

Homelessness and Affordable Housing in Washtenaw County

Presented to the Board of Commissioners
May 7th, 2014



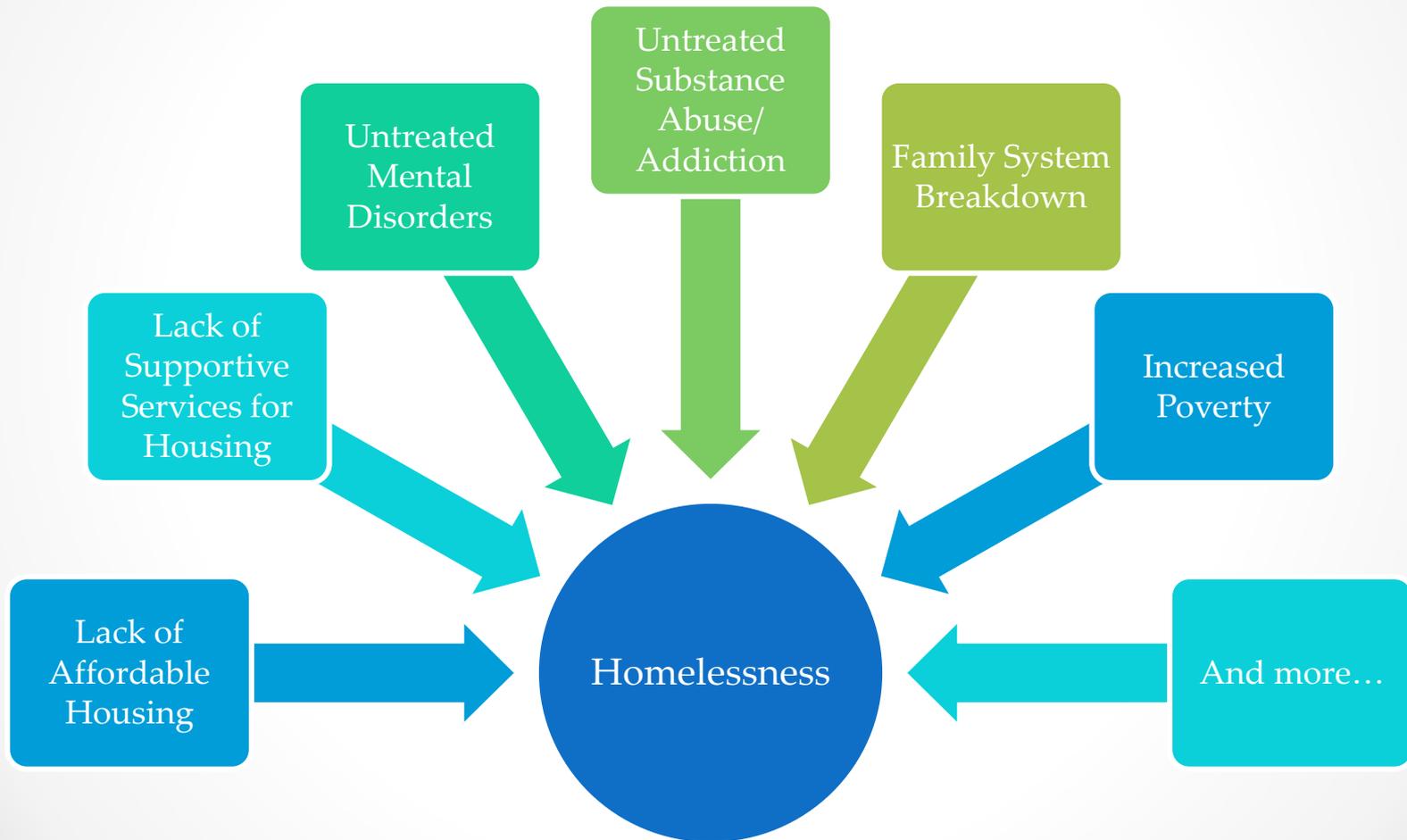
WASHTENAW
HOUSING ALLIANCE



What the Board requested...

- Resolved that the Board of Commissioners directs the Administrator to work with the County's community partners to ***address the short term needs of the homeless in Washtenaw County;***
- Be it Further Resolved that the Administrator **develop a plan for the Board of Commissioners to engage in a comprehensive update to the Blueprint to End Homelessness;**
- Be it Further Resolved that this plan be presented no later than May 7, 2014, the plan shall **include a context of the last decade's investments** in housing and homelessness in Washtenaw County, **a current picture** of where the county is today and **a strategy for updating the plan** over the course of 2014

Multiple contributing factors...



But...



Homelessness
ends with...



HOUSING

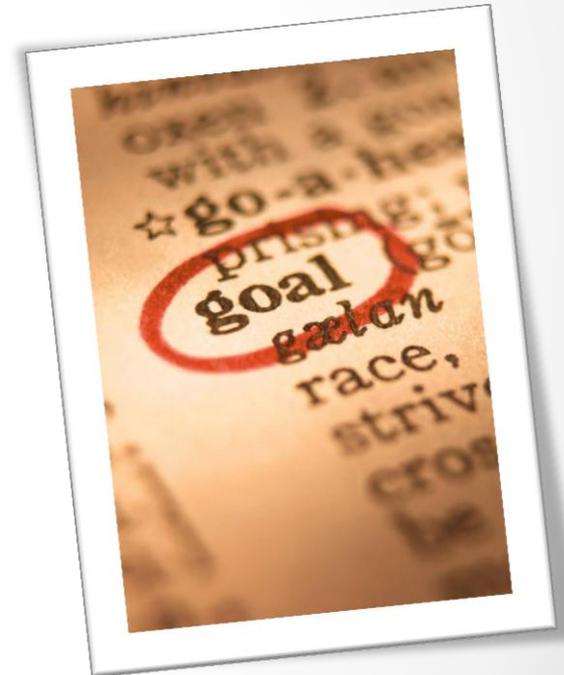
Creating the Blueprint

- In 2004, over 300 community members participated in 17 workgroups.
- Examples of Community Partners:
 - Washtenaw County (Board, Administration, CSTS, Workforce Development, The Sheriff's Office, etc.)
 - City of Ann Arbor
 - UM and EMU members
 - Community champions from the private sector
- Also brought together the provider community, growing from 8 original agencies to over 30+ today
 - A broad array of non-profit agencies and mandated services agencies working together for the first time



Blueprint Goals

- **Prevention**
 - Prevent homelessness through easy, early access to needed resources and services
- **Housing with Services**
 - Ensure permanent affordable housing along with reliable funding for services that are central to ending homelessness
- **Reforming the System of Care**
 - Provide a system of care that delivers compassionate, effective and efficient support for people who are homeless or precariously housed
- **Engaging the Community**
 - An engaged community where people understand the moral and practical sense to strategies that will end homelessness in Washtenaw County



Community Successes

- Project Outreach Team (**PORT**) & JPORT
- Housing Access for Washtenaw County (**HAWC**)
- **FUSE** grant
- Preserved **over 400 units** of affordable housing
- Created **endowment for supportive services** (for Permanent Supportive Housing)
- Developed **shared outcome measures** to benchmark achievements
- Implementation of Homeless Management Information System (**HMIS**) and community-wide data sharing
- Created **Engagement Center**
- Created the **Street Outreach Court**
- Increased engagement among providers with more than **30 agencies actively engaged** in this work, including multiple county departments
- Created and funded **Rapid Re-housing** programming
- Implemented **Housing First Model**



Homelessness in Washtenaw County

4,542

Annual number of people experiencing homelessness in Washtenaw County in 2013

38%

Increase in Delonis Center shelter participants from **out-of-county** from 2012 to 2014

25%

Increase in number of people experiencing homelessness between 2011 & 2013

510

Number of people experiencing homelessness in Washtenaw County **on any given night**

8

Average **age of children** experiencing homelessness

1,227

Number of **families** experiencing homelessness in Washtenaw County in 2013

Emergency Shelter Beds

Provider	Total Beds	Population
Shelter Association Residential Shelter	75	Individual Adults Only
Shelter Association Rotating Shelter (Seasonal)	25	Individual Adults Only
Shelter Association Warming Center (Overflow/Seasonal)	60	Individual Adults Only
Interfaith Hospitality Network – Alpha House	24	Families Only
Salvation Army – Staples Center	32	Families & Individual Adults
SOS Community Services – Prospect Place	14	Families Only
SafeHouse Center	46	DV Survivors Only
Ozone House	5	Youth Only
Catholic Social Services – Father Pat's	10	Pregnant & Parenting Teens Only
Engagement Center*	8	Intoxicated Individuals Only
TOTAL	299	

Affordable Housing Continuum

Temporary

- Shelters
 - (Delonis Center, Interfaith Hospitality Network, Salvation Army, Ozone House, CSS - Father Pat's, Safe House, SOS Community Services)
- Transitional Housing
 - (Michigan Ability Partners, Salvation Army, Home of New Vision, Dawn Farm, Ozone House, CSS - PRI)

Permanent & Market Dependent

- Market-Rate Rental Units (e.g. McKinley)

Permanent & Affordable

- Public Housing (AAHC, YHC)
- Senior Housing (Cranbrook Tower)
- Tenant Vouchers (e.g. AAHC, MSHDA)
- Private developer LIHTC (Windsong)
- Cooperatives (Arrowwood, Pine Lake, Forest Hills, Univ Townhomes)
- Habitat/other nonprofit owner housing
- Developer zoning units (1st/Washington, Stone School)

Permanent, Affordable & Supportive

- Group Homes (Synod, WCHO)
- Nonprofit Supportive Housing (Avalon, MAP, CHA)
- Vouchers with Support Services (VASH, SPC, SHP)

Affordable Housing Barriers

#1

Costliest Housing Market in Michigan

18

Units of affordable and available housing for every 100 of the lowest income families

\$942

Fair Market Rent (FMR) for a two-bedroom unit in Ann Arbor Metropolitan Area

\$784

Fair Market Rent (FMR) for a two-bedroom unit in Michigan

\$106

Difference between cost of a 2-bedroom units with Ann Arbor zip code and the same unit, same owner, less than 1 mile away with an Ypsi zip code



Income vs. Rent: Disparity



\$18.31

Hourly wage
needed to afford a
two-bedroom
apartment at FMR

\$13.65

Washtenaw
County Living
Wage

\$7.25

Minimum hourly
wage

100

Hours per week a minimum wage-
earner must work to afford a 2
bedroom unit at FMR

Poverty, Unemployment & Rent Burden

57%

Washtenaw County residents spending >30% of income on housing costs

16.7%

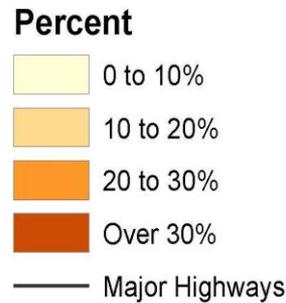
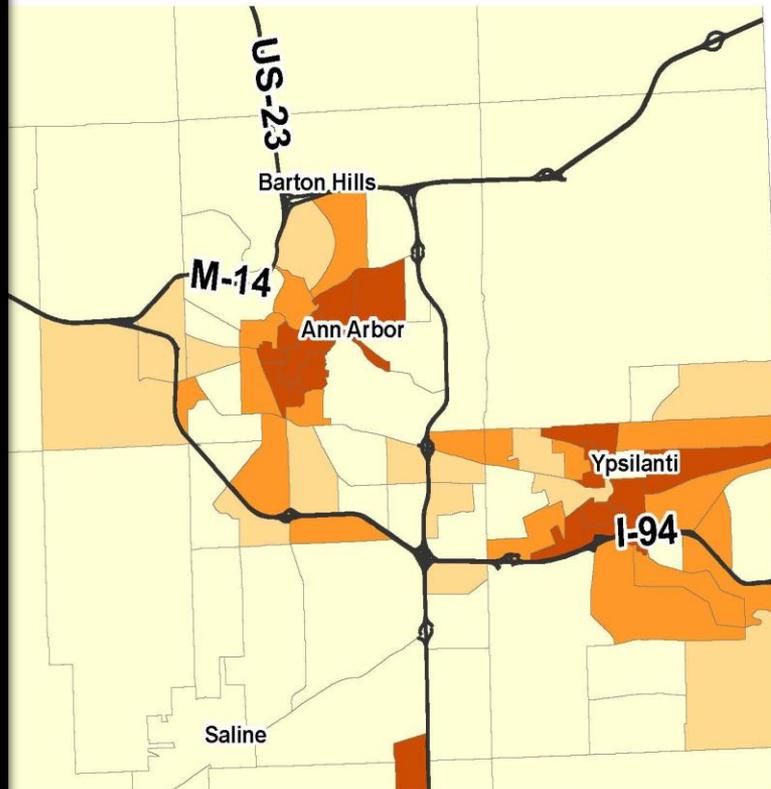
Poverty rate for Washtenaw County in 2012

5.8%

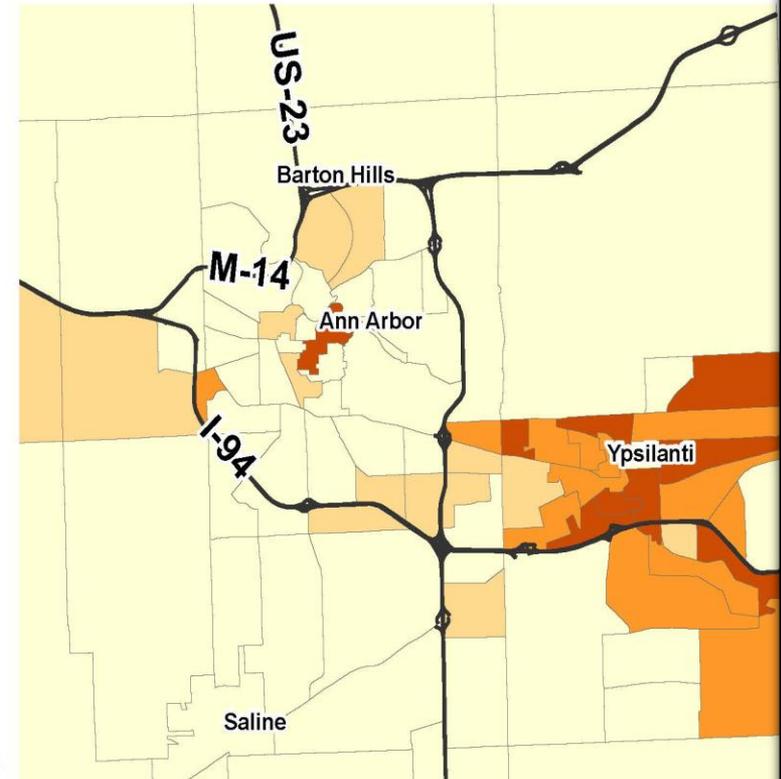
Unemployment rate for 2012



Percent of Population Below Poverty Level by Census Tract, Washtenaw County



Percent of Households on Public Assistance by Census Tract, Washtenaw County



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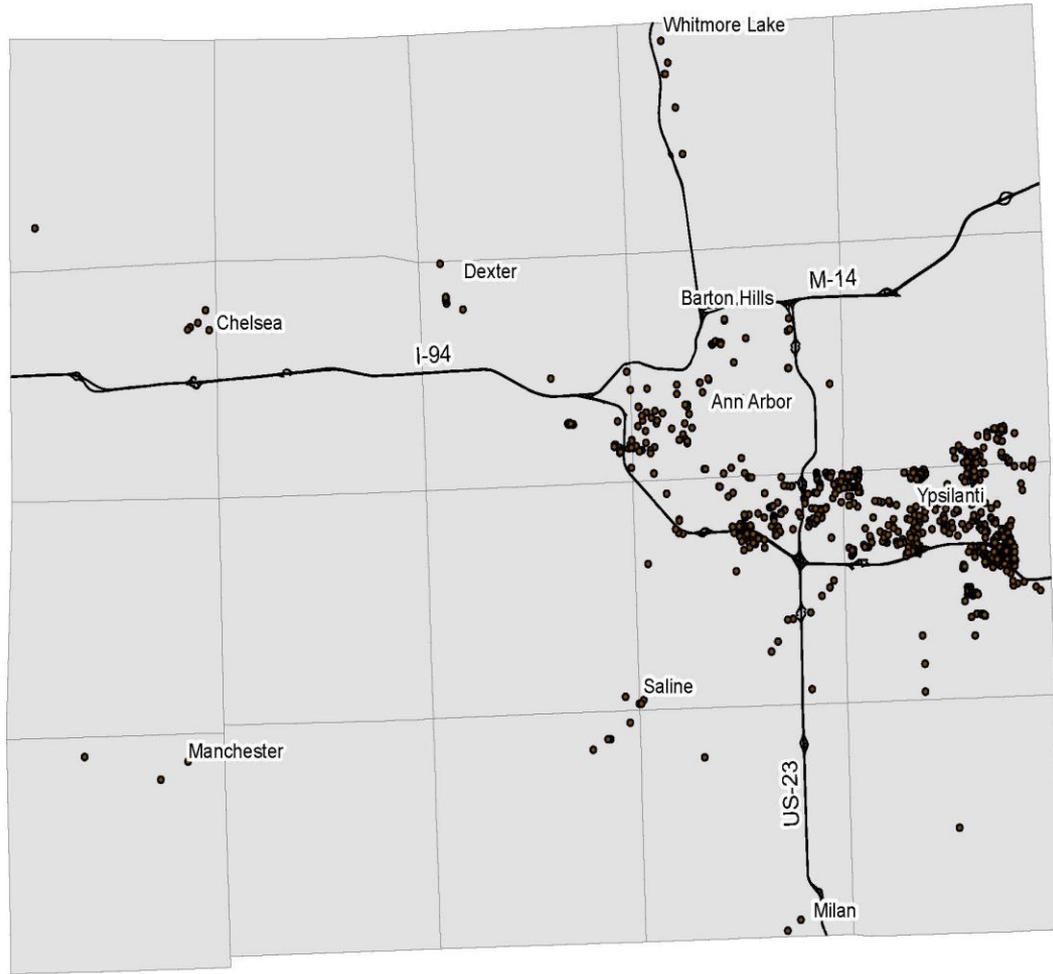
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Data Sources: City of Ann Arbor, Washtenaw County,
2012 U.S. American Community Survey

Map Prepared: January 2014

Housing Choice Voucher Program Participants Washtenaw County, 2012



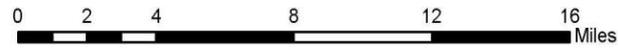
- Vouchers within Washtenaw County
- Major Highways
- Washtenaw County Townships

Total Number of Vouchers - 1,366
 Vouchers within Washtenaw County - 1,281
 Vouchers outside Washtenaw County - 81
 Vouchers with Missing Data - 4

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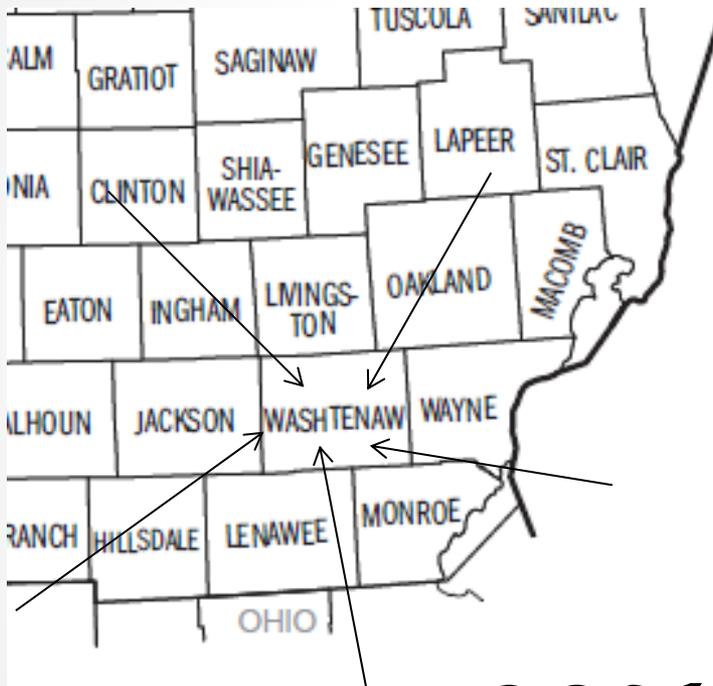
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Data Sources: City of Ann Arbor,
 Washtenaw County, 2010 U.S. Census,
 City of Ann Arbor Housing Commission

Map Prepared: December 2012

Increased Pressure on County Shelter System



363



72

Average number of homeless households on State HCV/Section 8 waiting list in Washtenaw County

Average number of homeless households on State HCV/Section 8 waiting list in 8 surrounding counties (MSHDA Region 7)

38%

Increase in Delonis Center shelter participants from out-of-county from 2012 to 2014



Substance Abuse & Mental Health

According to the 2013 Point in Time (PIT) Count...

38%

Percent of the local street homeless population identified as having a **substance use disorder**

49%

Percent of the local street homeless population identified with a **severe mental illness**

Washtenaw County Response Options: Resources

- Restore **funding for affordable housing** projects
 - Rapid Rehousing
 - Affordable Housing Development
 - Permanent Supportive Housing
- Create and fund a **mission-style shelter** and/or a **permanent Warming Center**
- Use **county assets to advance affordable housing** projects
- Continue to **stabilize existing providers**, including PORT and local nonprofits
- Provide funding for **short-term motel/hotel stays** to engage people in permanent housing programs
- Expand programming like **the Engagement Center**



Resource Example:

Mission Style Shelter w/ Day Center

- A mission style over-night shelter in 25,000 square feet would provide basic over-night sleeping and day-time “warming center” space for 100 people with:
 - **No support services** (laundry, bathrooms, showers, and food only)
 - 24/7 Operations = **16.8FTE** (4 staff per shift for safety and operations)
 - Assumes **subsidized food** costs (\$2/meal w/ Food Gatherers subsidy)
 - Does not include HR/Accountant/Development costs
 - Does not include capital costs
- Annual Operating Cost: **\$1.5 million**
- Number of **people permanently housed = 0**

For \$1.5 million...

Rapid Re-Housing

- \$7,500 average per household
- 200 permanently housed each year

PSH Rent & Services

- \$14,000 average per household annually
- 107 permanently housed

PSH New Development

- \$165,000/unit for development
- 9 new units of permanent housing developed

Washtenaw County Response Options: Advocacy



Support waiver request from HUD for increase in FMR allowance for Ann Arbor

Advocate for a local preference option for individuals seeking shelter services

Advocate for voluntary inclusionary zoning enabling legislation in Michigan

Implement & Support new source-of-income anti-discrimination policies at the county and state level

Washtenaw County Response Options: Engagement

May 22, 2014

- Support Recommendations of the Task Force on Sustainable Revenue for Supportive Housing Services

May 29, 2014

- Participate in the Continuum of Care

Summer 2014

- Participate in Bus Tour of Housing & Homelessness Provider Network

Fall 2014

- Participate in Housing & Homelessness Community Conversation
- Affordable Housing Needs Assessment
- Update to Blueprint to End Homelessness

Questions & Discussion

