

Navigating the Housing System

March 8th, 2023

10:00am-12:00pm

Training Session 4 of 4



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Specialist

Tribal Land Acknowledgement

We would like to acknowledge the Indigenous people who have stewarded this land since time immemorial and who still inhabit the area today.

Building Changes is on the land of the Duwamish and Coast Salish People.

www.native-lands.ca



IN CHAT: Please
Introduce yourself.

Type in your name,
agency, role, and
pronouns.



Roll Call!



Please update your name as it appears in pdEnroller for clock hour attendance.



Mute when not speaking, bio breaks as needed, and take care of yourself! Live transcript available.



Use the "reactions" buttons, raise your hand during Q&As, and add questions to the chat as they arise.



Vision

Mission

Values



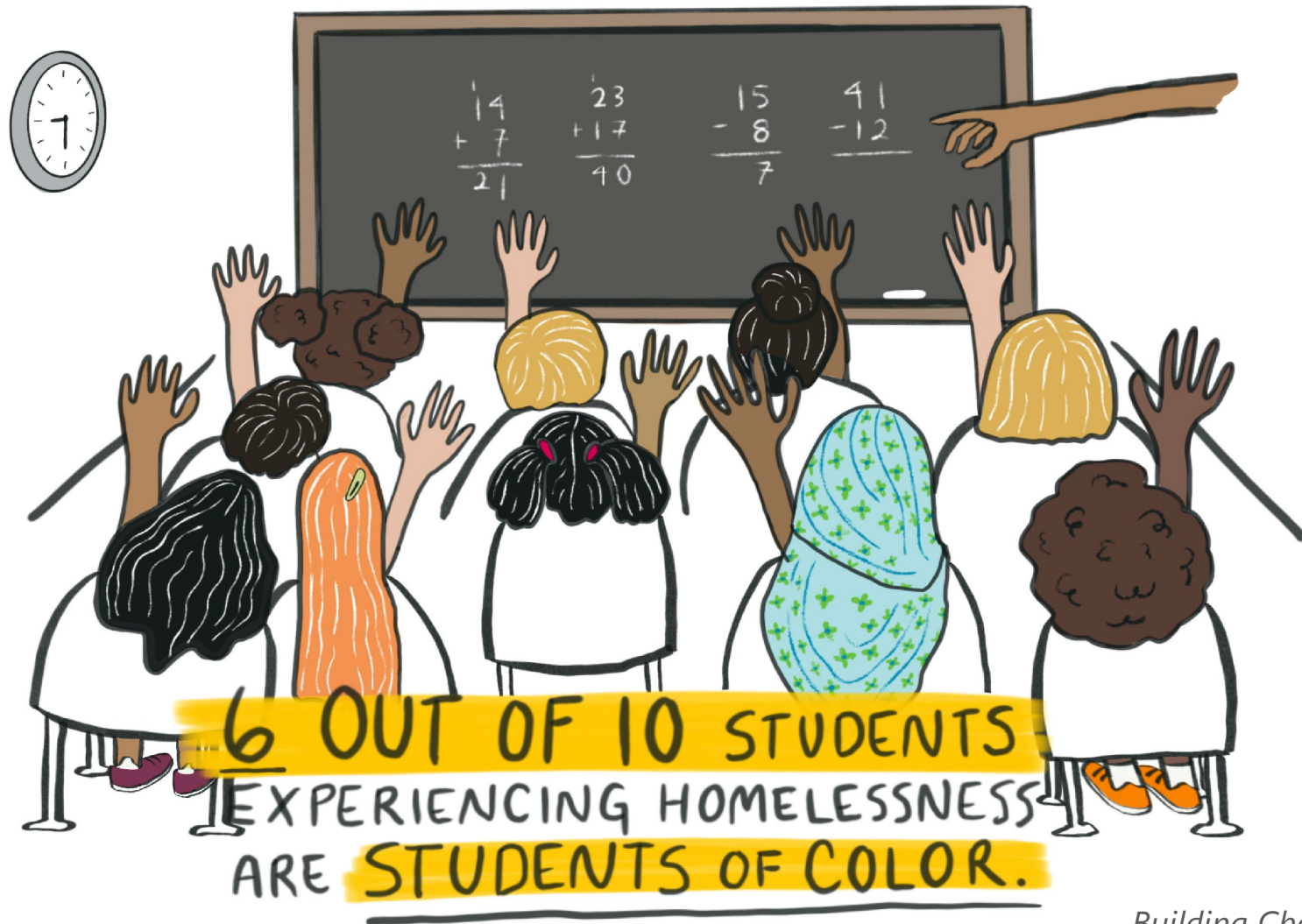
**BUILDING
CHANGES**

Communities thrive when people have safe and stable housing and can equitably access and use services.

Building Changes advances equitable responses to homelessness in Washington State, with a focus on children, youth, and families and the systems that serve them.

- Equity
- Partnerships
- People
- Integrity





Building Changes, 2019



BC's Education Team

Our Work with OSPI

Building Changes explores how school and housing systems interact with one another to serve students experiencing homelessness through our Education Team's work. We show up for students, encourage cross systems partnerships, and influence policies that shape on the ground practice.

OSPI and Building Changes have partnered, with the help of ARP funds, to provide training for McKinney-Vento school staff and community-based organizations serving students experiencing homelessness. We intend to offer 7 trainings (each one will occur 4 times) through September 2023. This partnership will offer content, tools, and peer networking opportunities to help those supporting students experiencing homelessness across our state.



Agenda

McKinney-Vento Refresher

Housing Program Presentation

Break

Housing Program Presentation Cont'd

Advocacy Updates

“Day in the Life of a Housing Provider” Panel

Applying to Practice: Networking

Check Out

Objectives for today

- Attendees will have the opportunity to learn about different housing resources available for students and families experiencing homelessness such as: coordinated entry (emergency shelter, Diversion, Rapid Rehousing, permanent supportive housing), the role of housing authorities (housing opportunity vouchers, low income vs. Affordable housing), and serving specific populations (survivors of domestic violence, veterans, young people, and immigrant/refugee/migrant/undocumented households).
- Attendees will leave with up-to-date information on policies, funding opportunities, and how the work with McKinney-Vento students has shifted amidst the ongoing pandemic.
- Attendees will hear what a day in the life of a housing provider is like working alongside a school or school district.
- Attendees will have the opportunity to network and strategize with colleagues across the state.

McKinney-Vento Refresher

The McKinney-Vento Homeless Assistance Act is a federal law that ensures immediate enrollment and educational stability for homeless children and youth – as defined by OSPI.

Friendly reminder: McKinney-Vento students have access to program supports outlined by this federal law for the duration of the school year, regardless of any changes in their housing status.

Who is Eligible?

- **Children who lack a fixed, regular, and adequate nighttime residence**
- Sharing the housing of others due to a loss of housing, economic hardship, or similar reason (Doubled-up)
- Living in motels, hotels, trailer parks, or campgrounds due to a lack of alternative accommodations
- Living in emergency or shelters
- Abandoned in hospitals
- Living in a public or private place not designed for sleeping
- Living in cars, parks, abandoned buildings, bus or train stations, or other inadequate accommodations
- Migratory children and youth living in any of the above situations

The Housing
System:
*Understanding
the Framework*



Join at menti.com use code 5871340

How knowledgeable do you feel about eligibility and accessing resources through your community's housing system for the students you serve?

Not at all knowledgeable

I feel...

2.9

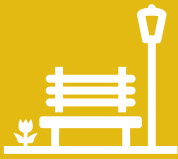
▶ Start Menti

Extremely knowledgeable



U.S. Department of Housing and Urban Development (HUD) Categories

What are the four categories of the homeless definition (§ 578.3)?



Within the homeless definition there are four categories of homelessness:

1. Literally Homeless
2. Imminent Risk of Homelessness
3. Homeless Under Other Federal Statutes
4. Fleeing/Attempting to Flee Domestic Violence

TANF (Temporary Assistance for Needy Families)

- *Your TANF benefits are based on your family size and income. A family of three, with no income, would receive a monthly TANF grant of \$654. That's an annual income of \$7,848.*
- **If you are found eligible for the TANF Program, you must:**
 - Cooperate with the Division of Child Support
 - If you are a parenting teen, live in an approved living situation
 - Participate in the WorkFirst Program, if required
- **To be eligible for TANF, your family must have resources of \$6,000 or less. Resources are things like:**
 - Checking and savings accounts
 - Stocks, bonds, or mutual funds
 - Vehicle equity over \$10,000
- Households can receive up to 60 months of this benefit.
- Households may qualify for health insurance.
- Households may qualify for [Working Connections Childcare](#).

SNAP (Supplemental Nutrition Assistance Program)

- SNAP benefits for a family of 3, with no income, paying 100% of their TANF (\$654) for their housing would receive \$511 per month.
- Eligibility: Live in Washington state, Have income below 200% of the Federal Poverty Level and meet citizenship requirements
- Approval happens in 6-10 business days.
- If your family of three has a monthly income of \$2311, you would report your increase and your benefit would be reviewed and likely reduced.

What can and can't I do with my EBT card and benefits?

Misuse of your Washington QUEST card is a state and federal crime!

Appropriate Use

You or a member of your household may use your Basic Food benefits to buy food items such as:

- Breads and cereals.
- Fruits and vegetables.
- Cheese, milk and other dairy products.
- Meats, fish, poultry and eggs.
- Most other food items that are not sold as prepared hot foods.
- Seeds and plants that produce food.

Illegal Use

It is not legal to:

- Use food benefits on your EBT card for any purpose other than to buy food for eligible household members.
- Exchange your food benefits for anything of value (trafficking). Examples of illegal trafficking include exchanging food benefits for cash, anything other than buying food from an authorized retailer.
- Give your benefits to anyone who is not in your Basic Food household.
- Use Basic Food benefits to buy non-food items such as household supplies, vitamins, medicine, pet food, tobacco or alcohol.

Coordinated Entry

The purpose of a Coordinated Entry System (CE) is to provide the quickest access to the most appropriate housing to every household experiencing or at-risk of homelessness through a standardized assessment and referral process.

WA Coordinated Entry Sites by County:

<https://deptofcommerce.app.box.com/v/CEAccessPoints>

Housing System Map



A Few Barriers to Housing

Low credit/lack of
credit history

Criminal history

Immigration status

Racial
discrimination from
landlords and
service providers

High move-in costs

While rents rise,
income does not

Lack of rental
history/lack of co-
signer

Discrimination for
using housing choice
voucher

Rental limits on
voucher do not
translate to market-
rate housing costs

SCENARIO: It's Saturday and you and your family have been kicked out of your home by your abusive partner. You've called every local shelter in your community and all of them are at capacity.

Where do you go?

Emergency Shelter



Shelter Types

Day centers

Night shelters

Confidential domestic
violence shelters

Family shelters

Gender-specific shelters

Youth shelters



Shelter Role

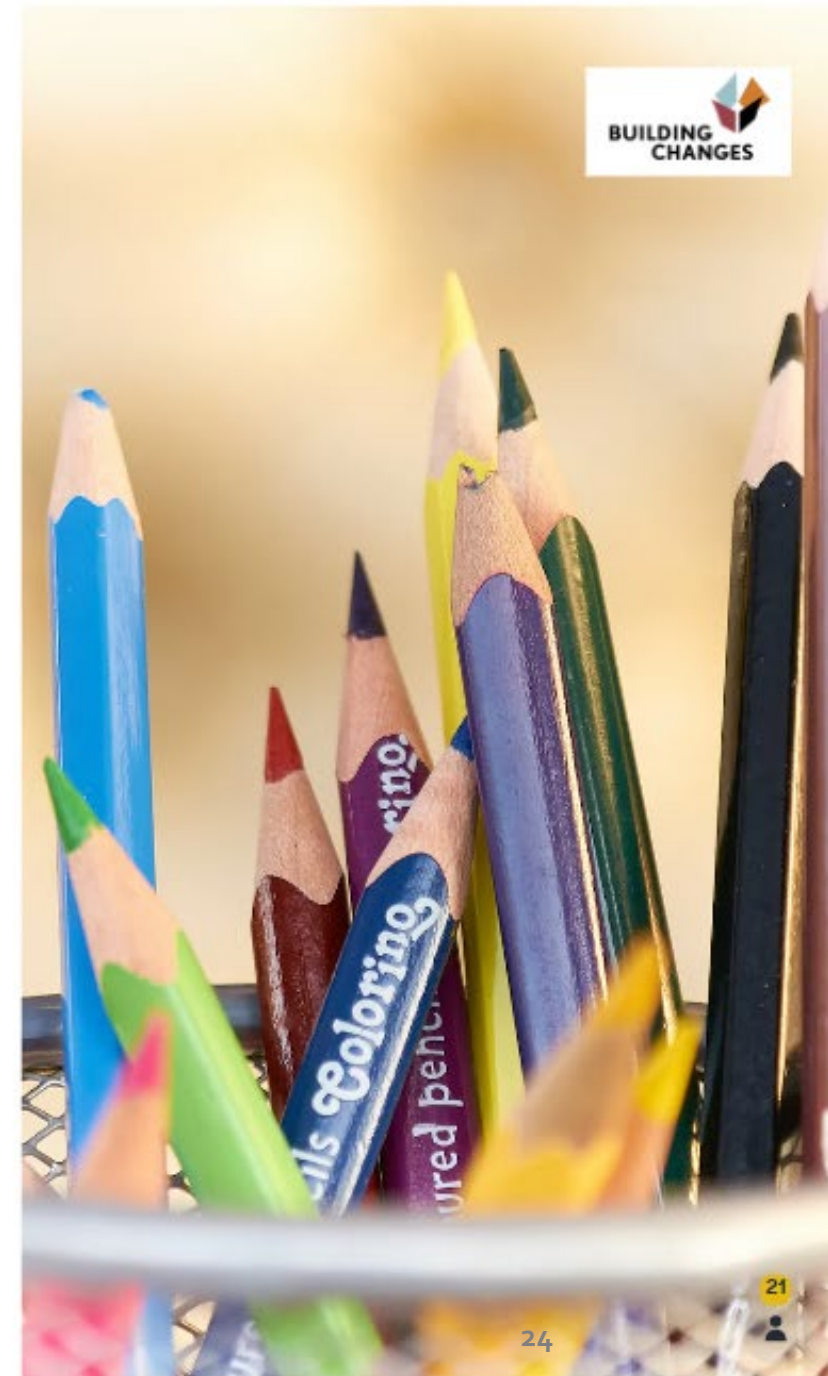
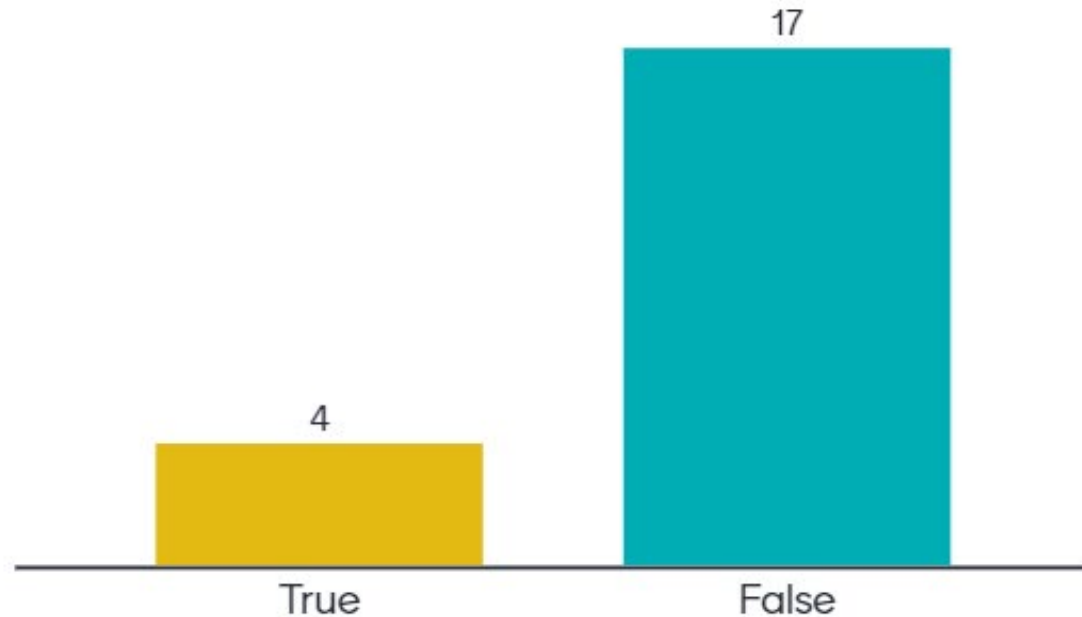


- Often time-limited
- Some require signing in, assessment, proof of homelessness, and/or background check
- Stays are contingent on capacity
- Usually includes some level of resource navigation in the form of a case worker or advocate
- Often are not culturally responsive
- Stigma

Housing Interventions



TRUE/FALSE: If you are fully employed while experiencing homelessness, you will qualify for resources immediately to help you find permanent housing.



Housing Interventions Cont'd

Housing interventions are programs that work to keep families housed or assist access to housing, which include:

Diversion

Rental Assistance

Eviction Prevention

Tenant's Rights Programs

Rapid Rehousing (RRH)

Permanent Supportive Housing (PSH)

Diversion

Diversion is a "light touch" approach to ending homelessness that encourages and helps households to come up with their own solutions to housing crises. Diversion doesn't require intensive case management or other system resources, so it's quicker and more cost-effective than other approaches, which frees up resources for more families in need.

<https://www.piercecountywa.gov/4809/Coordinated-Entry-Diversion>

Rapid Rehousing

Rapid re-housing provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and stay housed. It is offered without preconditions (such as employment, income, absence of criminal record, or sobriety) and the resources and services provided are typically tailored to the needs of the person.

<https://endhomelessness.org/ending-homelessness/solutions/rapid-re-housing/>

Permanent Supportive Housing

Permanent Supportive Housing (PSH) is permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and **supportive services are provided** to assist households with at least one member (adult or child) with a disability in achieving housing stability.

<https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-program-components/permanent-housing/permanent-supportive-housing/>

Trauma-Informed Care: Supporting Students and Families Experiencing Homelessness

- Only ask what is necessary
- Use a strengths-based lens
- Don't make assumptions
- Take cultural factors into account (i.e., doubled up due to economic hardship)
- Withhold judgment and unnecessary comments about housing and/or family situation
- Whenever possible: "Nothing about us, without us."

Questions?

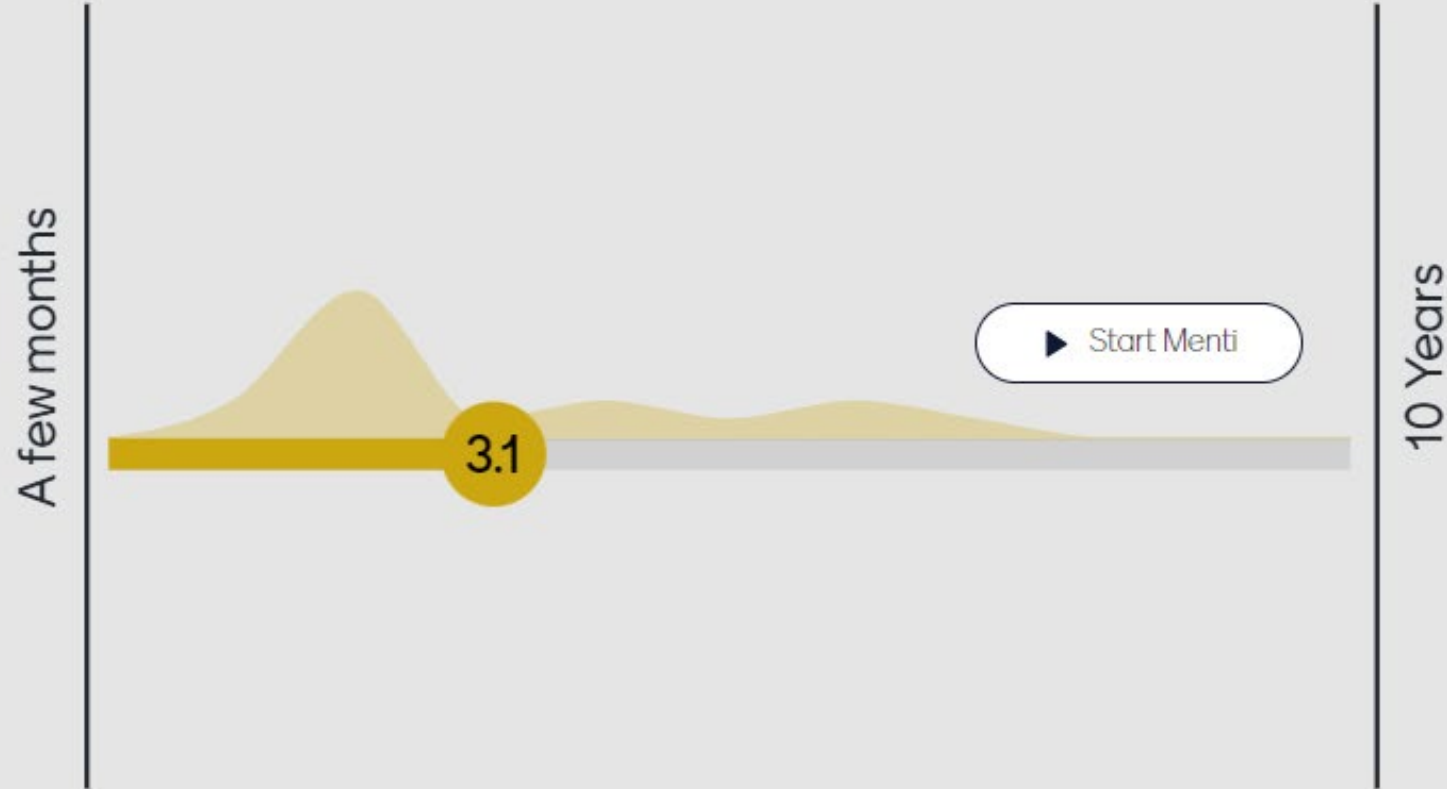
Time for a
Break



Housing Authorities



How long can households anticipate to be on a public housing waiting list in order to receive assistance?



What is public housing?

- Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.
- Public housing is limited to low-income families and individuals. An HA determines your eligibility based on:
 1. annual gross income;
 2. whether you qualify as elderly, a person with a disability, or as a family; and
 3. U.S. citizenship or eligible immigration status.

What is the role of a housing authority?

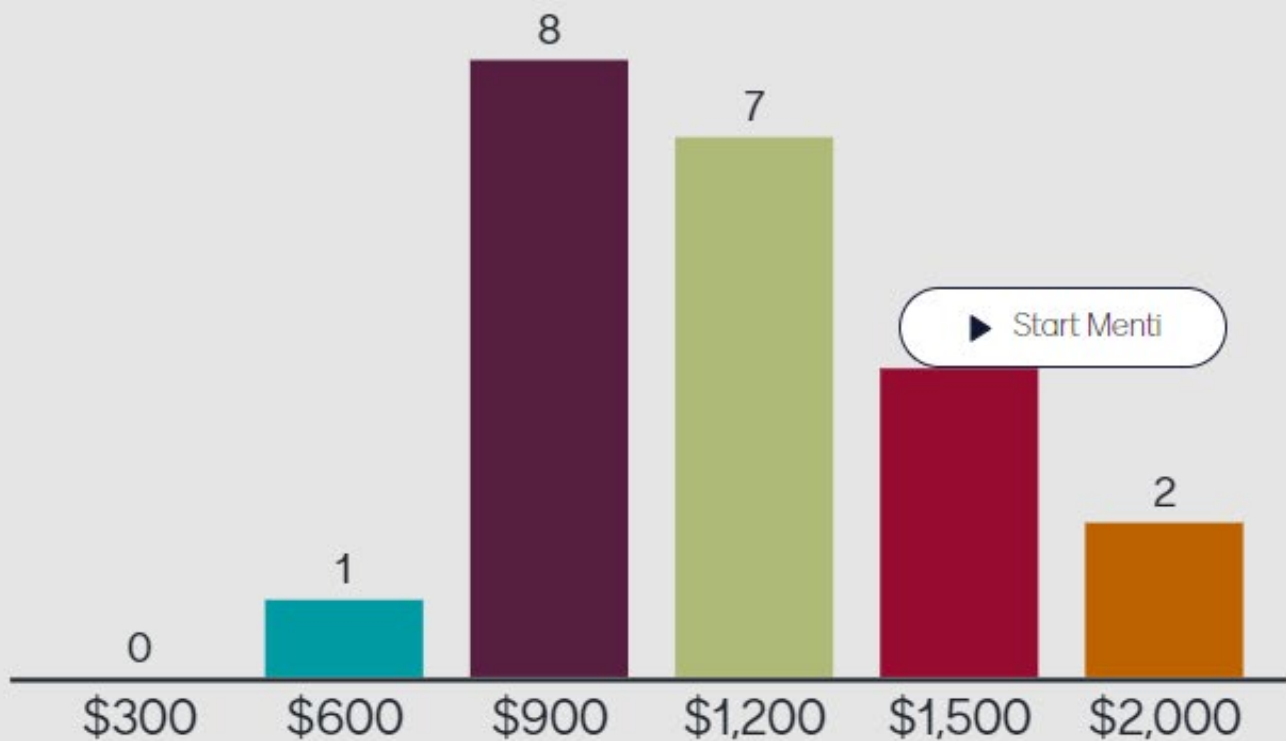
An HA is responsible for the management and operation of its local public housing program. They may also operate other types of housing programs.

- (1) On-going functions: (a) Assure compliance with leases. The lease must be signed by both parties; (b) Set other charges (e.g., security deposit, excess utility consumption, and damages to unit); (c) Perform periodic reexaminations of the family's income at least once every 12 months; (d) Transfer families from one unit to another, in order to correct over/under crowding, repair or renovate a dwelling, or because of a resident's request to be transferred; (e) Terminate leases when necessary; and (f) [maintain the development in a decent, safe, and sanitary condition.](#)

Affordable Housing



If my gross income is \$3000 per month, how much should an "affordable" unit cost (rent+utilities)?



What is affordable housing?

- Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.
- Affordable housing means that a rental is offered below market rate.
- The Low-Income Housing Tax Credit (LIHTC) **subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants.** ... Once the housing project is placed in service (essentially, made available to tenants), investors can claim the LIHTC over a 10-year period.

Affordable Housing Resources



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

Final FY 2023 FMRs By Unit Bedrooms

<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$1,829	\$1,881	\$2,199	\$2,953	\$3,446

King County, WA is part of the Seattle-Bellevue, WA HUD Metro FMR Area, which consists of the following counties: King County, WA; and Snohomish County, WA. All information here applies to the entirety of the Seattle-Bellevue, WA HUD Metro FMR Area.

The FY 2023 Fair Market Rents for Seattle-Bellevue, WA HUD Metro FMR Area are based on the results of a local rent survey conducted in November, 2021.



https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019summary.odn

<https://tenantsunion.org/rights/low-income-housing-search>

Megan Veith, JD
*Director of Policy &
Advocacy at Building
Changes*

Advocacy Updates



2023 Legislative Session

- Homeless Student Stability Program (HSSP)
- Education
- Health
- Housing



Provider Panel:
*A Day in the Life
of Accessing
Housing Services*



Our Panelists

- **Brianna O. Kiarie**, Director of Housing & Economic Opportunity, Neighborhood House - briannak@nhwa.org www.nhwa.org
- **Heather Eddy**, Assistant Director at St. Margaret's Shelter, Catholic Charities
- **Asma**, Mother & Nurse with lived experience

Applying to
Practice:
*Networking
Time*



Choose your breakout rooms based on the type of community you work in:



City: Territory (districts) inside an urban area and inside a principal city. *Example districts include Bellingham, Seattle, Spokane, Wenatchee, and Yakima.*

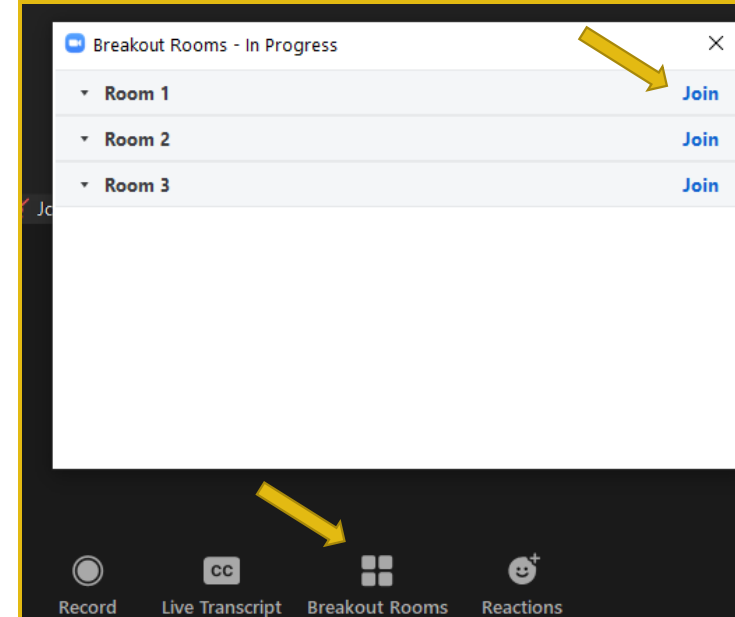


Suburban: Territory outside a principal city and inside an urbanized area. *Example districts include Battle Ground, Issaquah, Kelso, Mead, and Puyallup.*



Town/Rural: Territory inside an urban cluster but outside of an urbanized area. Census-defined rural territory. *Example districts include Aberdeen, Centralia, Ellensburg, Okanogan, Snoqualmie Valley, Coupeville, Grand Coulee, Kalama, Raymond, and Soap Lake.*

Break out Rooms



Join at menti.com use code 58 71 34 0



Share a "Golden Nugget" from your breakout conversations!

9 responses

Vivian

Better understanding of HUD
homeless categories

Appreciate the overview of the
housing system and options for
finding it!

Readiness to Learn

Collaborations in my
area has been immensely helpful for
learning/gathering resources &
getting ideas about what else we can
do

networking with each other is very
valuable, especially in small
communities

How long a process finding stable
housing can be

Loved the resources!

Links :-)

Press **ENTER** to stop scrolling

In Closing...



- For Clock Hours, please complete the survey through pdEnroller



Washington Office of Superintendent of
PUBLIC INSTRUCTION
homelessed@k12.wa.us



Connect with us!

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