

WHATCOM COUNTY

HGAP Homeless Project 2007-2010



A three-year project starting in fall 2007

Total budget over three years: \$3,245,331

Serve 1,235 households in three years

Reduce homelessness by 48%

Project administered by the Whatcom County Health Department



Challenges Faced by Whatcom County Homeless Services Programs Today

System is **shelter and transitional housing based** with limited availability of a timely pathway to permanent housing

System **lacks the human resource (case management)** needed to support a successful Housing First approach

System **isn't funded or designed to serve the most challenging** chronic homeless

Community **structure is fragmented** with many agencies attempting to meet the diversity of needs

Precious resources are used funding emergency sheltering services that do little to prevent chronic homelessness



Challenges Faced by Whatcom County Homeless Services Programs Today

System aims to “fix” the individual factors that have contributed to a household’s homelessness but does little to address the larger structural causes of homelessness:

- Increasing **scarcity of affordable housing**;
- Net losses in **living wage employment** opportunities and related benefits;
- Erosion of the real dollar value of **public entitlements**,
- **Narrowing of public benefits eligibility** criteria; and
- **Inadequacy** of community resources directed to persons with disabilities.



Whatcom County HGAP Application

The underlying philosophy of the successful HGAP application is systems change or **transformation** rather than adding more beds or creating a larger shelter.

The goal is to **End Homelessness** by:

- Adopting a **“Housing First” Model**;
- Creating a **“No Wrong Door”** homeless (virtual) **service system entry** that will serve all homeless populations;
- Increase permanent housing placements by maximizing community **access to the private real estate market**;
- **Coordinating** community resources by establishing a **Homeless Service Center**;

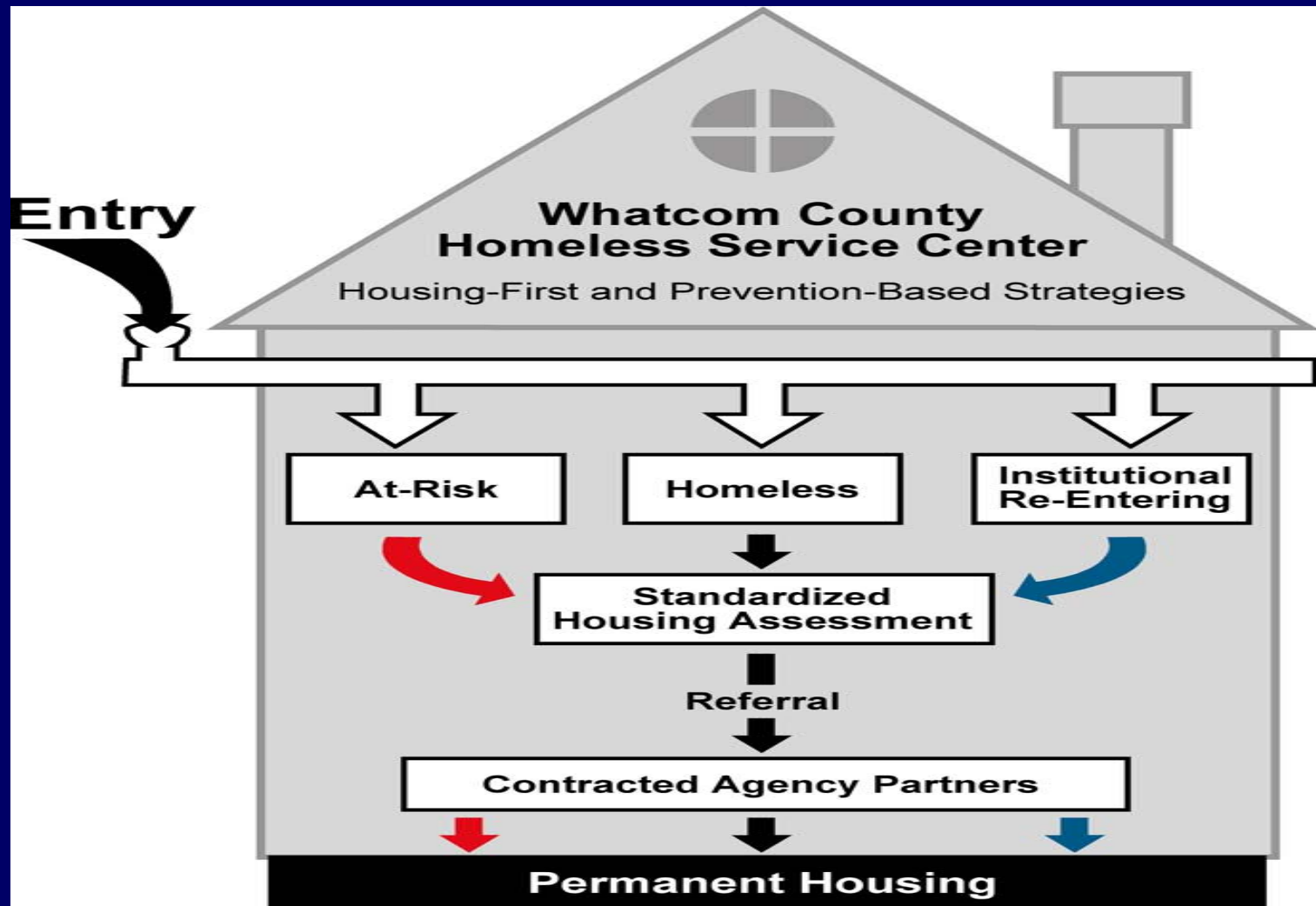


Whatcom County HGAP Application (cont.)

- Implementing the strategic goals and priorities in our Ten-Year Plan to End Homelessness;
- Implementing data-driven programming;
- Enhancing prevention and Chronic Homeless services; and
- Addressing the gaps in the housing continuum



Whatcom County Homeless Services Center HGAP Pilot Project 2007



WCHSC Project Structure

Administration: The County will contract with Opportunity Council to provide administrative support to operate the WCHSC.

Contracted Services (Whatcom County Health Dept. contracts):

- **Primary:** Prevention services for *folks at immediate risk* of eviction and homelessness; rental and mortgage vouchers.
- **Secondary:** Services to *folks who are already homeless*; rental subsidies and limited housing case management services.
- **Tertiary:** Services to *chronically homeless* families and individuals; deep rental subsidies and extensive housing case management services.

Oversight: The County will have responsibility for the implementation of the WCHSC with the Housing Advisory Committee and the Homeless Housing Coalition serving an advisory role.



Project Components

Whatcom County Health Department will coordinate the following services and activities through the WCHSC, using CTED HGAP grant and County 2163 and 1359 funds:

- Project **oversight and reporting** to CTED
- **Prevention / Secondary / Tertiary Services**
 - Standardized **Housing Risk Assessment**
 - **Rental / Mortgage Subsidies**
 - Housing **Case Management Services**
- **HMIS (Homeless Management Information System)**
- **Risk Mitigation Fund**
- **Coordination** of City–County affordable housing efforts



What the WCHSC is....

- An **centralized administrative entity** that will coordinate:
 - Homeless and low-income **permanent housing resources and placements across all homeless populations**, including the hard-to-serve
 - **Data collection** necessary to meet state and federal funding requirements
- A **community resource** for:
 - Developing and maintaining **private market housing** access
 - **Housing information and referral**
 - Coordinating efforts for private and public **funding opportunities**
- A **provider** of permanent housing placement, retention, and re-placement services for all homeless populations



What the WCHSC is not...

- An entity that has the resources available to immediately meet every homeless need in Whatcom County
- A **direct provider of homeless housing**
- A **direct provider of social services** (mental health, substance abuse, legal services)
- An entity that will **fund, or supplant, the existing array of services**



WCHSC Staff Structure

- **HGAP Project Manager:** Coordinates and manages the three-year HGAP Project
- **Housing Resource Coordinator:** Develops access to the local private rental market for homeless individuals and families; provides and/or coordinates housing readiness training for homeless clients; serves as a landlord liaison and resource for community agencies
- **Rapid Exit Coordinator:** Serves as community homeless housing “flight controller”; manages housing resource authorizations and reauthorizations; coordinates the CORE group for re-entry and hard-to-house individuals and families
- **Administrative Assistant:** Provides administrative support



County Contracted Services

Services	# Served/Year	Annual Budget
<u>Primary – At risk of homelessness</u> Homeless prevention: rent/mortgage subsidies	300	\$180,000
<u>Secondary – Homeless with moderate needs</u> Housing First: rent/mortgage subsidies, limited case management	150	\$240,000
<u>Tertiary – Chronic homeless</u> Housing First: deep rent/mortgage subsidies, extensive case management	45	\$508,500



Overview: Numbers Served

Subpopulations	Year 1	Year 2	Year 3	Total Served
Prevention 19%	150	300	300	750
Secondary 25%	75	150	150	375
Tertiary 52%	20	45	45	110
Totals	245	495	495	1,235



Overview Budget: 2007-2010

	Year 1	Year 2	Year 3
Primary Services (Rent subsidy only)	\$90,000	\$180,000	\$180,000
Secondary Services (375 total clients; 188 receive CM)	\$90,000 (R/S) \$30,000 (CM)	\$180,000 (R/S) \$60,000 (CM)	\$180,000 (R/S) \$60,000 (CM)
Tertiary Services (All receive RS & CM)	\$135,000 (R/S) \$119,250 (CM)	\$270,000 (R/S) \$238,500 (CM)	\$270,000 (R/S) \$238,500 (CM)
Direct Service Staff	\$57,785	\$115,570	\$115,570
Risk Mitigation Fund	\$8,000	\$16,000	\$16,000
Admin/Eval (18%)	\$119,031	\$238,063	\$238,063
Totals	\$649,066	\$1,298,133	\$1,298,133



The Future

We are embarking upon a new way to attack homelessness in Whatcom County.

The Project is a “pilot” which means we will learn in the next three years what works, what needs to be changed, and where Gary screwed up.

We will need to be flexible and patient:

- Take pride in our accomplishments
- Acknowledge where we fail
- Work together with the Project staff to make the necessary changes



HGAP II Fall 2007

- Requesting \$ 1,103,420.00 3 year grant
- Offender Re-Entry Housing for mental ill and dually diagnosed offenders
- Establish 5 - 3 bedroom master lease homes to provide a housing first model for DOC
\$172,8000



HGAP II Fall 2007

- **Add 2 additional beds at Sun Community Services** **\$540,000**
- **Added additional case management services** **\$150,000**
- **Sun will serve 50 Offenders annually**
- **Master Lease up to 20 annually**



HGAP II Fall 2007

- **The two combined program elements will establish a model for offender re-entry housing for both Department of Corrections and Whatcom County Jail**
- **HGAP II will be coordinated with HGAP I**

