Permanent Housing Interventions

Research & Data Requests

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**Assumptions:**

1. Everyone should have safe and appropriate permanent housing.

2. There should be a variety of permanent housing models available and supported.

3. Permanent housing should be easily and quickly available to anyone at risk for or experiencing homelessness.

4. Everyone should have whatever supports are required to maximize their access to and remain in safe and affordable permanent housing.

5. The range of permanent housing models and their sustainability must be placed within actual Housing Market conditions at any given time.

6. All available and potential funding streams should be made available to acquire, develop, and support permanent housing models and the services required for people to enter and remain in permanent housing.

1. **Research Request: People needing Permanent Housing Interventions**
* People literally homeless who meet the HUD definition
* People in an unstable housing situation; such as couch surfing, who do not have a lease. This would include McKinney-Vento households.
* People who have a lease but are at risk for losing their housing because the housing has become uninhabitable, unsafe, unaffordable, or their household composition has changed.
* People who own their housing but are at risk for losing it, especially mobile homes, because the housing has become uninhabitable, unsafe, or unaffordable.

**How many people are in each category in Pierce County? How many housing units are required to permanently house each group? What more do we need to know about the people in each category? Where can we get additional information about them? Numbers, household size and composition, location, race/ethnicity, age**

**2. Research Request: What are the traditional Permanent Housing Interventions in use within the Homelessness Response System? How well do they work? Do people remain at least a year? How quickly do people move into permanent housing from each category in #1? Are there policies that should be implemented? Such as: Rapid Rehousing programs all have the same length and amount of subsidy. All housing vouchers are used without requiring an extension: No Housing vouchers are returned to HUD/VA.**  **Do we even have an accurate list of all Permanent Supportive Housing units?**

Housing Vouchers

Landlord Liaison Program

Permanent Supportive Housing

Rapid Rehousing

Rental Assistance

Supportive Housing

**3. Research Request - What is Required for People in each above category to successfully complete a Permanent Housing Intervention?**

**What is required from individuals for a Permanent Housing Intervention to begin?**

Current ID

Ability to pass housing unit background check

Income

Proof of special status: veteran, age, disability, entered into Coordinated Entry

Money to cover move-in costs

Other?

**What services are required for a Permanent Housing Intervention to work?**

One single point of contact case manager - like a primary care provider - from initial contact with the Homelessness & Housing System to as long as necessary to maintain stability in housing

**How do we accommodate special situations: Trueblood, Foundational Community Supports, Veterans, Dept of Corrections, Tacoma Housing Authority Tacoma School District program, others?**

**What is required of a Housing Market like Tacoma-Pierce County to provide enough units to make Permanent Housing Interventions work?**

How do we educate landlords about their responsibilities and tenant rights?

How do we prepare people to be responsible tenants?

How do we support tenants through difficult housing situations?

Should we/how can we incentivize landlords?

**3. Research Request: What are some Permanent Housing Interventions that could be added or have been added to the existing options? What would it take to add them? Cost of acquisition/rehab, development, staffing, for whom would they be appropriate? How many do we need now? How many/month going forward? Who is responsible to evaluate success? Maintain the data? Will the PC and City of Tacoma HOME ARPA money be used for any of these?**

**Note: many of these should be in the PC Affordable Housing Strategy.**

Acquisition of “Mom & Pop” units

ADUs and DADUs

ARPA Emergency Housing Vouchers

Co-Housing

Community Land trusts

Conversion of commercial property to housing

Co-ops

Hotel/motel conversions to permanent housing

Master leasing

Micro units - designed for people of means but used by people experiencing homelessness - ie kitchen, bathroom, heat/cooling, privacy

Manufactured Housing/Mobile Home Parks

Planned communities - like Austin, TX Community First Village

Preservation of all currently subsidized housing units

Preservation of all units in census tracts at/below 60% AMI

Public portal for Housing Assistance - one stop shop to get to help without going through the Coordinated Entry system

Rental Assistance paid forward with a signed lease

Right of first refusal on any property with any public money or support

Right of first refusal on any property currently renting below Fair Market Rent

RV Parks

Shared Housing

SROs

Voucher-equivalents with one year minimum subsidy - expand Rapid Rehousing?

**5. Research Request: What Funding Options Do We Currently Use for Permanent Housing Interventions? What Funding Options Could We Use for Current or Additional Permanent Housing Options?**

**6. Research Request: What are other jurisdictions in similar Housing Markets and the size of Pierce County doing about Permanent Housing Interventions?**

**7. Research Request: What are the best tools available to predict need for rental assistance? Do we have them? Do we use them in planning and allocation of resources?**

**8. Research Request: What are the three most important things we’ve learned from the Emergency Rental Assistance Programs (CARES, ARPA, State) - for Pierce County HS, from/about rental assistance contracted providers, from/about landlords, from/about people needing rental assistance below 30% AMI, 30-50% AMI, 50-80% AMI?**

**9. Research Request: What opportunities are available to us from all ARPA sources and all State of Washington sources and what do we need to take advantage of them? Do we have a Permanent Housing Pipeline that meets the needs of the people described in Research Request 1 and have local commitments that make them competitive projects?**