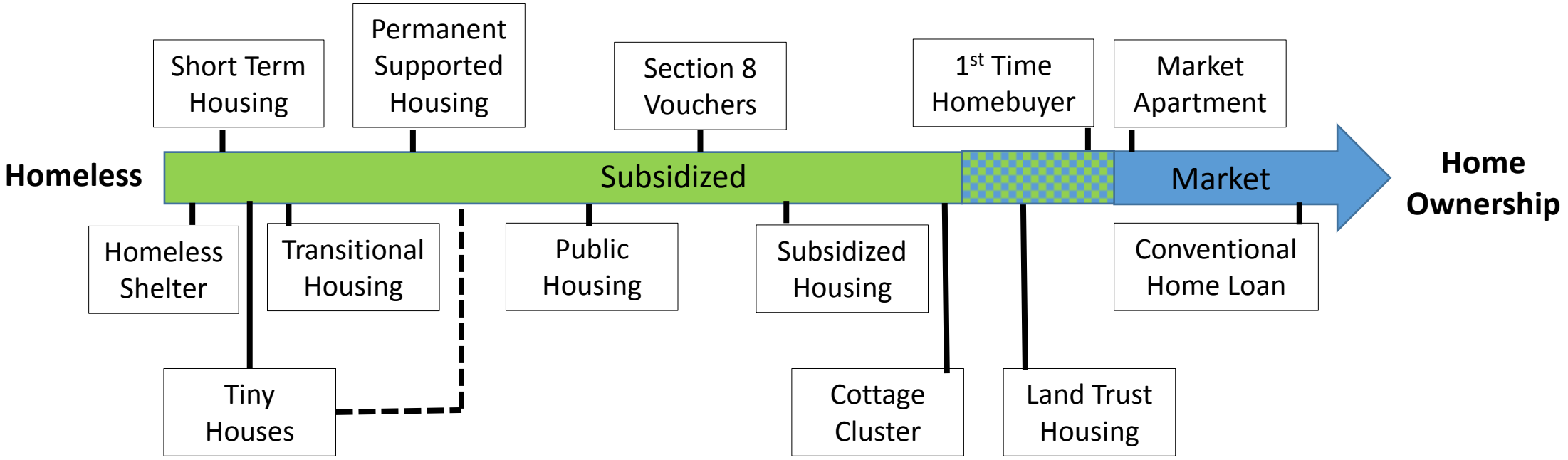
Housing Affordability and Homelessness in Clackamas County

Vahid Brown, Housing Policy Coordinator

Health, Housing & Human Services

Housing Continuum



Who is without housing in Clackamas County?

Sources:

- Bi-annual Point in Time Count (PIT) mandated by HUD
- Clackamas County Coordinated Housing Access
- School district Homeless School Liaisons
- Springwater Corridor Trail Survey 2016

Further details: www.clackamas.us/homelessness

Point in Time Count 2017 and School Liaisons

- 2,293 homeless individuals identified
- 746 unsheltered including 379 under age 18
- 157 housed in short term or transitional shelter
- 1,295 unstably housed including 910 children
- 85 veterans – 52 being unsheltered

Clackamas County Children's Commission Head Start Programs

Resident District	Doubled-Up	Shelter	Unsheltered	Motel	Total	Unaccompanied
Canby	52	1	2	0	55	1
Colton	2	0	2	0	4	
Estacada	13	0	0	0	13	1
Gladstone	33	0	0	0	33	1
Gresham/Barlow	4	1	0	0	5	
Lake Oswego	1	0	0	0	1	
Molalla River	21	0	1	0	22	
North Clackamas	175	5	1	1	182	1
Oregon City	64	1	1	0	66	2
Oregon Trail	16	0	0	0	16	1
Silver Falls	1	0	0	0	1	
West Linn -Wilsonville	11	0	0	1	12	
Totals	**393**	**8**	**7**	**2**	**410**	**7**

Percentage*	63%	1.20%	1.10%	0.30%	65.20%

* Number based on children enrolled an received services (628 children)

Percentage**	49%	1%	0.80%	0.25%	51.70%

**Number based on total number of children enrolled/accepted and abandoned who did/did no received services (793 Children)

Trends from 2015 to 2017 PIT Count

- 54% increase in unsheltered population
- 35% increase in homeless children
- 43% increase in chronically homeless
- 15 % increase in veterans experiencing homelessness

Causes of Loss of Housing

Contributing factor	Count
Couldn't Afford Rent	483
Unemployment	437
Eviction	251
Kicked Out by Family / Friends	226
Criminal History	167
Domestic Violence	164
Mental/Emotional Health Issues	159
Drugs or Alcohol Abuse (self)	139
Medical Health Issues	115
Drugs or Alcohol in the Home	89
Problems at Rental Property	85

Coordinated Housing Access (CHA)

The unhoused people who have called the CHA for housing placements, are eligible for a housing program, but have not been placed:

- 1,258 Households
- 2,369 People (compare PIT + Schools: 2,293)

Springwater Corridor Survey Key Findings

- Largely local, largely chronic. 83% of this population has lived in Oregon ten years or more, and most were last housed in the neighborhood in which they now sleep outside. Over 87% have been houseless a year or more.
- Service ready, but not service connected. Nearly 85% report having no caseworker or person helping to get housing, while most are interested in receiving services. Most common reason why no caseworker: don't know how to get one.
- Isolated from family, but connected to "street family". About 70% live outside without other family members, yet 71% percent live with a group. Most common reason cited for living on Springwater Trail was presence of friends there.
- Houselessness is an *economic* condition. Top factors cited as contributors to houselessness were job loss (41%) and eviction (40%). Top barriers to housing named were lack of money and unemployment.
- For women, houselessness is intertwined with violence. Domestic violence named as 4th most common contributing factor, and 78% of those who cite this are women. Majority of women (and minority of men) report violence and harassment since becoming houseless.

Homeless Housing Programs Inventory

- Emergency Shelter: none
- Domestic Violence housing/shelter: 71 beds
- Interim housing (3-6mos, families w/ children): 9 beds
- Transitional housing (up to 24mos): 48 units
- Rapid Re-Housing: 133 beds
- Permanent Supportive Housing: 323 units

Total of all types: 569

Assessing the Gap

- 2,369 people waiting for placement in 569 total program beds, more than half of which (323 units of Permanent Supportive Housing) rarely open up.
- 401 non-chronic adult-only households waiting for 5 units
- 255 family households waiting for 99 units
- 115 youth waiting for 31 beds

Permanent Supportive Housing (PSH)

- Deeply subsidized housing with intensive and ongoing supportive services, often for the lifetime of the tenant
- The best-practice intervention for people experiencing chronic homelessness
- A regional PSH planning process currently underway

Permanent Supportive Housing Gap

- 605 people, or 450 households, are currently on waitlists
- 323 beds of PSH in the County
- Turn-over is very slow because it only happens if someone passes away or elects to leave the program
- 35 total new placements in 2017, 15 into brand new programs
- At current rate, it would take 22 years to place all people on waitlists into PSH inventory

Current Needs: Gladstone

- Since January 2015, 316 households (est. 948 individuals) called our Coordinated Housing Access line and met preliminary eligibility requirements.
- 23 households (est. 69 individuals) are currently on CHA waitlists
  - 6 of those households are chronically houseless
  - 6 are literary houseless but not chronically
  - 11 faced imminent homelessness
- 217 households in CHA do not list location (DV is a major reason)
- 1138 total households are on current CHA waitlists.

Housing Affordability: Key Terms

- Area Median Income (AMI)
  - 80% AMI or less: low income
  - 50% AMI or less: very low income
  - 30% AMI or less: extremely low income
  - For 2018 AMI info: https://www.portlandoregon.gov/phb/article/684577
- Housing is “affordable” when it costs 30% or less of total household income
  - Households paying more than 30% of income are “cost/rent burdened”
  - Paying more than 50% of income are “extremely cost/rent burdened”

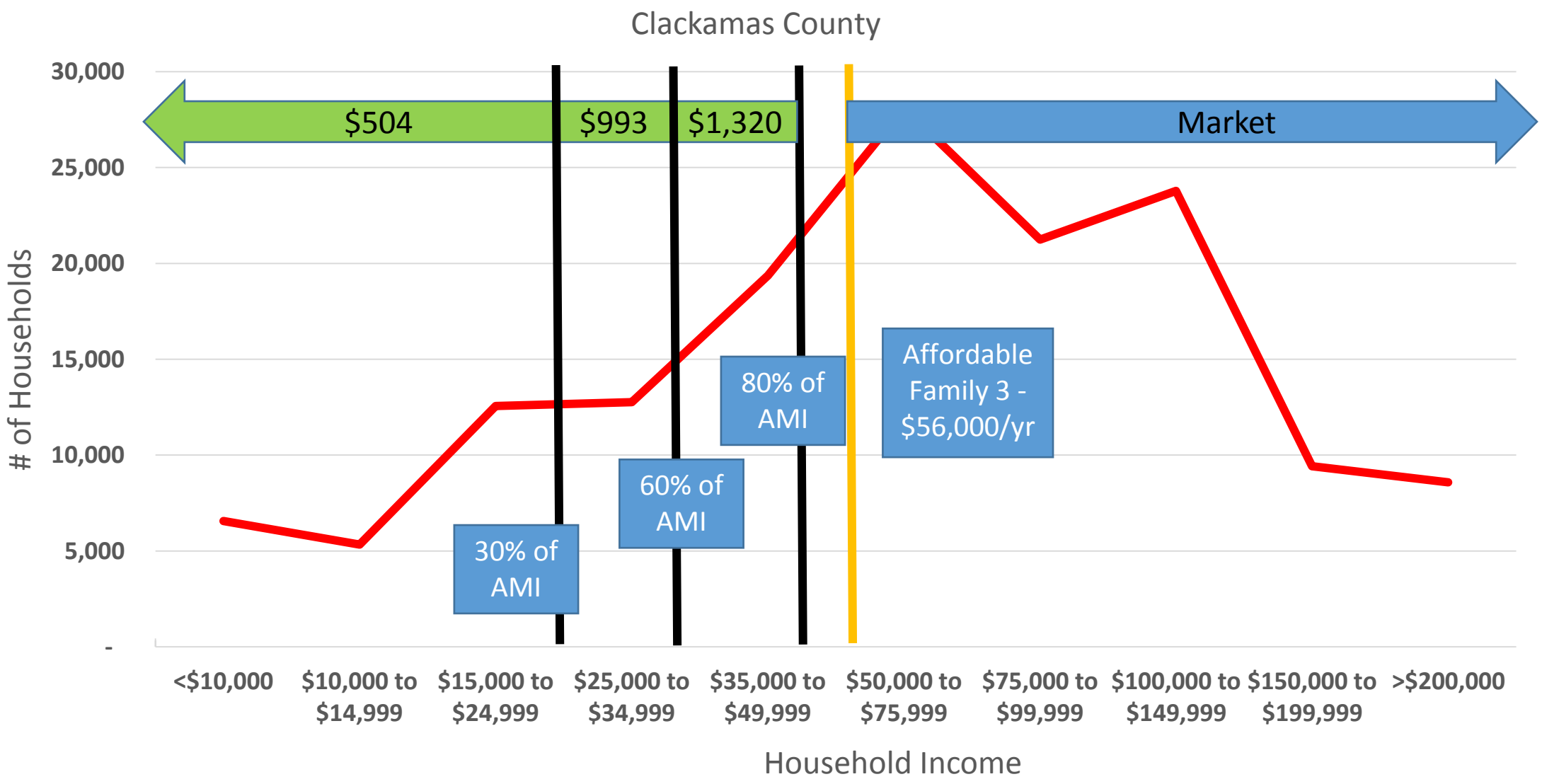
General Housing Statistics – Clackamas County

- 147,736 Total Households
- Average Household Size - 2.56
- Average Family Size – 3.04

	30%	50%	60%	80%	100%	120%
	Extremely Low Income	Very Low Income	Lower Income	Low Income	Median Income	Middle Income
Household Size	2018	2018	2018	2018	2018	2018
3	$21,990	$36,650	$43,980	$58,640	$73,260	$87,912

- Average 2-Bedroom Rent + Utilities - $1,400
- Affordability = 30% of HH Income for Rent + Utilities

Household Data – Clackamas County



Who Needs Subsidized Housing?

Social Security Income
$16,000

Full-time minimum wage worker $19,000

0-30%

area median income

Annual household salary
(three-person household)
$0-$20,000

Affordable monthly housing costs
$0-$500

Library Assistant
$29,300

Office Specialist
$32,200

Two full-time minimum wage workers $38,000

30-60%

area median income

Annual household salary
(three-person household)
$20,000-$40,000

Affordable monthly housing costs
$500-$1,000

Case Manager
$42,500

Accountant
$44,400

60-80%

area median income

Annual household salary
(three-person household)
$40,000-$53,000

Affordable monthly housing costs
$1,000-$1,300

Average Rent for a 2-Bedroom Apartment - $1,400
For a 1-Bedroom Apartment - $1,200

Public Housing

- The Housing Authority currently has 582 units of public housing
- Partnering non-profits manage another 420 units
- Housing Authority administers 1,681 housing vouchers

Housing Authority Waitlists

- In 2017, the Housing Authority opened the public housing waitlist for new applicants
- 7,892 households applied
- 3,510 were added to the waitlist (up to 10 years)
- Current waitlist: 4,132 families
  - 81% are extremely low income
  - 91% are non-elderly
  - 32% are disabled heads of households

A Place to Call Home: Clackamas County

Homes give people an opportunity to build better lives and communities. But how do Clackamas County residents fare?

We have a serious shortage of affordable housing

For every 100 families with extremely low incomes, there are only 19 affordable units available.

6,385

units are needed to meet the need

1 out of 4

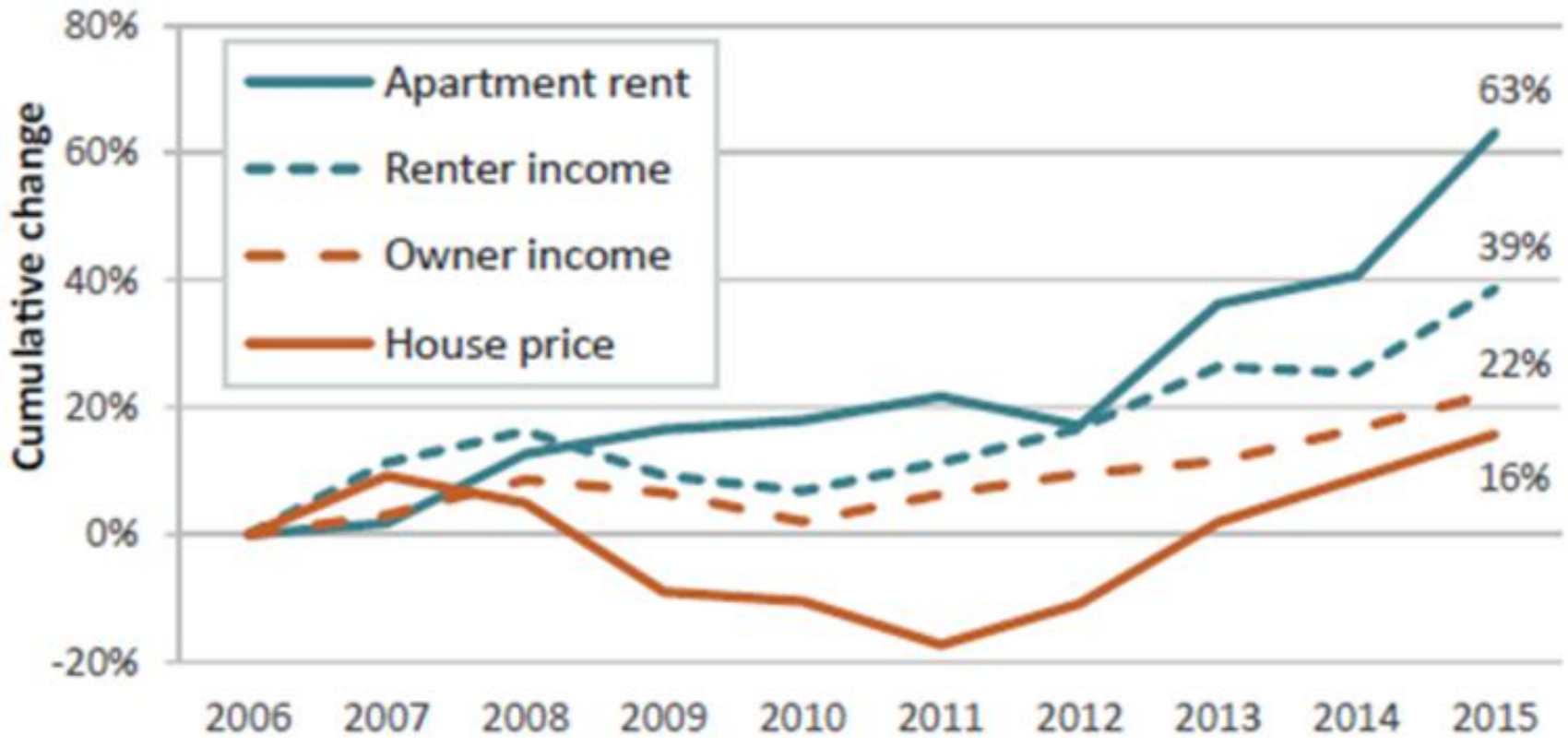
of all renters are paying more than 50% of their income in rent

2 out of 3

renters with extremely low incomes are paying more than 50% of their income in rent

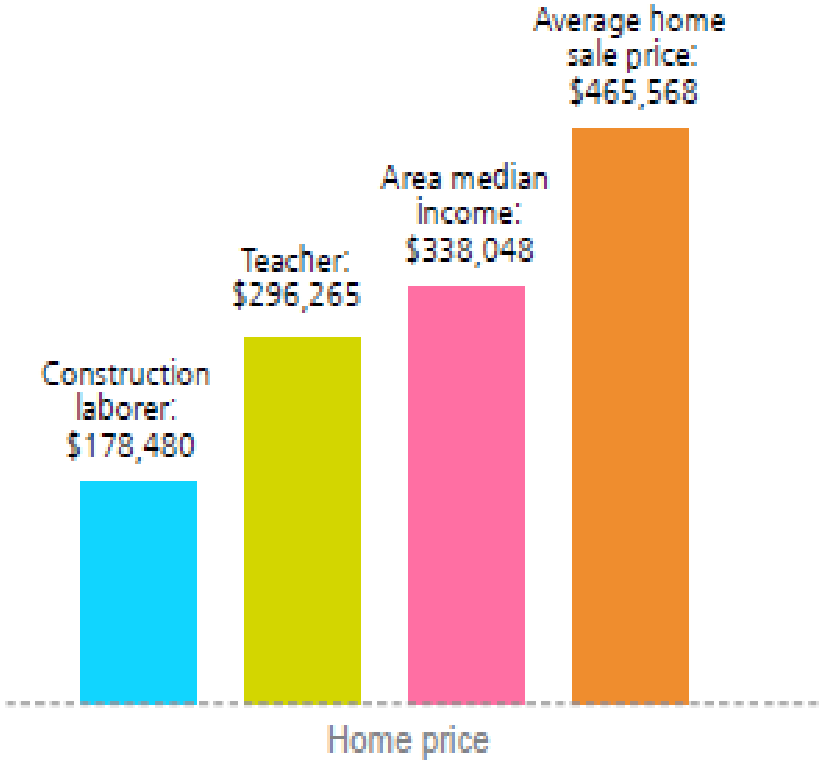
Changes in Income and Housing Costs

Figure 5 Change in income and home prices | **Source** Multifamily NW, RMLS, U.S. Census Bureau, Johnson Economics



Homeownership is out of reach for many

Average home price an individual can afford

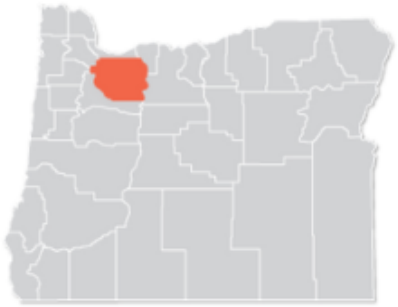


$465,568

average home sale price, in 2017

...up 6.8% from 2016

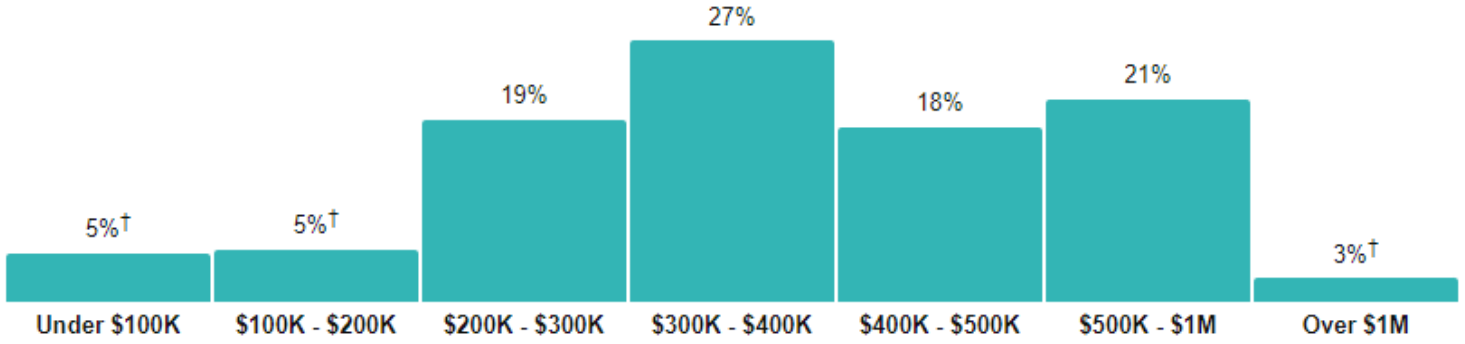
Clackamas County



1. The median home value in Clackamas County, the highest in the state, is $374,900.

Clackamas County, OR

Value of owner-occupied housing units



Census Reporter

About this chart

Addressing the Gap: County Initiatives

Housing Affordability and Homelessness Task Force

- **Phase One:** Identify and recommend a range of near term actions the County could and should do now. Currently underway.
- **Phase Two:** Identify and recommend best ways the County could fund and financially support housing affordability and reduce homelessness. Target: Fall 2018-Spring 2019
- **Phase Three:** Recommend ways the County, its cooperating cities, community service providers and business partners could better coordinate efforts in the long run. Target: Summer 2019
- For more information about the Housing Affordability and Homelessness Task Force, email HousingTaskForce@clackamas.us.

Addressing the Gap: County Initiatives

Affordable Housing and Services Fund

- $1.2M annually from County General Fund
- Project Categories:
  - Development or Preservation of Housing
  - Safety Off the Streets
  - Resident Services
  - Houseless Services
- 16 applications received this year, successful applicants to be awarded funds by January

Addressing the Gap: County Initiatives

Frequent User Service Engagement (FUSE)

- Funded through the Affordable Housing and Services Fund
- 1 year analysis in partnership with PSU's Homelessness Research and Action Collaborative
- Includes hospital emergency departments, first responders, criminal justice and homeless services systems.
- Purpose: Identify the most frequent utilizers across these systems and quantify the costs born by the community in absence of housing

Addressing the Gap: County Initiatives

Metro Bond Implementation

- Regional voters approved the $658M Metro Affordable Housing Bond
- Measure 102 passed
- Clackamas County will receive 20.8% of funds
- Production Target is 812 units over 7 years

Addressing the Gap: County Initiatives

Housing Authority Developments

- Rosewood Terrace – 212 units of affordable housing, Dec 2020
- Pleasant Avenue – 24 units for homeless veterans, Fall 2019
- Veterans Village – 15 unit transitional shelter community, Oct 2018
- Housing Authority Redevelopment – 400 units to be redeveloped in Oregon City and Milwaukie at a 4-1 redevelopment target.

Questions and Comments?

- Vahid Brown, Housing Policy Coordinator
  vbrown@co.clackamas.or.us