

## PERMANENT HOUSING INTERVENTIONS SUBCOMMITTEE

MEETING NOTES – SEPTEMBER 2, 2021

### Attendees

#### Steering Committee

- Tiffany Speir (Chair) - City of Lakewood, Long Range and Strategic Planning
- Maureen Howard - Tacoma Pierce County Coalition to End Homelessness
- Ned Witting - Puyallup City Council

#### Staff

- Gerrit Nyland - Pierce County Human
- Bryan Schmid - Pierce County Human Services -
- Sarah Appling - Pierce County Human Services -

#### Committee Members

- Rob Huff - Metropolitan Development Council
- Adam Reichenberger - Tacoma Pierce County Health Department
- Lauren Novack - Housing Connector
- Shared Housing Services
- Mark Merrill - Shared Housing Services

### Action Items

- Gerrit – schedule meeting for every other week
- Mark – provide article on Shared Housing

### Questions the Subcommittee needs to Answer:

- Is our permanent housing system good as it is, and does it do enough? Is it working like it should?
- Is the system too concentrated in one geographic area and needs to be expanded?
- Are we serving enough of the different populations we are targeting?
- How do Funding restrictions come into play? Do we need to change how we get funding?
- Does the low inventory housing market prevent permanent housing interventions that rely on market raise housing from being successful? If so, is it wise to increase funding for those interventions?
- Should permanent housing program case managers when first working with a client do a housing assessment to identify barriers – like bad credit?

### Data Needed

- Data from City of Tacoma and County staff on funding sources
- Definitions of various things
- Housing Program availability in different geographic areas in the County
- What housing stock is availability in different geographic areas
  - how many units exist
  - how many are available
  - Unmet need



- Funding and performance data for Landlord Liaison Project, Permanent Supportive Housing, and Rapid Rehousing
- Data and recommendations on additional capacity needed for Landlord Liaison Project, Permanent Supportive Housing, and Rapid Rehousing
- Additional Shared housing need

### The Built for Zero Philosophy

When people become homeless, they receive:

- an offer of shelter
- an offer of a permanent housing intervention

### Interventions

- Rapid Rehousing
- Permanent Supportive Housing
- Transitional Housing
- Shared Housing

### Discussion

- Maureen - most people experiencing homelessness don't require Permanent Supportive Housing.
- Tiffany - What are your opinions - is the system doing what it needs to be doing and expand, or do some fundamental issues need to be resolved?
- Brian - overall, there is a shortage of housing units in the County. Some 160k units short in region according to Puget Sound Regional Council (*not sure if this is Puget sound region and might have got the 160k wrong -ed.*). For under 50% AMI, people need public supports in rental. Need subsidies for under 80% for home ownership. Can have rental vouchers.
- Brian – the Question is how to maximize density - there is only so much land. Missing middle - it is all one housing market. Is it working? New constructions aren't around workforce housing - it is more expensive housing that is being built.
- Sarah - in our current continuum we are struggling with lack of housing - units are scarce. Don't use shared housing often. We can provide some data so you all can see how the current system is working. We don't have enough room in the system based on the people waiting for referrals.
- Gerrit - we prioritize the most vulnerable – this reduces the effectiveness of Rapid Rehousing, since many of the most vulnerable aren't going to be able to sustain rent at the end of Rapid Rehousing.
- Tiffany - why don't we do shared housing? Sarah - we have some shared housing in our system. Shared housing is intimidating and can be risk taking.
- Mark - when you talk about shared living you mean 5 occupants moving into a shared housing situation. There are different shared housing models.
- Mark – there are populations that shared housing don't serve well - <30% of AMI - don't serve well. \$785 - no place for them to go - even with a voucher they need a place to take the voucher to. RRH pays 6 months of rent but still needs to find the place for them to



move into - keeps coming back to the lack of housing units. If RRH takes on a shared like look - a 4-bedroom house can house 4 RRH clients.

- Some political backlash around "group homes" as a sharing option - across the county and in Tacoma. That stigma may have an impact on how those are offered.
- Are the services available where the need is? In Puyallup or Lakewood or Graham or Roy - are they all getting access to the housing services that they need, or are the services concentrated in Tacoma or a few other locations?
- Ned - an entrepreneur I know buys 3- or 4-bedroom single family homes and makes 6 room house with locking doors and locking cabinets in the kitchen and locking fridges for each tenant. Rents is about \$500-\$550 per month. Only does business in Tacoma – other communities are more challenging to work in.