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## All Populations Stakeholder Meeting Summary

February 17, 2016

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### Population specific updates

#### Youth and Young Adults

- The Accelerator Y (formerly MetroCenter Y), a branch of the YMCA of Greater Seattle, is excited to announce the new Host Home Housing program aimed to serve young adults ages 18-24 in King County who are at imminent risk of becoming homeless. The Host Home model was recommended to community funders and stakeholders by the Mockingbird Society's Youth Advocates Ending Homelessness group and is a key recommendation of the YYA Initiative's Comprehensive Plan. Stay tuned for more information!
- Count Us In took place on Thursday, January 28<sup>th</sup>. We had an incredible community of partners participate in the effort, and look forward to sharing the report with you in mid-March. A Community Resource Exchange for youth and young adults was held in collaboration with Count Us In to bring resources and entertainment to young people in our community. The United Way of King County coordinated and provided funding for this event, and the effort was a hit!
- Voices of Youth Count (VOYC) is a national research effort led by Chapin Hall to capture the experiences of runaway and homeless youth. The effort will include youth and provider surveys and qualitative interviews. King County was selected as a site for VOYC to take place and has accepted the invitation. We will share more information as it is available!
- If you would like to be added to the Youth and Young Adult Initiative Stakeholder emails, please contact Carrie at [carrie.hennen@allhomekc.org](mailto:carrie.hennen@allhomekc.org).

#### Families with Children

- After the reflections and contributions of over 60 stakeholders, All Home staff completed the final draft of the Family Homelessness Strategic Plan, 2016-2020. The final draft can be found [here](#).
- Starting in March, Family Housing Connections will be completing a call back process to all families on the current roster to complete the family VI-SPDAT.

#### Single Adults

- The Single Adult Strategic Plan is in development with support from the Advisory Group. Additional input will be gathered through community engagement efforts outside of the Advisory Group in March and the final plan will include input from the Focus Strategies report which is estimated to have a draft released in April.
- The Executive Committee has affirmed the recommendation to adopt a phased approach to integrating Single Adults into Coordinated Entry for All by starting with referrals to Permanent Supportive Housing.

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### World Café: Housing location

Participants engaged in a World Café dialogue on different components of housing location (please see slide presentation for additional context)

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### Table topics

Responses and themes as reported by feedback process below:

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**Populations  
specific needs**

Very difficult to conduct housing search when a family has young children without childcare (specifically with children under the age of 4 years old); child needs can interfere with employment

Reentry communities need access to housing location services to prevent homelessness (ex: criminal justice system)

Need to consider domestic violence needs

Seniors or people with long term disabilities and fixed incomes need affordable housing; need housing options to identify ADA needs

Many youth and young adults have never had their own home before; no rental history; many households often chose to hold out until employment; there may be a generational experience of poverty

Need to consider needs of transgender households

Certain criminal backgrounds (sex offence, arson, meth production) is nearly a disqualifier for housing

Teach self-sufficiency skills; there is a learned helplessness amongst many people experiencing homelessness

Veterans often suffer from PTSD or being in close quarters – Need appropriate housing placement for success

Is there a way for Medicaid waivers to pay for supportive services to compliment location services?

Clients living outside have distrust for systems and coming into buildings; need to slowly build on trust

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**Incentives for  
landlords**

Landlords want debts/arrears to be paid off

There are many reasons landlords are denying rental including any past debt (housing related or not); type of income (TANF)

We need higher level agreements with landlords – “If you do BLANK, then we will rent to your household” – Who has the authority to negotiate at a higher level? Legal? Can we have agreements with landlord associations?

Need to educate landlords – In Seattle and other select cities landlords cannot discriminate based on income source

Landlords want 3X the rent

Need landlord engagement strategy

How to negotiate set aside units for homeless households within larger complexes

Fund for damage mitigation

Need for an on call attorney to mitigate questions around fair housing

Case managers need to be available to landlords 24/7; 24 hour hotline for landlords

Leverage State of Emergency in call for landlords

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Look to tax credit properties

Need staff of legal and real estate background to manage all housing providers

Negotiate screening criteria and educate how screening barriers impact households

Provide tenant certification program

Use faith based liaison models - have faith communities work with landlord and household

Different incentives are needed for private landlords versus corporate landlords

RRH needs to be able to guarantee a set amount of rental assistance and case management support

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## **Access**

There is a lack of resources in smaller organizations (i.e., there aren't any case managers in day centers or emergency shelters)

We need to consider institutional barriers that may be inherent in regional access models (i.e., language, culture)

Access isn't just to housing, but to a community; we need to know what food banks, services, mental health options, childcare is available in the area

Conduct a landscape scan of what market rate housing exists that includes region, price, income, eligibility; expand beyond Housing Search NW

Need ability to conduct background/credit screening so households know what to expect

Need to reduce the barriers to working with the Landlord Liaison Project – You currently have to be a member organization or fit the right eligibility as a household

Need to have non-traditional hours of operation

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## **Creative housing solutions**

We need flexibility in vouchers; many people are in shelter or literally homeless with vouchers in hand

Need for flexible fund for landlords to accommodate physically disabled

Seek our landlord associations such as Zillow's Pillars of Community or Rental Housing Associations (RHAWA)

What are the solutions for households that will not reach above 30-50% AMI?

Need to finance housing gap (less with transition housing, but more with motel stays)

What kinds of protections need to be in place for households who participate in shared housing?

There is a need to have progressive engagement around housing location – not all households need intensive housing location support

Host homes are being underutilized; roommate program; boarding house situation

Create small homes on unused land, remodel garages or create separate entrances in larger homes; develop rooftop options; basements

Use vacant buildings, foreclosed homes (Squatter's Board), mobile homes

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Rent out rooms, not units – Market to seniors or people that need to pay their mortgage

Identify to housing to “bridge the gap” to something more permanent or appropriate

Build more housing!

Have landlords or private partners help us identify where to expand housing options

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**Housing location  
vs. Case  
Management**

A housing locator must be different than the case manager; should only focus on housing and building incentives for landlords

A housing locator should be more business savvy; they should know what environment a household would do well in, what services are in the area and the transition plan to long term stabilization services

There should be a hotline to call for both households and landlords to connect with housing locator

There is a missing connection between housing location and ongoing stabilization support

People want choices, they should be able to elect what services they need

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**Gaps in current  
housing location  
services**

We do not currently have the expertise necessary to recruit landlords within our community

Provide a community wide housing tutorial to empower households to locate housing on their own; need to know fair housing law and recognize when they are experiencing discrimination

Housing location and case management should be all within a single agency – there is too much coordination required currently

Eligibility to housing location services should not be exclusive to those who are literally homeless

There are gaps in housing options for certain criminal background (sex offenders, meth distribution/production, arson)

There are gaps in supporting housing stabilization for those with mental health needs

We need positions that spend all their time exclusively with landlords; social workers do not have the expertise of engaging landlords

Housing location between agencies isn't consistent

Within housing location services, we have the pick of who to house and often pick the easiest so that outcomes are higher – Who is serving large households with criminal background, debt, language barriers?

Need to be able to negotiate costs with landlords and not feel like you have to take what you're given

There is no coordination or network sharing amongst providers around landlord options

Is there a way to have a mobile or online assessment for housing location?

Need housing location specifically for Diversion services

There aren't many housing options for large families

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**Strengths in  
current housing  
location services**

Individual agencies and programs are already working with and relying on small, private landlords to house people. Easier to speak with them directly, negotiate and advocate for clients. They're more willing to give folks with barriers a chance.

Utilize smaller landlords as gateway to larger networks of landlords.

Program also pursuing alternate housing options where possible (ie family, friends, etc)

Being able to put down first, last and deposit is a strong incentive for landlords, as is the possibility of additional rent assistance.

Being able to provide case management and other supports (to landlord as well) after being housed is also a strong incentive for a landlord to accept clients with barriers.

One program in particular tells their landlords that the agency will assist them with challenging/unstable tenants even if they are not a client of their program, to keep landlords.

Confirmation that (to the extent possible) getting all paperwork in order before unit is available is key.

General consensus that lack of affordable options, difficulty accessing subsidized housing and units owned by larger property management companies makes housing location very difficult.

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**Regional  
differences**

Housing location services need to shift by area and population (i.e., refugee/immigrant)

We need a resource network to coordination outreach to landlords

There is a lack of childcare in suburban cities (south and north King county) when their income exceeds TANF and yet they are being relocated to suburban cities

Nontraditional hours are needed when services aren't centralized in suburban areas

Need to consider transportation depending on geographic area; often trading transportation for parking personal vehicles; parking tickets create issues

Need to coordinate city homelessness response across the County

Providers need to have working understanding of what's available and where

Need access points to services in South King County

Short-term housing options are a burden on children and school districts

There is not enough permanent supportive housing on the Eastside

Landlord recruitment is Seattle centric – this needs to diversify

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