



WASHINGTON LOW INCOME
Housing Alliance

2017 Affordable Housing & Homelessness State Priorities

- ✓ There is a great need for permanent affordable housing in every community in Washington State.
- ✓ The Point In Time Count in January 2016 counted **20,844** people experiencing homelessness that night, across the state. Over **8,400** of them were unsheltered, including families with children and unaccompanied youth.



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The annual Out of Reach report found that rents in Washington far exceed minimum wages in most counties:

County	Hourly wage needed to afford average rents
Yakima County	\$11.31
Kittitas County	\$12.63
Pierce County	\$16.79
Clark County	\$19.63
King County	\$23.56



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The State of Washington 2015 Housing Needs Assessment
key findings:

- ✓ For most households who are earning more than 80% of the local area median income (AMI), the private market provides housing that they can afford.
- ✓ Lower-income households struggle to find affordable housing. 3/4 of all households earning less than 50% of the AMI are cost-burdened (meaning they are paying more than 30% of their income on housing).



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- ✓ There is a significant gap of affordable and available housing. For every 100 very low-income households, there are only 28 affordable and available homes.
- ✓ For every 100 low-income households, there are only 51 affordable and available homes.

*Very low- Income = earning 30% or less of the local area median income.

*Low-income = earning 50% or less of the local area median income.

Source: State of Washington 2015 Housing Needs Assessment

<http://www.commerce.wa.gov/housing-needs-assessment/>



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The Office of the Superintendent of Public Instruction identifies more homeless students each school year.

School Year	Number of Homeless Students
2015 - 2016	39,671
2014 - 2015	35,511
2013 - 2014	32,494
2012 - 2013	30,609
2011 - 2012	27,390
2010 - 2011	26,049



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Students of color experience much higher rates of homelessness than white students.

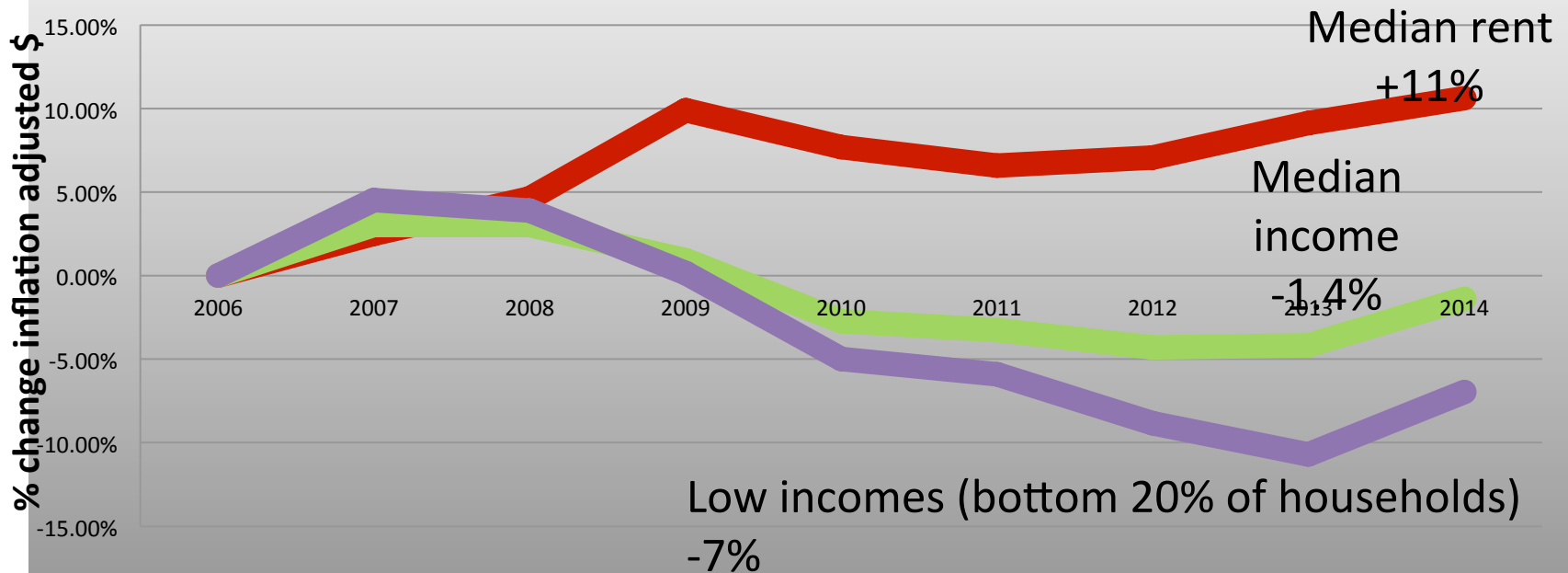
Homeless Students by Subgroup	Percent of these students who are Homeless	
	2015/2016 SY	2014/2015 SY
American Indian/Alaska Native	8.3	7.6
Black/African American	9.5	7.6
Native Hawaiian/Pacific Islander	9.0	6.6
Hispanic/Latino	4.8	4.1
White	2.6	2.3
Asian	0.9	0.7



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Housing costs have increased across the state, outpacing incomes, especially impacting households in the lowest quintile.





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The main cause of homelessness is the lack of affordable homes.

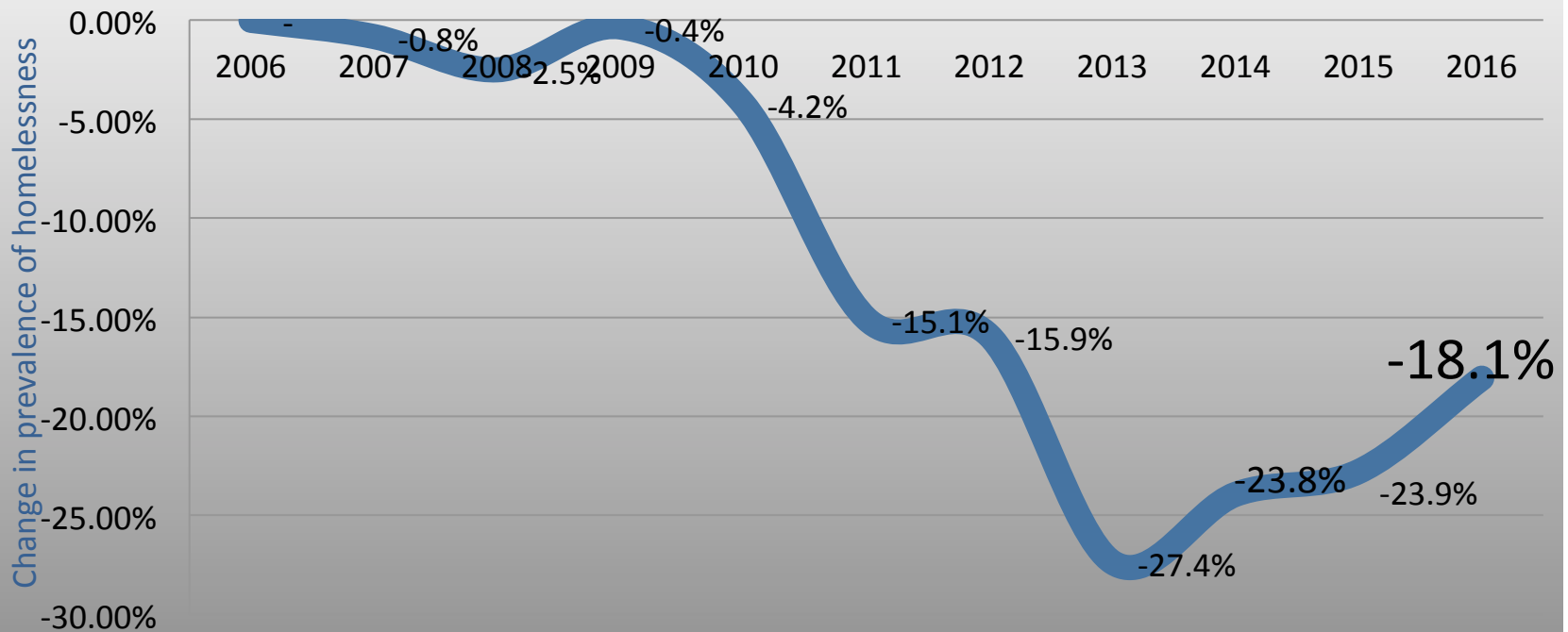
- ✓ A recent prominent study on the determinants of homelessness published in the Journal of Urban Affairs concluded,
“our findings provide additional evidence that homelessness has its roots in housing market dynamics, and particularly in the difficulty in obtaining affordable housing.”
- ✓ This same study found that with every additional \$100 in median rent, there was a corresponding 15% increase in homelessness in metro areas, and a 39% increase in suburban and rural areas.

New Perspectives on Community-Level Determinants of Homelessness by Byrne, Munley, Fargo, Montgomery, Culhane. Journal of Urban Affairs. Volume 35, Number 5, pages 607–625.



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State investments are making a difference





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- ✓ \$200 million biennial investment in the Housing Trust Fund
- ✓ Prevent the cliff & increase funding for homelessness:
 - Eliminate the sunset of 62.5% of the funds,
 - Increase the fee,
 - Fix the 45% mandated use of the state funds for just one kind of intervention and,
 - Streamline and improve state & county reporting requirements.



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With these investments Washington State can,

- ✓ Eliminate Family Homelessness,
- ✓ Ensure no youth is exited from state care into homelessness and,
- ✓ Reduce chronic homelessness by 50%



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Michele Thomas, Director of Policy & Advocacy

Michele@wliha.org

Kate Baber, Homelessness Policy & Advocacy Specialist

KateB@wliha.org