



Department of Commerce

Behavioral Health and Supportive Housing

Cary Retlin
Supportive Housing Administrator

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We Strengthen Communities

The Department of Commerce touches every aspect of community and economic development. We work with local governments, businesses and civic leaders to strengthen communities so all residents may thrive and prosper.



Planning



Infrastructure



Community
Facilities



Housing



Safety /
Crime Victims



Business
Assistance



We Strengthen Communities

OUR VISION

No person left living outside.

OUR MISSION

Support homeless crisis response systems that efficiently reduce the number of people living outside, and that when scaled appropriately can house all unsheltered people.

GUIDING PRINCIPLES

- ▶ All people deserve a safe place to live.
- ▶ Urgent and bold action is the appropriate response to people living outside.
- ▶ Interventions must be data driven and evidence based.

Increases in rent increase homelessness

\$100 increase in rent is associated with 6% to 32% increase in homelessness

10% rent increase associated with:

- +523 people experiencing homelessness in Seattle
- +360 in San Diego
- +172 in Dallas
- +6,048 in New York

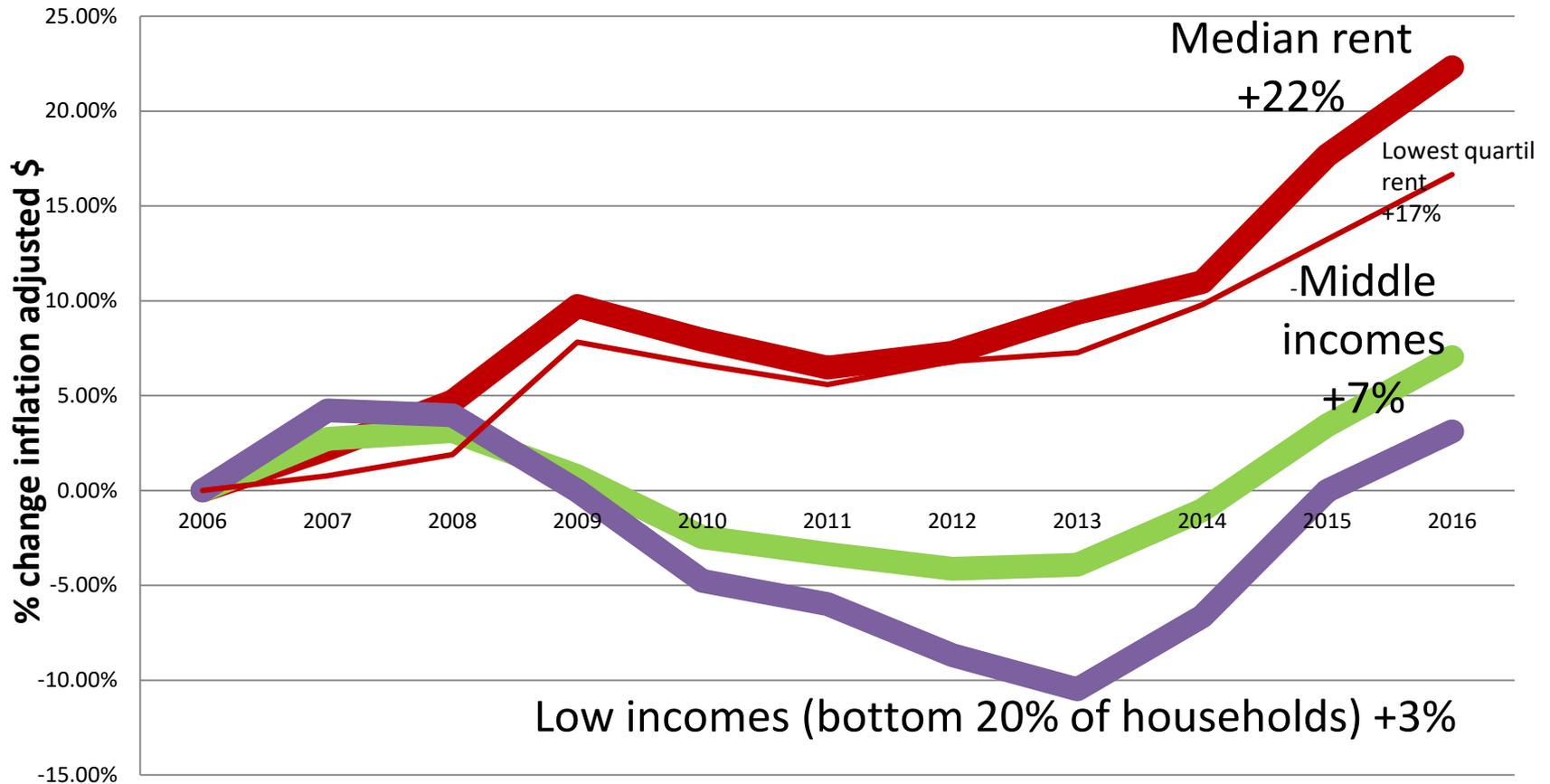
Sources:

Journal of Urban Affairs, *New Perspectives on Community-Level Determinants of Homelessness*, 2012

Dynamics of homelessness in urban America, arXiv:1707.09380



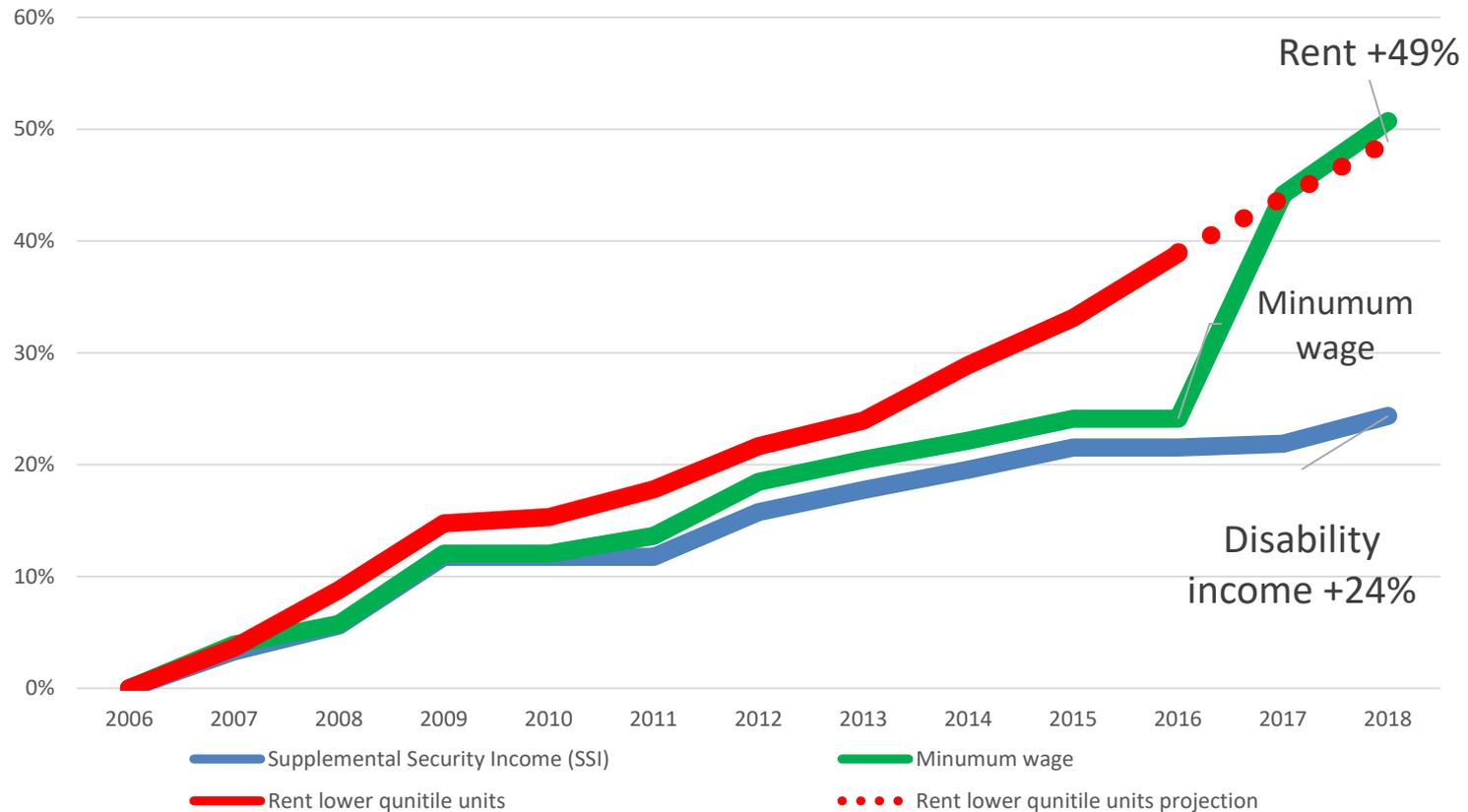
Rents track the economy, but middle & low income growth lags



Data sources: U.S. Census Bureau American Community Survey one-year estimates for Washington State, B25058, B25057, B19081; inflation adjusted using the Bureau of Labor Statistics CPI-U.



Rents vs. minimum wage and disability income



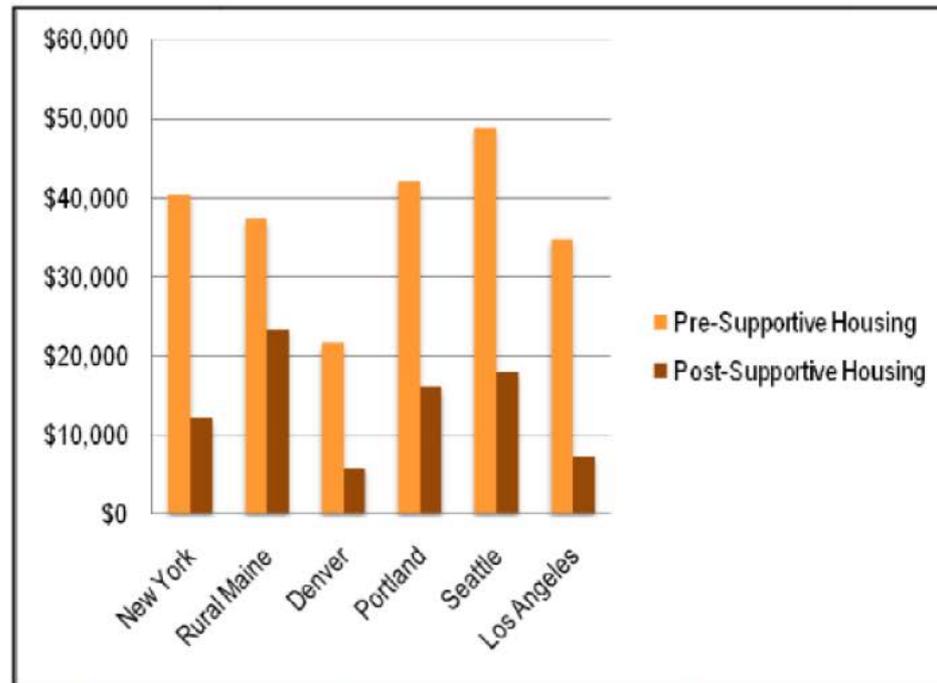
Rent data sources: U.S. Census Bureau American Community Survey one-year estimates for Washington State, B25057



Supportive Housing is Cost Effective

Supportive Housing Outcomes

Cost studies in six different states and cities found that supportive housing results in tenants' decreased use of expensive homeless shelters, hospitals, emergency rooms, jails and prisons.



Per-Person Annualized Cost of Public Services Before and After Entering Supportive Housing

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Types of Permanent Supportive Housing

- **Purpose-built:** For people with on-site clinical, medical or other services (HOME, Housing Trust Fund, Tax Credits).
- **Unit set-asides:** Affordable housing owners (usually public or nonprofit) reserve units in an existing affordable housing project (like TBRA, 811).
- **Scattered-site:** Privately or publicly owned apartments where services come to the individual.



Interagency agreement to rapidly deploy Community Beds funds

Commerce contracted with DSHS Behavioral Health Administration to support longer term housing needs.

- Prioritize exits from Eastern and Western State hospitals.
- Eligible populations will include individuals with co-occurring mental health and substance use disorders.
- Leveraged Housing and Recovery through Peer Services (HARPS) to keep people in existing units.



FAQs about Behavioral Health Supportive Housing

Who is eligible?

HARPS (Housing and Recovery through Peer Services) recipients who are at risk of homelessness who are receiving supportive services.

How is this funded? How much money is there?

Just under \$900k this state fiscal year, \$3m next year.

How much rent can this pay?

Up to 120 percent of FMR – unless we approve more.

When does it end?

*It's intended to be permanent**

What else can this pay?

Arrears, deposits, landlord incentives...



SHB 2667 – Improving housing stability...

Expanding Housing and Essential Needs (HEN) program Eligibility and Referral

On March 13th, ABD recipients became eligible for a HEN referral

Expanded definition includes substance use

- Participation in treatment required to keep HEN referral
- Participation in treatment NOT required for housing assistance

By July, DSHS must share HEN Referral contact information

- Commerce will forward information to our grantees by a monthly secure file transfer



E2SHB 1570 – Expanding access to homeless housing

- Increases the \$40 temporary homeless housing and assistance surcharge to \$62 and *makes the surcharge permanent*.
- Requires \$10 of the \$62 homeless housing and assistance surcharge to be distributed to counties to implement local plans, not subject to the existing surcharge distribution requirements.
- Allows counties to use funds from the \$62 homeless housing and assistance surcharge to pay off general obligation bonds issued by the county for homeless housing and assistance.
- Changes the state and local homeless housing plans from 10-year to 5-year plans.



HB 1570 – Impact to Counties

Homeless funding increases:

- Makes local document recording fees **permanent**
- Increase of \$22 per document fee to total \$70 for homelessness
 - +**\$27 million/year**
 - +**\$21 million/year retained locally**
 - +**\$6 million/year to state**

	Annual Revenue	Portion of \$70 Fee	% of Fee
County auditors	1,297,608	\$ 1.04	1.49%
Local homeless	59,610,115	\$ 47.77	68.24%
State Home Security Fund - 10B	26,431,277	\$ 21.18	30.26%
TOTAL	\$ 87,339,000	\$ 70	

- Commerce is developing a policy proposal on distribution



HB 2578 – Ensuring housing options

Landlord mitigation Program

- Amends the Residential Landlord-Tenant Act to **prohibit discrimination based on a tenant's source of income** and creates a civil cause of action for violations.
- **Creates the Landlord Mitigation Program** at Commerce.
 - Pays up to \$1,500 to upgrade apartments for participating landlords
 - State can act as guarantor for rent gaps and deposits
 - Pays up to \$5,000 in damages beyond wear and tear
 - Lost rent or utilities can be reimbursed
 - Won't require a court judgement to make a claim
 - Claims must total at least \$500
 - First \$500 must be paid by landlord



Long-term supportive housing priorities

- Support coordinated rollout of services through Medicaid Transformation
- Grow more partnerships to pay long-term rent
- Support new construction of units through Housing Trust Fund and other public funders
- Secure new master leases
- Coordinate among agencies and providers
 - Quantify future permanent housing needs (RDA studies)
 - Provide support to convert public units into permanent supportive housing





Department of Commerce

Presented by:

Cary Retlin

Office of Supportive Housing

Washington State Department of Commerce

(360) 725-2836

Cary.Retlin@commerce.wa.gov

www.commerce.wa.gov

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