

Bringing Washington Home



2022 Affordable Housing Report



WASHINGTON LOW INCOME
Housing Alliance



Washington State
Department of
Commerce



WASHINGTON STATE
**HOUSING FINANCE
COMMISSION**

Housing is powerful.

Housing helps kids learn. It helps Washingtonians stay safe from the ravages of a global pandemic. It helps families stay together. It helps cities and towns to welcome immigrants and refugees. It helps people with disabilities and seniors to live independently and thrive. It helps communities stay resilient.

SOLUTIONS ARE IN REACH. In every county across Washington, wise public investments are helping caring communities to create affordable housing and shelter. Good public policies are helping families and individuals find and keep stable housing. This report celebrates the good results of investing in affordable housing. It also shines light on the serious work we still must do to bring Washington home.

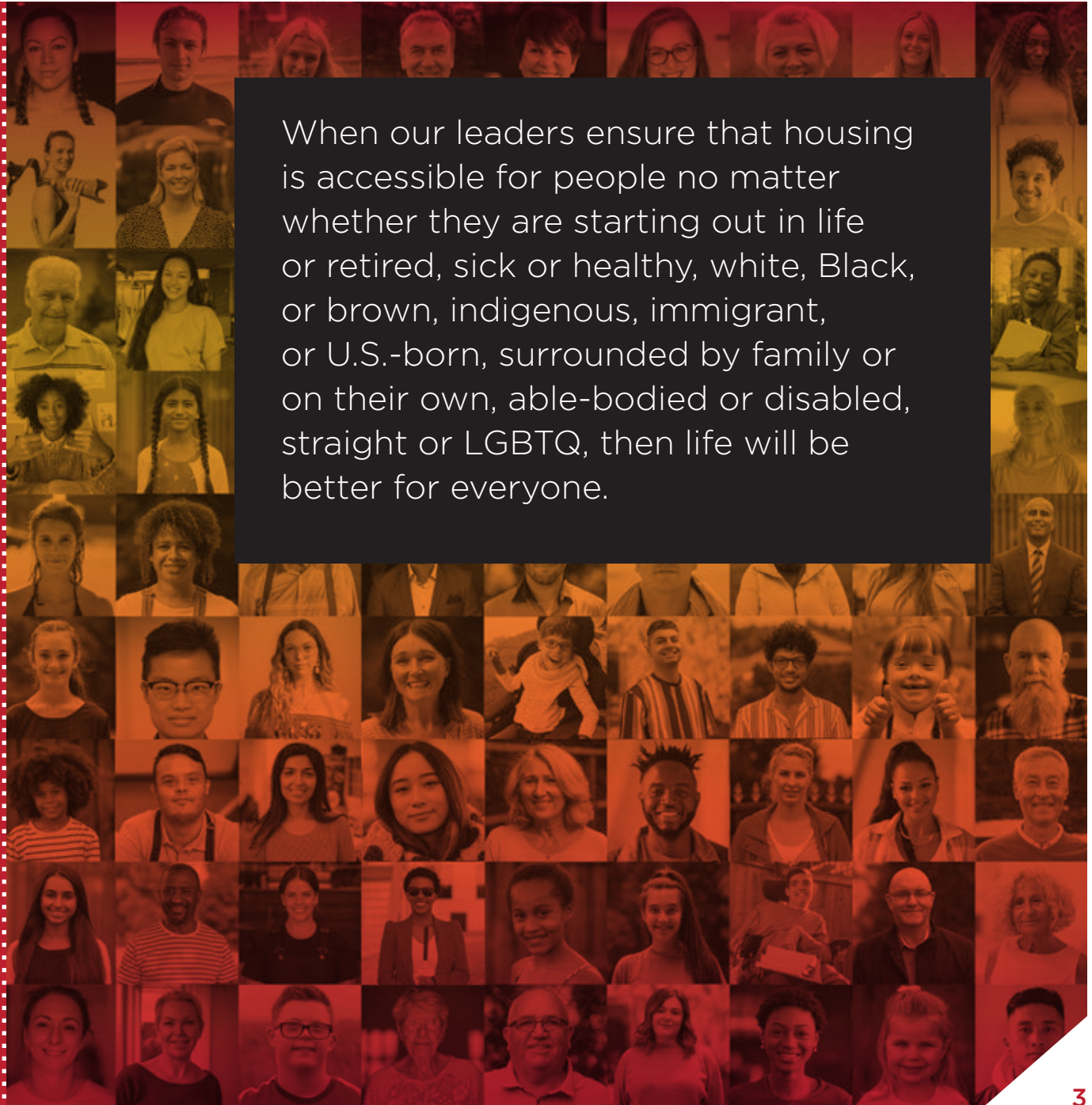


TODAY TOO MANY WASHINGTONIANS FACE THE DANGERS AND LOSSES OF HOMELESSNESS AND HOUSING INSTABILITY.

In small towns and big cities, the stories of Washingtonians enduring homelessness and housing instability are varied. They include working people in low-wage jobs, young people setting out on their own, families juggling bills amid illness, struggling seniors and people with disabilities on limited incomes, and more. But amid the diversity of stories, each one has a common thread: wages and income are not enough to cover out of reach housing costs.

It doesn't have to be this way. Policy choices put housing out of reach for many. Different choices can create better outcomes.

When our leaders ensure that housing is accessible for people no matter whether they are starting out in life or retired, sick or healthy, white, Black, or brown, indigenous, immigrant, or U.S.-born, surrounded by family or on their own, able-bodied or disabled, straight or LGBTQ, then life will be better for everyone.



- ▶ A Washingtonian earning the average wage for a renter can't afford a modest two-bedroom at fair market rent.¹
- ▶ A modest one-bedroom apartment at fair market rent is far too costly (nearly double) than what is affordable for a low-income household on a fixed income or a Washingtonian working full-time at minimum wage.²
- ▶ In the past 5 years, the median home price in Washington has increased more than 60%. The year-by-year rate of increase has sharply accelerated in the past 2 years, far beyond any increase in wages.³



housing is increasingly
unaffordable for low-
and average income renters

+60%

median home price
increase over the
last 5 years

Phedre's story



“I wasn't someone who recovered right away. I couldn't work and had to take a leave of absence. That meant no income.”

Evictions destabilize families

PHEDRE GOT SICK WITH COVID-19 DURING THE EARLY DAYS OF THE PANDEMIC, WHILE WORKING AS A SCHEDULER FOR A HEALTH CARE CLINIC.

Phedre, her husband and their two kids, now ages 9, and 5, live in Snohomish County. Suffering with an illness she caught at work, Phedre was eventually awarded workers' compensation. But it took months to get that determination. In the meantime she and her partner scraped together rent payments. In April, 2020 with Phedre still too sick to work, they realized they would not be able to cover all of the June rent, and applied for rent assistance. When the help came through, the landlord accepted the payment and then turned around and filed an illegal eviction lawsuit. Phedre and her husband were served papers that named their young children as “adult” defendants and demanded thousands of dollars they didn't owe.

Phedre learned her rights as a tenant and went to court to respond to the lawsuit. It not only violated the Governor's emergency order for a moratorium on evictions, but also had multiple illegal provisions. Early on in the pandemic, the courts were still transitioning to online

hearings. Although Phedre logged in, she was never connected to the hearing and an order was entered in favor of the landlord because the judge thought she didn't show up. She then filed an emergency motion to stay the eviction and the case was dismissed.

After the case was dismissed the landlord turned around and served the family with a 60-day notice to vacate. He claimed that he intended to sell the property, one of the few exceptions to the eviction moratorium. As they prepared to move, the landlord changed the locks before the 60 day notice was up, taking some of their belongings and refusing to let them do the final cleaning.

“One illness took away our housing security. We followed all the appropriate steps and procedures. They just didn't want us there anymore once I got sick.”

Phedre's story con't.

After Phedre and her family moved out, the landlord did not sell the property, despite claiming that as the reason to terminate their tenancy.

Phedre was homeless for the first time as a teenager. After being forced out of her home during the pandemic, she was without a home again. She and her husband were afraid that they would never be stable and secure in another rental. They purchased an RV, intending to live in it temporarily. But soon it was clear that it was not in the promised condition and wasn't a healthy place to call home.

Eventually they turned to an extended stay hotel. It's been cramped and the cost makes it hard to save up money to move. It's rough on the kids to be stuck in a small space, especially as winter weather has made it hard to take them to the park to play outside. They did find a bright spot. The family connected with two refugee families from Afghanistan who were placed at the hotel. The kids played together and Phedre and her partner connected with the parents, using a language app to communicate. They are still in touch with both families and grateful to count them as friends, even as one has moved out to other housing.

Amid trauma, illness and loss, the family persisted. Phedre was able to network with former work connections and in fall 2021 she landed a position as a research coordinator at an oncology research program in Seattle.

Now with stable income, Phedre and her family are applying for apartments. Despite having won an order to limit the disclosure of the illegal eviction filing, it is still affecting landlords' review of their applications. Their former landlord has also refused to be a reference, even to verify their tenancy. Another barrier to getting stable housing are the fees for applications and to hold an available unit. "It's difficult to risk paying these fees when we don't know if we will get the unit. We don't have the funds." They've also faced discrimination as an LGBTQ+ family, with some property managers asking inappropriate questions and questioning the validity of their marriage. Their situation at the extended stay hotel is precarious. They've paid all they can, but their bill is piling up. They are living day to day with the possibility that they could be forced to move out before they find an apartment.

"We've faced so many barriers to having safe, stable, affordable housing, despite working hard every day to protect our family. It's not just us. We know that so many people in our communities are living without homes, or on the brink of homelessness. No one should feel ashamed. Housing is so vital; it shouldn't be like this."



Housing in a pandemic:

Creative responses to crises helped save lives.

The COVID-19 pandemic, which has caused so much suffering and loss of life, disrupted housing too. Census data collected throughout the pandemic showed unprecedented numbers of Washington households unable to pay their rent and mortgages. Since both the health and economic impacts of the pandemic hit low-income households and people of color the hardest, those communities were also the most likely to be behind, and most at risk of losing their homes.⁴

OUR COMMUNITIES AND LEADERS HAVE RALLIED IN THE FACE OF SUFFERING. The governor maintained strong eviction protections for 19 months. Lawmakers created policies like Right to Counsel for low-income tenants facing eviction and Just Cause evictions to help tenants keep their homes. Public support like unemployment benefits, rent assistance, foreclosure prevention funding, and emergency COVID relief checks have helped many Washingtonians survive and hold on to their homes. These actions prevented a massive wave of evictions and homelessness during a pandemic. Even with new protections, some renters faced illegal evictions. With the pandemic still disrupting work and life, households are struggling to put together payment plans for rent debt.



Housing in a pandemic

Homeless service providers worked with communities to transform shelter to make it healthier and more humane. Mutual aid networks reached out to deliver food and connect vulnerable communities to health care and support.

Many workers who are immigrants faced high job losses during shut-downs, high risk of getting COVID-19 at work, and less access to health care and pandemic financial support to help survive loss of income and illness. Undocumented immigrants who lost their jobs or got sick and couldn't work were denied help from the federal government including unemployment benefits and COVID-19 relief checks. Communities rallied and raised millions for a COVID relief fund to help Washington's immigrant families who were denied federal benefits to

survive.⁵ The governor responded to calls for action with a fund for one-time relief checks for undocumented immigrant workers in Washington state. These actions helped ease, but in no way erased inequities in the impacts of the pandemic on immigrant workers.

The pandemic has disrupted everything, including collection of data about housing and homelessness. Large scale changes in work and income are affecting how to understand household budgets and housing costs. Throughout the report we explain missing data or how to take into account pandemic changes.



CCSWW story



“Our connection and continuity of care improved. And, as a result, more people found a permanent place to call home.”

New models for shelter

WHEN YOU ASK DAN WISE, DEPUTY DIRECTOR OF CATHOLIC COMMUNITY SERVICES OF KING COUNTY (CCS) WHAT CHANGED WITH THE COVID-19 PANDEMIC, THE ANSWER IS “EVERYTHING”.

CCS was sheltering people without homes in South King County in rotating, congregate shelters. Those are shelters where people sleep on mats on the floor just inches from one another. Most were open only at night and located in church community rooms or other shared spaces. Those shelters can keep people out of the cold for a few hours, but they don't provide the stability, privacy, safety, or support that can help people heal and overcome the barriers to getting back into housing.

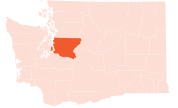


CATHOLIC COMMUNITY SERVICES
CATHOLIC HOUSING SERVICES
OF WESTERN WASHINGTON

“We didn't think that this was the most compassionate or effective way to offer shelter. For years we'd been working to convert these shelters to 24 hour spaces with supportive services. But there were a lot of barriers.”

In the face of COVID-19, staff at CCS along with other homeless service providers, elected leaders and community members dissolved those barriers.

King County leaders acted decisively to secure leases or buy hotels that were suddenly empty due to the pandemic. Metro repurposed buses and drivers to shuttle people from the congregate shelters to the new location at the hotels. Elected leaders in South King County cities adjusted rules to allow local funds to be used for a shelter outside the jurisdiction as



CCSWW

multiple local shelters combined into one hotel location. CCS staff worked long hours. They collaborated to create new protocols and hire and train the staff needed to sustain the new, 24-hour, enhanced shelters. 4 overnight shelters in cities in South King County in Federal Way, Kent and Renton were all transformed to 24-hour supportive shelter.

With space to socially distance, testing, medical care, and quarantine plans, the shelters have managed COVID-19 safely. But the benefits go beyond managing the pandemic.

“What we had been trying to make happen for years, we accomplished in just weeks. The results are showing in the lives and well-being of the people without homes in our communities. We were able to increase collaboration between service providers and health care teams. Our connection and continuity of care improved. And, as a result, more people found a permanent place to call home.”

This story of creativity, collaboration and action is a shining light in the hard years of the pandemic.



“We were able to increase collaboration between service providers and health care teams. Our connection and continuity of care improved. And, as a result, more people found a permanent place to call home.”

What is affordable?

Affordable housing is housing that fits in a household's budget. For renters, that means it doesn't cost more than 30% of household income. For homeowners, affordability means monthly housing costs are generally no more than 38% of monthly household income and total debt is no more than 45% of monthly household income.

RENTER AFFORDABILITY:

<30%

rent costs no more than thirty percent of household income

HOMEOWNER AFFORDABILITY:

<38%

monthly housing costs are generally no more than thirty eight percent of household income



State and local investments working together

CREATING AND PRESERVING AFFORDABLE HOUSING TAKES TIME, MONEY, AND HARD WORK. PARTNERSHIPS ARE CRITICAL. CARING LOCAL COMMUNITIES COUNT ON LOCAL, STATE, FEDERAL, AND PRIVATE FUNDING, AND SMART POLICY OPTIONS TO ENSURE WASHINGTONIANS HAVE A PLACE TO CALL HOME.

State funded strategies include eviction prevention, rental assistance, shelter, and permanent supportive housing funded with the state document recording fee. The State Housing Trust Fund provides critical support for housing development in every county. It funds homes for people leaving homelessness, as well as low-income seniors, farmworkers, people with disabilities, and low-income first-time home buyers.⁶

AN INCREASING NUMBER OF LOCAL COMMUNITIES ARE INVESTING IN AFFORDABLE HOMES.

- ▶ East King County cities contribute to a regional housing trust fund: A Regional Coalition for Housing (ARCH).
- ▶ Voters in Vancouver, Bellingham, and Seattle have all approved a local housing levy.

The legislature passed HB 1406 in 2019 and HB 1590 in 2020 to provide an affordable housing revenue source for counties, cities, and towns who choose to participate. Many localities are opting in. HB 1590 is expected to generate approximately \$125 million annually for local communities that adopted it by the end of December 2021.

COMMUNITIES THAT ADOPTED SALES TAX (HB 1590):*

COUNTIES

Skagit
Jefferson
King
Whatcom
Snohomish
Thurston
Clallam
Kitsap

CITIES (not in the counties above)

Wenatchee/E. Wenatchee
Ellensburg
Spokane
Tacoma

*as of Nov. 30, 2022

Learn more about local options for funding affordable housing.

Learn more about the HTF.

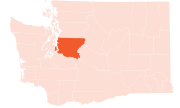
Learn more about the LIHTC.

Susan's story



“We are losing nurses because they can’t afford to live in the city, and they can’t add more stress of either high housing costs or hours every day commuting.”

Permanently affordable homeownership



AFTER 10 YEARS OF RENTING IN SEATTLE, SUSAN AND HER FAMILY ARE GRATEFUL BEYOND MEASURE FOR THE OPPORTUNITY TO OWN THEIR HOME THROUGH HOMESTEAD COMMUNITY LAND TRUST.

Susan is a registered nurse at Swedish Hospital in Seattle. She, her teenage daughter, and her partner live in a Homestead Community Land Trust development of 26 condo units. All are affordable through the land trust model.

In a land trust, the trust owns the land and the homeowner owns the home. That keeps the purchase price affordable. A 99-year lease on the land gives the owner control over their space and includes a provision that when the owner decides to move, they will sell for an affordable price to another household with moderate income. The home stays affordable forever. The owner gains limited equity from their home each year, building wealth for their future.

When Susan’s family moved to Seattle in 2006, they rented a house. They had owned a home before they moved from out of state. But the money they had saved from the sale of their home wasn’t enough to buy a place in Seattle. Within a year of moving in the landlord decided

they wanted to live in the house. Susan was in the middle of nursing school and their toddler was just settled into preschool, but they had to move again.

The next rental house seemed healthy and safe. But soon after moving in, Susan got sick. There were multiple small water leaks that the landlord patched. Susan got sicker. She developed a severe inflammatory disorder that



Susan's story cont'd

caused so much pain she could barely turn over in bed. No one could find a cause. Finally, an air quality test revealed dangerously high mold spores inside the house. Further inspection found mold covering the inside of one wall. The landlord refused to make the repairs and they had to move again. Getting out of the dangerous environment immediately improved her health, but some of Susan's symptoms have persisted. That experience reminded Susan how vulnerable it can be to be a renter.

“This is what happens to renters. You never know. No matter what you are doing in your own life, you can lose your house and be forced to move.”

Then they found Homestead. “We lucked into this home. We walked by the project while it was under construction. We know we are very privileged. Even with a limited income, we had savings that helped get us into this home.” The condo has given them the stability and opportunity they were missing. Susan's

daughter long wished for a dog. Now she finally has one, a furry companion that has helped her cope with growing up amid a pandemic.

As a nurse, Susan is an essential worker and she's worried about her co-workers.

“We all deserve stable homes and we all should be able to live in the community where we provide essential care. But I have co-workers who can't afford housing in Seattle. My colleagues commute in from Puyallup, Mt. Vernon, and Maple Valley. Providing health care through the pandemic is incredibly stressful and difficult. We are losing staff because they can't afford to live in the city, and they can't add more stress of either high housing costs or hours every day commuting. It shouldn't be like this. We need a lot more affordable homeownership opportunities like Homestead.”



“We need a lot more affordable homeownership opportunities like Homestead.”



Kids deserve a home

Childhood should be a time to focus on learning, playing, and reaching for dreams. But in Washington many of our kids are dealing with the big worries and daily struggles of homelessness.



- ▶ More than 24,000 students were reported as living without a home in the 2020-2021 school year.⁷ That is enough kids to fill 1,200 classrooms. The actual number is likely much higher. Remote learning during the pandemic made it difficult for schools to collect data. The pandemic also made it difficult or impossible for many students without homes to fully access their education.⁸
- ▶ More than 29,000 students were reported living without a home in the 2021-2022 school year.

Too many kids are homeless

- ▶ Data indicate that half of kids experiencing homelessness are under the age of 6 and not yet in kindergarten. So, the number of children without homes in our state is likely twice as large as the number school districts report.⁹
- ▶ The greatest numbers of children who experience homelessness live in cities. **However, the highest rate of homelessness among children is in rural areas.**¹⁰
- ▶ Households with children have faced disproportionately high losses of income and housing instability in the pandemic, because school and child care disruptions made it difficult or impossible for parents to work.¹¹

About three quarters of Washington's school-age children who don't have a home are "doubled up," staying with

friends or relatives temporarily. Studies show that the impacts of homelessness on children are similar, whether their families are doubled up or living in a shelter or a car.¹² For renters, taking in another family can also put the host family at risk of losing their own housing, because most leases don't allow for additional people to move in. Between 13,000–15,000 youth and young adults are homeless on their own, including three to five thousand students.¹³

Homeless students who are on their own are struggling to meet their most basic needs and manage adult responsibilities. National data indicate that about 40% of homeless youth up to age 24 identify as lesbian, gay, bisexual, or transgender, while just 3% to 8% of the population overall is LGBTQ.¹⁴

29K+

students living without a home in 2021-2022

1/2

of children experiencing homelessness are under age six

13-15K

youth and young adults up to 24 are living without a home on their own

40%

of homeless youth up to age 24 identify as LGBT nationally

Homelessness hurts kids

Children who experience homelessness face many losses; community, possessions, routines, stability, and privacy. The impacts show up in kids' lives. Students who experience homelessness are 20% less likely to graduate. They are much less likely to graduate than children in families with low incomes who did not experience homelessness.¹⁵ Children and youth who experience homelessness are sick at twice the rate of their peers, including higher rates of chronic conditions that last a lifetime.¹⁶ Preventing homelessness and increasing access to housing will help Washington's kids have happy, healthy childhoods and grow up to be thriving adults.



Sharron's story



“What I thought was just going to be a moment turned into two years without a home.”

A path out of homelessness

WHEN SHARRON WAS 24, SHE LEFT A JOB. SHE WAS LIVING IN SPOKANE, WA. HER MOTHER HAD DIED RECENTLY, JUST A YEAR AFTER SHARRON BEGAN COLLEGE. SHE WAS AWAY FROM HER PRIMARY SUPPORT SYSTEM AND HER INTENSIVE WORK PROVIDING SERVICES TO YOUTH WAS TAKING A TOLL. SHE DIDN'T FEEL SHE WAS THE VIBRANT, FORTIFIED PERSON SHE WAS WHEN SHE BEGAN THE WORK. SHE KNEW SHE NEEDED TO CARE FOR HER OWN HEALTH TO HAVE THE CAPACITY TO CARE FOR OTHERS.

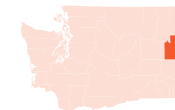
Just as she made this big decision, her housing situation changed. The people who were allowing her to stay in their home in exchange for cleaning and caring for the property changed their minds. “What I thought was just going to be a moment turned into two years without a home.”

During those difficult two years Sharron slept at the homes of family and friends when someone had space and capacity. She stayed at shelters or slept outside. Being in constant transition made it hard to get over the barriers to finding permanent housing.

“I was moving wherever I could get a place to stay. I wasn't in one place or community long enough to transition to housing or access resources. When I say I lived with family or friends, that time was split up between Portland, Mill Creek, Seattle, Spokane, so I really couldn't get connected.”

Sometimes Sharron found short-term work. But she found it impossible to work full-time while scrambling for shelter, moving frequently, and often sleeping very little.

Living in survival mode took a toll. Some public policies made it harder. “During the time that I was homeless the sit and lie ordinance was implemented in Spokane. One night I had been walking around all night trying to figure out



Sharron's story con't

where I'm going to sleep. Finally, at about 2am, I thought I found a perfect spot. It was downtown, there was a little alcove by a building that went inward. It was secluded, but not isolated. So, if something happened to me, I would still be visible to the public. I put my head on my bag and got under my blanket and finally closed my eyes. Probably an hour later, security walks by and wakes me up because he is enforcing that ordinance. It was 3:30 in the morning. That was one of the most frustrating nights that I experienced the entire time without a home."

Sharron found solace in singing and poetry. Occasionally she performed at an open mic night, leaving her backpack hidden outside so that people wouldn't realize she was without a home. She also took hope in the compassion of others. "There were times when I was on the streets that the kindness of the community was encouragement for me to remain hopeful. Having that support made me feel cared for, seen, and acknowledged."

The path out of homelessness started with a chance encounter on the bus with a familiar face from college. "I was transparent and willing to be vulnerable and I told him 'I'm without a home right now.'" That friend worked

for a low-income housing provider. He got Sharron connected with a case manager. With help navigating the system, Sharron moved into a studio apartment in low-income housing subsidized through the federal project-based Section 8 program. The stability and safety of an affordable, safe home enabled Sharron to work, save, and heal.

Today Sharron lives in Spokane in housing that is affordable for working people. It was built using the federal Low-Income Housing Tax Credit. Thanks to recent state legislation she was able to split up her deposit payment over a couple of months when she moved in, bringing down one barrier that makes it hard to get into stable housing.



"I want lawmakers to know that the decisions they make have an impact. They should know that the population that is in need is helped and supported when the decisions they (legislators) make are for their rights, protection and advancement."

Reflecting on what happened to her, Sharron wants us to come together and do better to take care of each other.

"There was not a strong enough social system to catch me. My mom was my safety net. But without her, there was nothing to catch me. We have to fill in the gaps and holes, and create a safety net that is durable, that is wide and is strong enough to catch everybody."

Equity matters

All Washingtonians, Black, brown, and white, able-bodied, and disabled, gay and straight and transgender, young and old, conservative and progressive, religious and secular, need a place to call home. But Washingtonians don't all have equitable access to housing.



FOR GENERATIONS SOME POLICY MAKERS, BANKERS, REAL ESTATE INDUSTRY PROFESSIONALS AND PEOPLE IN COMMUNITIES AND NEIGHBORHOODS HAVE MADE DECISIONS THAT CREATED UNEQUAL ACCESS TO HOUSING, CAUSING HARM TO BLACK PEOPLE, INDIGENOUS PEOPLE, IMMIGRANTS, PEOPLE OF COLOR, WOMEN, LGBTQ PEOPLE AND PEOPLE WITH DISABILITIES. FOR BLACK COMMUNITIES IN PARTICULAR, RACIST POLICIES HAVE UNFAIRLY ROBBED GENERATIONS OF INDIVIDUALS AND COMMUNITIES OF THE WEALTH THAT HOMEOWNERSHIP CAN PROVIDE.

In response to these unfair rules and practices, we've joined together and outlawed discrimination through civil rights and fair housing laws. But our work is not done.

Equity matters

► **Discrimination still happens.**

Laws and civil rights provide tools to respond to discrimination. They don't eliminate it. Multiple recent investigations in Washington identified acts of discrimination against renters based on race, sexual orientation, and ability.^{17 18 19}

► **Current wealth inequality is both a legacy of housing policy and an ongoing cause of housing inequality.**


On average, white households have 13 times the wealth of Black families and 10 times that of Latino families. This inequity is growing. Policies that have denied access to homeownership, reinforced segregation and destabilized or displaced communities of color are a primary cause of this inequity. The generational effects of wealth inequality continue to drive unequal

access to housing for Black, Latino and other impacted communities of color.^{20 21}

► **Wage inequities based on race and gender make it tough to pay for housing.**

Lower wages increase rent burdens. 48% of Washington renters as a whole are cost burdened. That is too high, but the numbers get worse. 56% of Black renters in Washington and 51% of Latinx renters are cost burdened, straining tight budgets and forcing terrible choices between basic needs.²² Women and people of color make less than white male colleagues at most income levels, even when they have the same education. Black women are paid about 1/3 less than white men, controlling for similar education levels.^{23 24}



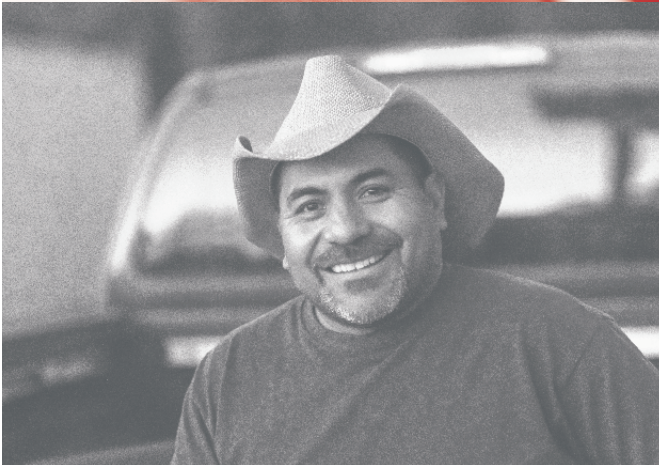


It doesn't have to be this way. Policymakers have choices. Just as public policy decisions can create inequities, our actions and public policy choices have the power to create an equitable future.

Equity matters

► **Racism, discrimination and inequities pile up.** Access to housing is connected to jobs, health, education and experiences with the criminal legal system. Inequities in those systems make the housing crisis hit people of color, women, LGBTQ people and people with disabilities extra hard.

The pandemic cast a stark light on the persistent impacts of racism on housing. The path forward should include investments and actions to remedy inequities, and create equitable access to housing for all of us.

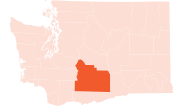


Rod's House



“It’s a shift in thinking about what it means to provide shelter and support.”

Supportive shelter for young people in the Yakima Valley



IN THE YAKIMA VALLEY, YOUNG PEOPLE FACING THE CHALLENGES OF MOVING INTO ADULTHOOD WHILE EXPERIENCING HOMELESSNESS NEED SAFETY AND SUPPORT. ROD'S HOUSE HAS BEEN PROVIDING THAT SPECIALIZED SUPPORT FOR 11 YEARS, THROUGH A DROP-IN CENTER AND OVERNIGHT WINTER SHELTER. BOTH OF THOSE ENVIRONMENTS WERE NO LONGER SAFE ONCE THE COVID-19 PANDEMIC HIT IN 2020.

At first, like many organizations, Rod's House shut services down. But the team at Rod's House pivoted quickly. They shifted the winter overnight drop-in shelter to a 24-hour supportive shelter. The new model made it possible for staff to connect in more consistent, individualized ways with the young adults.

For two years during the pandemic, Mark James was the Executive Director of Rod's House. “We have gone through enormous shifts in our programs, learning every step of the way. Through this transformation we’ve been able to build stronger relationships with the young people experiencing homeless who we serve. We are seeing amazing outcomes in their lives.”

“People experiencing homelessness are in varied, different situations. They need different kinds of support, and providing that can only happen based on relationships. It takes consistent care and support.”



Rod's House con't

“Through this transformation we’ve been able to build stronger relationships with the young people experiencing homeless who we serve. We are seeing amazing outcomes in their lives.”



Rod's House took that learning and expanded. They opened a new year-round 24-hour young adult emergency home in Sunnyside, WA. Young people who stay there get safety as well as support to set and achieve their goals. Rod's House's staff reopened the drop-in center with a COVID-safe walk-up window. Young people can talk to staff and name their needs from a menu of options—from basic hygiene supplies to mental health support.

“It's a shift in thinking about what it means to provide shelter and support. Instead of thinking we just need to keep people alive, it's critical to look at what is the portfolio of services we can provide and how to build relationships and provide services that have longer-lasting impact and generate positive outcomes. People experiencing homelessness are in varied, different situations. They need different kinds of support, and providing can only happen based on relationships. It takes consistent care and support.”

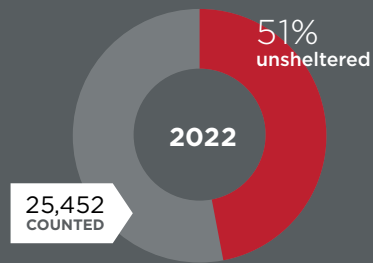
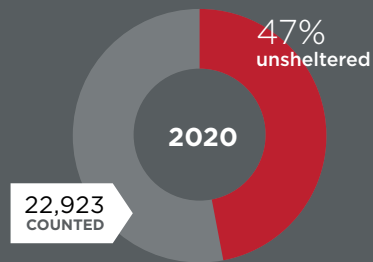
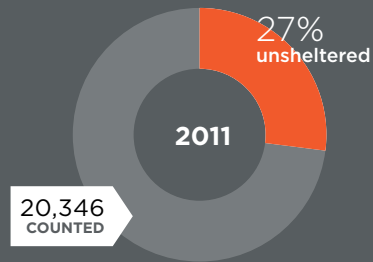
The losses of the pandemic are profound and lasting. But the creative, dynamic responses of many community organizations like Rod's House are a bright spot. Sustaining those innovations will require partnerships among providers, communities and funders.



“Instead of thinking we just need to keep people alive, it's critical to look at what is the portfolio of services we can provide and how to build relationships and provide services that have longer-lasting impact and generate positive outcomes.”

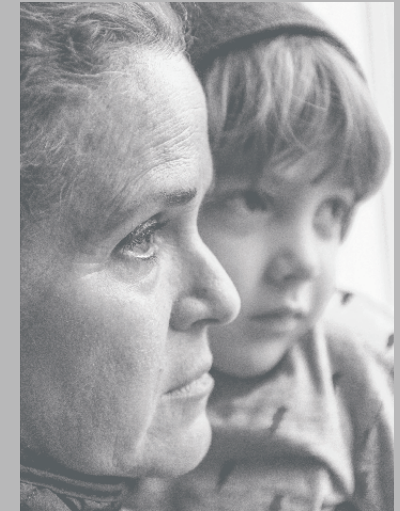
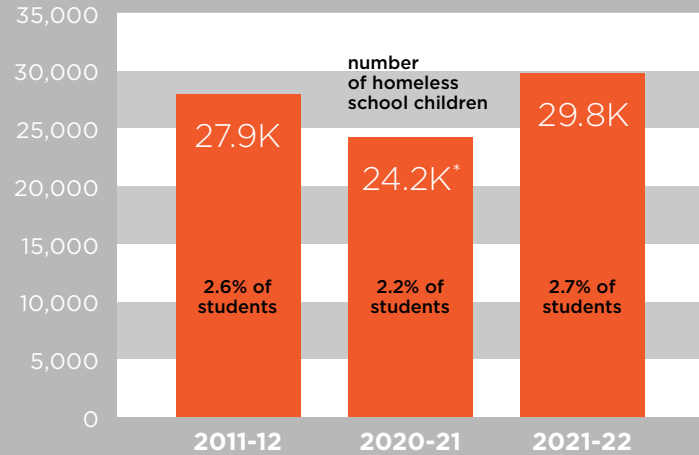
POINT IN TIME

People Experiencing Homelessness



Due to COVID the statewide unsheltered count was not conducted in 2021.

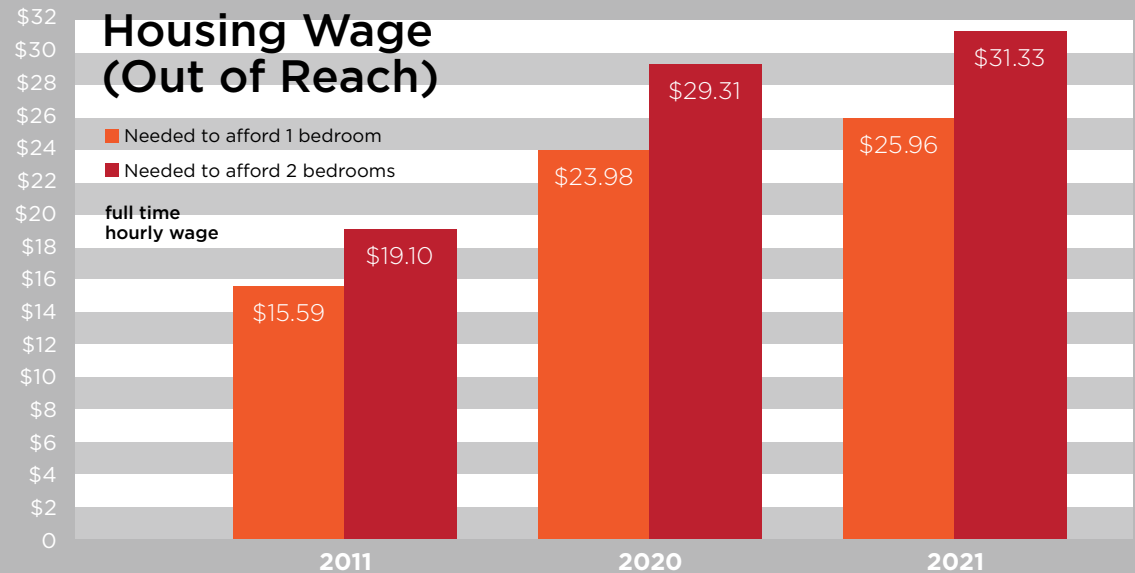
Homeless School Children



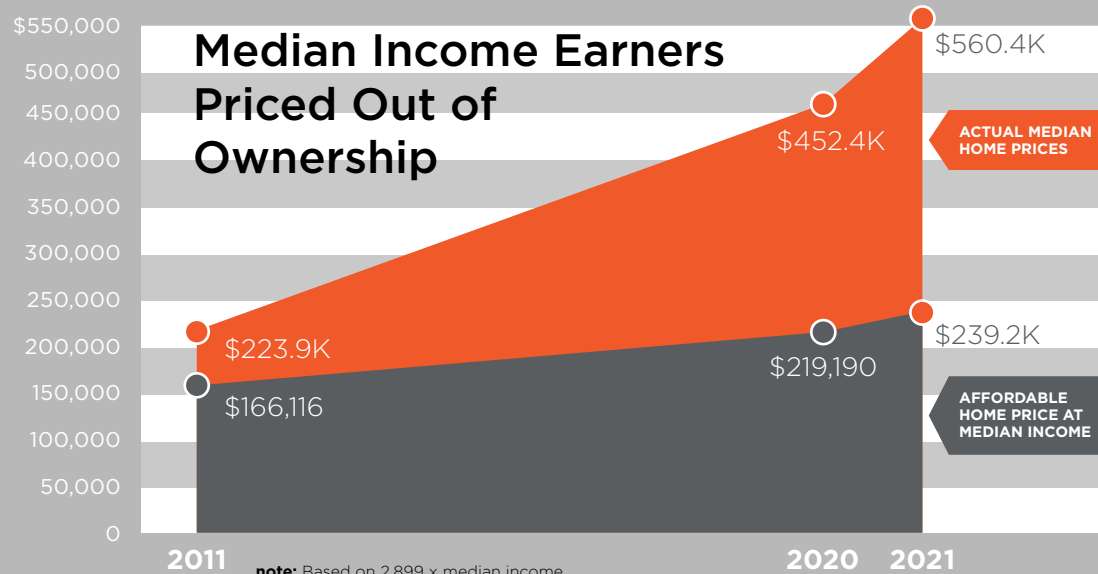
SOURCE: OSPI: <https://washingtonstareportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/103300>

*This number is likely low. Remote learning during the pandemic made it difficult for schools to collect data.

Housing Wage (Out of Reach)

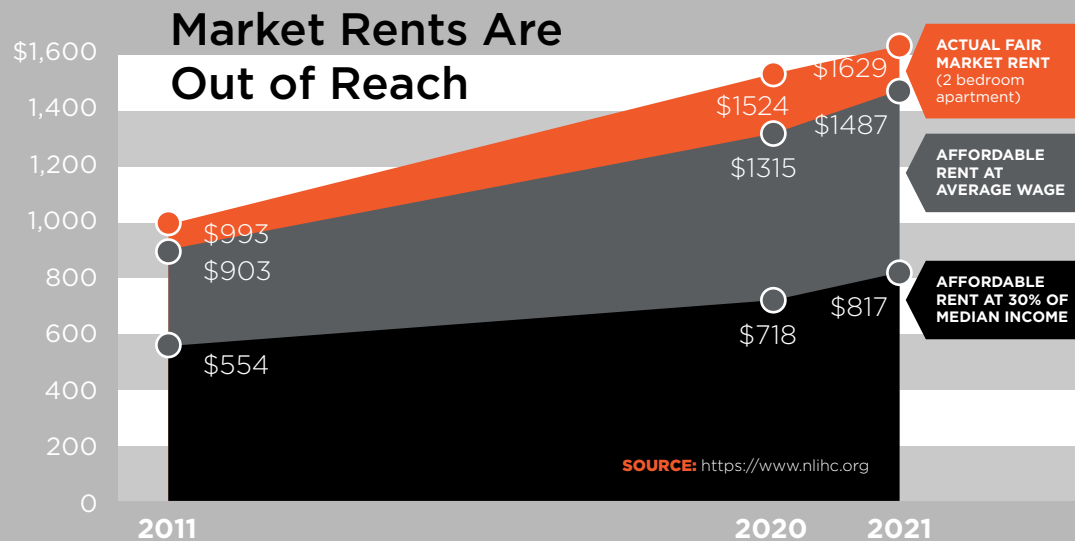


SOURCE: <https://www.nlihc.org/oor>

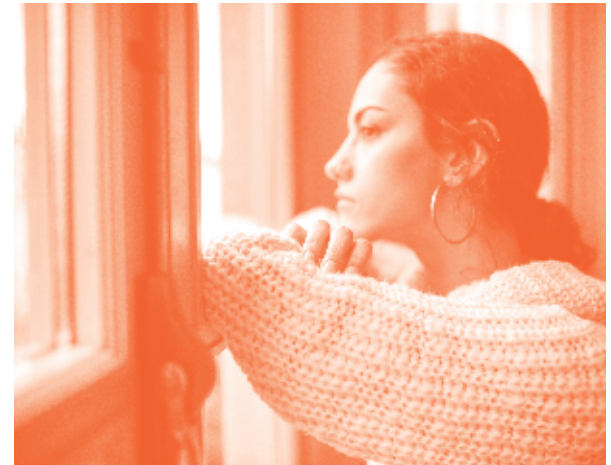


note: Based on 2.899 x median income.

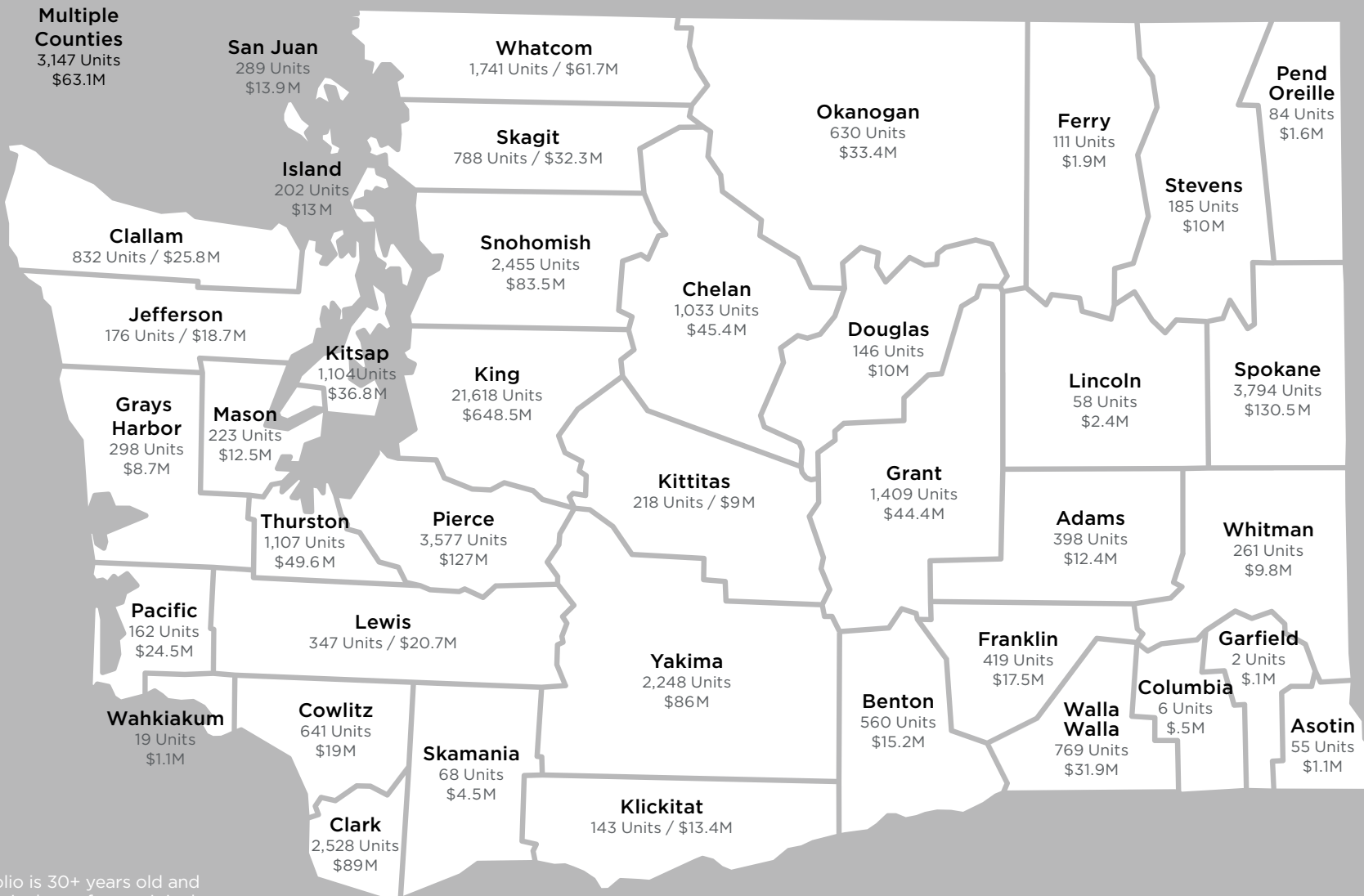
SOURCE: <https://ofm.wa.gov/washington-data-research/statewide-data/washington-trends/economic-trends>



SOURCE: <https://www.nlihc.org>



1989-2022 STATE DEP. OF COMMERCE HOUSING FINANCE UNIT TOTAL INVESTMENTS



Note: The portfolio is 30+ years old and some of the data is drawn from original applications/contracts. Please assume a small margin of error and contact us if you have questions or would like additional details.

*Totals include federal funding from HOME & National Housing Trust Fund.

Data as of November 2022.

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Good work is happening across Washington with the help of public investments and more equitable policies. There is more to do to bring Washington home.



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