ul style="list-style-type: none"> <li>Coordinating Agency Information</li> </ul>												
1. Create a community information center with web site <u>Responsibility:</u> Coastal Community Action Program, Union Gospel Mission, Friendship House, Salvation Army <u>Outcome:</u> Make 6,500 service referrals annually <u>Costs:</u> \$200,000 for start-up costs, \$100,000 annual operating costs	●	●	●	●	●	●	●	●	2006			●
<ul style="list-style-type: none"> <li>Increasing Health Services</li> </ul>												
1. Adult Dental Services <u>Responsibility:</u> Grays Harbor County Health Dept., Union Gospel Mission, Oral Health Coalition <u>Outcome:</u> Accessible dental care for low-income adults <u>Costs:</u> \$150,000 - \$300,000		●	●	●				●	●	2006		●
<ul style="list-style-type: none"> <li>Providing Jobs</li> </ul>												
1. Create a labor-ready for day/temporary labor <u>Responsibility:</u> Union Gospel Mission, Friendship House <u>Outcome:</u> Help low-income, unemployed adults find employment and increase income <u>Costs:</u> \$500,000 for start-up costs		●	●	●	●	●	●			2008		●

	Objectives				Strategy				Plan Activity		Implement Activity	
	Homeless youth	Homeless families	Non-chronically homeless	Chronically Homeless	Housing	Prevention	Income	Health	Short-term	Long-term	Short-term	Long-term
Activities by Housing & Non-Housing Service Gaps												
<ul style="list-style-type: none"> <li>2. Assist low-income people obtain a WSDOL photo identification  <u>Responsibility:</u> Coastal Community Action Program  <u>Outcome:</u> Issue 75 licenses annually  <u>Costs:</u> \$15,000 for program and administration</li> </ul>	●	●	●	●		●	●	●	2006		●	
<ul style="list-style-type: none"> <li>• Educating Public on Homeless Issues</li> </ul>												
<ul style="list-style-type: none"> <li>1. Media campaign to educate the public on homelessness issues  <u>Responsibility:</u> Grays Harbor County Continuum of Care Committee  <u>Outcome:</u> Distribute information to public  <u>Costs:</u> \$10,000 for materials</li> </ul>	●	●	●	●	●	●	●	●	2006		●	

Activities for Point in Time Count
<ul style="list-style-type: none"> <li>• Objective: Conduct adequate data collection and planning to efficiently manage limited resources for homelessness <ol style="list-style-type: none"> <li>1. Coordinate with Salvation Army to count homeless who are living in outdoor locations</li> <li>2. Use food bank centers as counting stations</li> <li>3. Use Peninsula Health as a counting station</li> <li>4. Use the Needle Exchange Program to count homeless</li> <li>5. Ask service providers to encourage homeless clients to send other homeless people to counting stations</li> <li>6. Recruit volunteers to count homeless in East County, North Beach, and South Beach (currently not counted)</li> <li>7. Coastal Community Action Program will convene the Continuum of Care group in December to begin organizing for the January 2006 count</li> </ol> </li> </ul>

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

Grays Harbor County recommends to the State of Washington the following legislative and policy changes that will assist local efforts at reducing homelessness by 50% over the next ten years:

1. Make more long-term funding available to counties

The level of funding needed for overcoming homelessness in this county far outstrips local resources, even when including the amount of funding generated through the surcharge on recording fees. The state legislature needs to appropriate long-term, block grant-type funding that would allow local agencies and organizations to choose projects and programs that fit unique local needs rather than state-mandated priorities. State agencies can help, too, by subsidizing costs for programs that benefit the homeless. For instance, the Department of Licensing could issue no- or reduced-fee photo identification cards to county-approved homeless individuals. Funding for coordination of local homeless efforts is also important.

There is a need for the state to allocate funding for local jurisdictions to prepare an accurate Point-in-Time homeless count. Current funding levels make it impossible to do anything more than a cursory count with the help of volunteers. A short-changed count fails to reveal the true extent of homelessness in this county.

2. Allow for greater variance in government regulations and program requirements

While accountability to tax-payers and safeguards for clients are important, sometimes government regulations are so onerous that they hamper, and in some cases actually prevent, local agencies and organizations from providing services to the homeless. A local case in point is creating a shelter for homeless youth. Building and staffing requirements placed on youth shelters make them prohibitively expensive to establish and maintain, even though the need is significant. These regulations effectively diminish local capacity to provide shelter and services for these youth. Although well-meaning, such regulations actually exasperate local efforts to address homeless problems within the context of the resources available to them.

State programs often emphasize the presence of children as a qualifying condition for receiving services. This often excludes many deserving single-people, especially the elderly. Such decisions to determine eligibility should remain a local option.

Federally-funded programs are equally laced with expensive regulations and program requirements that are often out-of-step with local situations. For example, Housing Quality Standards demanded of rental housing units under the Section 8 Program are difficult to meet given the condition of the local housing stock. Other federal programs place "outcome requirements" on agencies that are difficult to fulfill given local situations. State agencies need to lobby federal agencies, such as HUD, to reform current regulations and program requirements.

3. Find ways to be innovative

Alleviating homelessness will require some thinking outside of the box. For instance, many men remain unemployed and homeless because they cannot afford past child support or fines. Because they are shouldered with such overwhelming obligations, they never will be capable financially of

getting a starting foothold at returning to a normal life. Instead of crippling garnishment, the state could consider subsidizing the child support for a period of time until homeless father gets financially readjusted. Instead of one set of rules that fits all situations, there needs to be greater latitude in individual application. Thinking in such non-traditional ways may eventually be the only way to solve many individual cases of homelessness.