



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
530 SOUTH KING STREET, ROOM 202
HONOLULU, HAWAII 96813-3065
TELEPHONE: (808) 768-5010 • FAX: (808) 768-5011

ANN H. KOBAYASHI
COUNCILMEMBER, DISTRICT 5
CHAIR, COMMITTEE ON PUBLIC INFRASTRUCTURE
TELEPHONE: (808) 768-5005
FAX: (808) 550-6327
EMAIL: akobayashi@honolulu.gov

MEMORANDUM

Date: May 13, 2010

To: Clayton Wong, Fiscal Administrator
Council Administration Office

From: Councilmember Ann Kobayashi *AK*

Subject: Trip to Seattle/King County to study their homeless prevention efforts

From April 26, 2010 to April 30, 2010, we were very fortunate to be able to travel to the Seattle/King County area to meet with representatives of King County's Committee to End Homelessness. Our trip allowed us to extensively study the community's homelessness prevention efforts. Bill Block, the program's Executive Director, was kind enough to organize an itinerary for us that included educational session blocks and site visits. During each session block we met with various municipal employees and nonprofit directors to discuss supportive housing projects, funding, client coordination initiatives, etc. Our site visits included tours of the Morrison Supportive Housing Complex and the legally approved Tent City 3 encampment.

Established in 2005, the Committee to End Homelessness in King County (CEH) is a broad coalition of government, faith communities, nonprofits, the business community and homeless and formerly homeless people. These groups work together to create lasting solutions that will end homelessness in King County, not simply mitigate the problem from case to case.

Attached are briefing highlights and findings of our travel to Seattle and King County to study the initiatives of the Committee to End Homelessness in King County.

Please feel free to call me if you have any questions.

Thank you.

1. Introduction Session.

During this educational session, Executive Program Director Bill Block provided an overview of King County's Ten Year Plan. He stated that in 2005, the Metropolitan King County Council approved the ten year plan. The plan calls for prevention of homelessness for all homeless populations, creation of new permanent housing, and providing supportive services to those who need them to maintain a sustainable lifestyle.

To better oversee the implementation of the plan, the Committee to End Homelessness (CEH) approved the formation of a three-part governance.

- A Governing Board made up of influential community leaders provides high-level policy oversight, guides planning, seeks additional resources, and offers vision and leadership for the plan.
- An Interagency Council includes key partners from various city/county, faith, or nonprofit organizations whose duties are to coordinate data collection, analysis and reporting; recommend policy direction to the Governing Board; and create ways to better serve people experiencing homelessness.
- A Consumer Advisory Council comprised of people who are currently homeless or who have experienced homelessness represents the broad interests and needs of homeless people countywide.

Each branch is comprised of roughly 20 to 30 members. Mandatory meetings are scheduled throughout the year from each branch to meet separately. The meetings were made mandatory in order to promote consistency amongst members. Although serving as oversight to the plan, the branches do not have direct authority to other organizations participating in the CEH.

One central goal is to add 9,500 units of supportive housing within a decade. The creation of these units is planned to be evenly split between new construction and the acquisition/master leasing of existing housing stock. Each unit will be equipped with services to assist all populations of homeless. Since 2005, a total of 4,111 new units have opened or are in the pipeline.

Another key element to the plan is to streamline services for homeless by reducing the fragmentation of existing resources. In order to achieve this goal, the plan calls for the creation of a centralized funding initiative and client data coordination; both of which will be detailed later in the report.

2. Downtown Emergency Service Center (Housing First).

Housing Director, Daniel Malone, of the Downtown Emergency Service Center (DESC) spoke to us about DESC's "housing first" efforts. He explained that DESC principal priority is to house the most vulnerable adults – mentally-ill, severely disabled, and chemical dependent. Residents in DESC housing are not required to demonstrate clinical stabilization prior to having their housing needs addressed. The screening process aims to bring in the severe homeless, while other service agencies might use a screening process to filter them out.

DESC has seven permanent, supportive housing complexes in operation; combining for a total of over 700 units. All facilities allow the use of drugs and alcohol. The rent is calculated by resident's level of income. The average rent is \$100 to \$160.

Residents benefit from 24-hour, seven day a week supportive services that include:

- State-licensed mental health and chemical dependency treatment.
- On-site health services.
- Daily meals and weekly community building activities.
- Individual case management services that help resident in their recovery.
- Medication monitoring.

To better understand the nature of operation of DESC's permanent, supportive housing complexes, Mr. Malone used the example of the complex known as 1811 Eastlake.

1811 Eastlake operates 75 units opened to homeless men and women struggling with chronic alcohol addiction. According to the *Journal of the American Medical Association*, 1811 Eastlake saved taxpayers more than \$4 million dollars in cost avoidance over the first year of its operation.

Although on-site services are accessible, residents are not pressured nor required to partake in them. Instead, case managers take on a "keep trying" approach, where employees attempt to romance, not coerce, participants into service and housing relationships by meeting them wherever they are in their recovery process.

Residents of 1811 Eastlake must abide to a strict code of conduct. A maximum of two visitors per resident is allowed at a time. Visits are permitted between the hours of 8 a.m. and midnight. All visitors must go through a check-in process at the front desk and provide valid identification. Visitors must be escorted at all

times. Aside from visitor regulations, residents are not allowed to pan-handle around the community.

On the topic of Nimbyism, Mr. Malone stated that there is no empirical evidence to prove that existence of housing first facilities within neighborhoods actually endangers children or lower property values. Effective practices to appease Nimbyism are to set up neighborhood assistance hotlines, educate the neighborhood through workshops, and to already have the zoning for the building planned months ahead.

Our session concluded with Mr. Malone giving us a tour of the Morrison Place. The Morrison contains 190 units of permanent supportive housing for the severely disabled and mentally-ill. One interesting note was that each unit's stove is linked to a timer. This ensures the safety of all residents.

3. Funding Session

In relation to streamlining services to homeless by reducing the fragmentation of existing resources, the Committee to End Homelessness established a countywide Funders Group in 2008. The Funders Group is comprised of about 25 regular members that meet bi-monthly. Members are philanthropists and employees from government, private, and nonprofit organizations. The group is supported by a .25 FTE staff. The staff is budgeted within the Seattle Office of Housing department.

The Funders Group is responsible for the alignment of current resources by identifying the shared priorities among multiple capital, supportive service and operating funders. They also hold the responsibility of the development of new resources, particularly to finance on-going supportive service costs.

The Funders Group also decided on the use of a combined Notice of Funding Availability (NOFA). This process combines 5-7 funders to individual projects/proposals in order to synchronize application dates, use a centralized application form, and make coordinated funding decisions amongst the 5-7 interested funders.

Debbie Thiele from the Seattle Office of Housing and Tom Tierney from the Seattle Housing Authority detailed a few funding sources during this session.

- **Section 8 Housing Choice Vouchers:** Since the plans inception, between the King County and Seattle Housing Authority, they have committed about 2,000 Section 8 Housing Choice Vouchers for use in project based or agency-based models of supportive housing. Each voucher provides subsidy of \$5,000 to \$7,000 per unit per year.

- **Real Estate Document Recording Fees:** The Washington state legislature approved three separate document fee increases since 2003. Currently, the real estate documenting fee is \$10.00. All proceeds are designated for low-income housing and homeless housing with services.
- **King County Human Services and Veterans Levy:** Passed in 2006, this voter-approved property tax levy will generate \$13 million annually for seven years. Eligible uses include mental services, employment assistance, landlord assistance programs, and data-systems support. The funds generated are split 50/50 between resources for veterans and their families and the broader low-income populations.
- **Seattle General Fund Homeless Funding:** Since the Ten Year plan's inception, the City of Seattle has allocated over \$7 million in new general fund for permanent supportive housing using the housing first model.

4. YWCA'S Landlord Liaison Session

During this session, we met with representatives of Seattle's YWCA. The King County Landlord Liaison Project is administered by Seattle's YWCA. The project is a partnership among landlords, participating service providers, and homeless individuals and families.

The Landlord Liaison Project (LLP) is designed to expand private market housing opportunities for homeless renters with barriers to permanent housing. The LLP works with landlords willing to reduce their typical screening criteria in order to admit homeless individuals. These individuals must be ready to be able to pay fair market rent for housing (either through income or subsidy such as Section 8 Vouchers). Tenants must also be ready to take on the responsibilities of living in permanent housing, such as seeking full or part-time employment.

Case managers from participating service providers work with clients on the application process for client participation in the Landlord Liaison Project. The LLP and case managers connect eligible clients with participating landlords. Once a suitable living environment is chosen, the LLP then oversees the signing of leases, move-in condition reports, and release of information.

To ensure tenant and landlord safety, case managers and LLP remain available to help solve housing problems or mediate issues with landlords. Eligible clients are also encouraged to attend a monthly tenant training session offered by LLP.

5. Tent City 3 Session

During this session block, we visited the legally approved tent city encampment known as Tent City 3. We were able to meet with residents and heard their personal testimonies about their experience with living at Tent City 3.

Under a 2002 decent decree, Tent City 3 was allowed to continue as a program. Tent City 3 in King County is a temporary encampment of up to 100 homeless persons who live in a group of tents on the property of a host for approximately 90 days. Before settling into another area, the residents must notify the surrounding neighborhood within 500 feet of the encampment. The camps have managers and a code of conduct for residents. The camps also hold democratic elections of resident officers every week. Once elected, these officers are responsible for the organization, safety, and maintenance of the encampment. The program is sponsored and managed by the Seattle nonprofit organization called SHARE/WHEEL.

Residents testified to enjoy their stay at Tent City 3. Many of the residents have been apart of the encampment for as few as one month, while others have been residents for as many as five years. The consensus amongst the residents is that they feel a lot safer and cleaner at Tent City 3 opposed to being at shelters and transitional homes. Many testified by saying Tent City 3 allows them feel wanted in a community of close friends and family. The encampments are equipped with portable restrooms and portable showers. The encampments even receive gifts and donations from the surrounding neighborhood. These gifts include clothing, food, and reading materials.

While the Ten Year Plan aims to eventually eliminate the need for tent cities, the 2010 the Washington legislature passed Chapter 175, Laws of 2010 which authorizes religious organizations to host temporary encampments for homeless persons on property owned or controlled by a religious organization.

6. Client Care Coordination Session

Systems Manager, Lorri Cox, of King County's Chronic Homeless Care provided us an overview of King County's Client Care Coordination initiative. Client Care Coordination is a systematic database that accurately identifies the "high utilizers" of support services within the Seattle and King County areas. The goal of the database is to link an individual to appropriate services in order to limit the fragmentation of unnecessary services. By creating this process, Client Care Coordination will be able to ensure that certain programs can adequately service the needs for specific individuals. The database also links funders to specific programs of interest. According to Ms. Cox, roughly 3,000 homeless individuals

are logged into the database. The database is populated by an extensive outreach initiative.

7. Safe Harbors Session

Safe Harbors is a countywide Homeless Management Information System (HMIS) that collects information of homeless individuals from 237 participating programs throughout King County. The participating programs include emergency shelters, transitional housing programs, permanent housing programs, and homelessness prevention programs.

Safe Harbors collects information on each person who receives or has received services at participating programs. The information that is collected is designed to help King County understand who the users of these services are, why they are at risk of homelessness or why they became homeless, and what help they need to regain stability.

The system allows service providers to report on the people they have served and the efficiency of their services. By 2014, Safe Harbor will help analyze programs that are not working and eliminate them in attempt to provide cost avoidance.

Sola Plumacher, the Safe Harbors Program Manager, did note that local jurisdictions must have an HMIS in order to be competitive for Federal McKinney-Vento funding.

City Council
City and County of Honolulu

CLAIM FOR TRAVEL REIMBURSEMENT

Date: May 17, 2010

Traveler: Ann Kobayashi

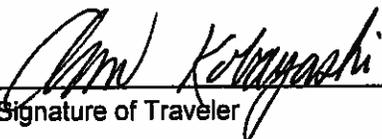
Event: Homeless Prevention Efforts

Location: Seattle / King County, Washington

Dates: From April 26, 2010 To May 2, 2010

Description	Amount	Notes
1. Registration Fee		
2. Airfare	\$471.00	DR: 4/26/10 RT: 5/2/10
3. Hotel	\$855.44	
4. Meals		
5. Ground Transportation	\$50.00	Receipt attached
6. Tips		
7. Other		
Other		
Other		
8. Adjustment		
TOTAL REIMBURSEMENT	\$1,376.44	

This is to certify that the above data, based upon receipts submitted to Council Administrative Support Services via a CCLTRVL02 form, is accurate. Further, I am claiming reimbursement for expenses associated with a trip in which City business was conducted and personal funds were used to advance payment:


Signature of Traveler

MAY 24 2010
Date