

Final Report Homelessness Assessment: Update to 2019 Report

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City of Edmonds



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Table of Contents

Executive Summary	2
Major Findings on the Extent of Homelessness in the City of Edmonds	2
Updated Inventory of Services	3
Actual and Potential Funding	3
Best Practices	3
Recommendations	4
Introduction and Background	5
Methodology	6
Major Tasks/Study Objectives	6
Data Gathering Activities	6
Overview of Housing Insecurity in Edmonds	10
Selected Housing Estimates in Edmonds	10
Housing Burden Statistics	12
Extent and Types of Homelessness in Edmonds	17
Extent of Homelessness in Edmonds	17
Types of Homelessness	24
Inventory of Homelessness Services in the Edmonds Area	27
Funding Sources for Homeless Services	31
Best Practices	33
Conclusions and Recommendations	39
Conclusions	39
Recommendations	40
Appendices	42
Appendix A: Survey	42
Appendix B: Inventory of Services	63

Table of Figures

Figure 1. Edmonds Household Sizes.....	10
Figure 2. Housing Units by City, County, and State	10
Figure 3: Comparison of Cost Burdened Edmonds Households: 2011-2015 to 2014-2018 Averages	11
Figure 4. Portion of Income Spent on Renter-Occupied Housing Units by Income Level	12
Figure 5: Portion of Income Spent on Owner-Occupied Housing Units by Income Level	13
Figure 6: Cost-Burdened Residents by County and City, 2014-2018 averages	13
Figure 7. Edmonds Residents' Incomes.....	14
Figure 8: Edmonds 2019 Population Pyramid	15
Figure 9. Annual Income for Essential Jobs	16
Figure 10. Number of DSHS Edmonds Homeless Clients by Year	17
Figure 11. City of Edmonds DSHS Total Clients and Percentages of Homeless Clients.....	18
Figure 12. DSHS Clients Verses the Estimated Number of Edmonds Medicaid Recipients for 2021	19
Figure 13. Living Situations for Unhoused Students in 98026 and 98020 Zip Codes	20
Figure 14. Students Qualified for McKinney-Vento Services in the 98026 and 98020 Zip Codes by School	20
Figure 15. PIT Count of Unhoused Individuals from 2015 to 2019 Estimates.....	21
Figure 16. Edmonds Race and Ethnicity Comparison: 2019 ACS Estimates & DSHS Unhoused Clients.....	22
Figure 17. DSHS Unhoused Individuals Aged 65 and Older.....	23
Figure 18: Point-in-Time Count 2020 by Sub-Population	24
Figure 19: Edmonds Homelessness Survey Q3	24
Figure 20: Edmonds Homelessness Survey Q4	25
Figure 21: Edmonds Homelessness Survey Q2	25
Figure 22. Edmonds Service Referrals from 211 by Type.....	30
Figure 23. Top 20 Sub-Type Edmonds Services Referrals from 211	30

Executive Summary

This report is an update to the 2019 homelessness report to the City of Edmonds City Council, which includes new data on the extent of homelessness in Edmonds, an updated inventory of homeless services, actual and potential funding for services, and best practices from the region and country.

In summary, the following data represents what we can know about homelessness in the City of Edmonds, given numerous data limitations, and the data indicates a landscape of cost-burdened households, intensifying need for homeless services and a prevalent phenomenon of hidden homelessness. Despite these challenges, the data suggests how impactful relief services can be, and the City of Edmonds can expand these tools, as well as consider other options, to mitigate the issue of homelessness.

Major Findings on the Extent of Homelessness in the City of Edmonds



The number of unhoused individuals in Edmonds is decreasing which appears to show that **Edmonds Human Services programs are helping to prevent homelessness**



40% of Edmonds residents are cost-burdened, meaning they spend 30% or more of their income on housing expenses

450

The **minimum** number of **Edmonds residents currently experiencing homelessness** according to Department of Social and Health Services (DSHS) data

8,802

The estimated number of **Edmonds residents near or below the federal poverty level¹**

117

The number of Edmonds students (K-12th) that are unhoused

69%

of surveyed respondents said **lack of affordable housing was the largest factor in becoming homeless (69%)** as well as staying homeless (63%)



The percentage of Edmonds unhoused individuals who are 65 or older has been increasing

¹ See page 19.



COVID-19 pandemic rent moratorium and the scale of associated relief services seems to have helped mitigate homelessness in Edmonds, based on an interpretation of DSHS homeless client trends.



The data indicates that people in Edmonds are **increasingly at risk of becoming homeless, especially if they are older adults or Black, Hispanic, American Indian or Alaska Natives**

Updated Inventory of Services

Though our survey was distributed to a range of organizations interacting with unhoused people, we asked a select number of questions that only service providers could answer. Among those service providing organizations that answered, respondents indicated **food assistance, rent/utility assistance, motel vouchers, and mental health resources** as the types of services offered in Edmonds. Respondents noted a number of Edmonds-based and Lynnwood-based services or service providing organizations. More detail on their responses can be found in the report and an updated inventory of services sourced from 2-1-1 can be found in Appendix B.

Actual and Potential Funding

Survey respondents reported that the most common types of funding organizations that they were using for services were city funds or grants. Other detailed funding sources include the Homeless Response Fund, community relief funds, and ARPA funding.

There are new and existing potential funds the City may pursue to fund additional activities or serve more at-risk households in Edmonds, which can be found detailed in this report. Additionally, about a third of survey respondents indicated that they were unaware of other sources of funding they could be receiving. Of those that were aware (12%), one major theme among responses in an open-ended follow-up question was that it is too difficult to find and apply for funding.

Best Practices

Our survey and interviews prompted stakeholders to identify particularly effective best practices used to address homelessness. Though survey respondents were uncertain about real-world examples of effective practices, they were clear about what nationally recognized evidence-based practices might work in Edmonds, such as **permanent supportive housing and homeless prevention strategies**.

Based on the themes from the survey, we targeted three organizations for best practices interviews, including San Mateo County California's Human Investment Project: **HIP Housing Home Sharing program** as a best practice for increasing affordable housing in a built community; **the Bellevue CARES program** as a best practice in collaboration, services provision, and data collection; and Bergen County New Jersey's **Housing, Health and Human Services homelessness data collection and reporting through their "Built for Zero" program**.

Recommendations

1. **INCREASE HUMAN SERVICES STAFFING:** Continue to grow the Human Services program, and increase staffing capacity for service coordination, case management, program development, regional collaboration, policy development and applying for grants.
2. **INCREASE EMERGENCY SHELTER:** Increase regional collaboration with neighboring cities and the County, by pooling funding and directing staff efforts towards creating more emergency shelter options and supportive services in south Snohomish County.
3. **CREATE A RESOURCE NAVIGATION HUB:** Expand the services the City provides through collaboration with other agencies, like DSHS and 2-1-1. Provide shared office space in the Human Services office to have DSHS benefit coordinators and 2-1-1 resource navigators available to provide assistance.
4. **DEVELOP A PRACTICUM PROGRAM FOR COLLEGE STUDENTS:** Pursue a collaboration with local colleges to provide students working towards social work or human service degrees to gain practicum experience working with Edmonds first responders; conducting outreach to residents who are unhoused or in crisis.
5. **CREATE COMMUNITY GRANT PROGRAM:** Create a human services grant program and make grants available to community-based organizations to increase the availability of local human services.
6. **INCREASE AFFORDABLE HOUSING OPTIONS:** Consider creative options for adding to the supply of affordable housing within Edmonds, such as home sharing programs.

Introduction and Background

In 2018 and 2019, the City of Edmonds City Council sought to gain an understanding of the homelessness landscape within the City, including: the number and demographics of residents experiencing homelessness; local and regional services available to assist unhoused individuals, as well as mitigating potential homelessness from occurring; how nearby south Snohomish County cities and towns were addressing homelessness; and identifying best practices among like-sized municipalities in other geographic regions. Edmonds-based Koné Consulting, LLC (Koné) was retained to conduct the assessment, which resulted in a report to the council in February 2019 and included quantitative data from the 2017 census and the Washington State Department of Social and Health Services (DSHS), a services landscape scan, qualitative data from stakeholder interviews and community engagement, voices from those with lived experience, and recommendations for future planning. For the remainder of this report, the City of Edmonds will be referred to as simply Edmonds.

In 2021, Edmonds' new Human Services program retained Koné to update the homelessness assessment to reflect the current state of homelessness and possible impacts from the COVID-19 pandemic. This report includes findings and recommendations based on analysis of publicly available data from the 2019 census; state, county, and zip code data on receipt of public benefits, original data gathered through a survey of community providers, data sourced from 2-1-1 service calls, data on students receiving homeless services, data from the Economic Alliance of Snohomish County as well as the Housing Authority of Snohomish County and interviews with other programs regarding best practices.

Methodology

Major Tasks/Study Objectives

- Identifying the Type and Extent of the Homelessness in Edmonds
- Inventorying Current Homeless Services in Edmonds and Seven Surrounding Cities
- Identifying Actual Funding Sources for Current Homeless Services and Potential Funding Sources to Address Edmonds-Area Homelessness
- Best Practices Research

Data Gathering Activities

The study used three data gathering techniques: Gathering and analysis of existing data, expert interviews, and an online survey of organizations that deal with unhoused people.

Analysis of Existing Data

Data gathering consisted of obtaining and analyzing both public data and DSHS internal data. Below is a description of the following data sources:

American Community Survey (ACS) Data: The ACS is administered by the Census Bureau but it differs from the Census in a few key respects, especially from the 2020 census. It is conducted much more frequently than the decennial census and it provides current information to communities every year on topics like education, employment, internet access, and transportation. Though *sent only to a sample of American addresses* (about 3.5 million), the ACS provides local and national leaders with the information they need for programs, economic development, emergency management, and understanding local issues and conditions. Much of this report's external data comes from the Census Bureau's 2019 ACS 5-year estimates. This data was chosen because it provides the best data available for Edmonds and allowed us to see patterns and changes over several years.

The 2020 decennial census began April 1st, 2020, which was during the early months of the COVID-19 pandemic. In a normal year, the Census Bureau (Bureau) sends staff to certain on-site locations for data collection, such as nursing homes, college dorms, prisons, and other group quarters facilities, and for in-person follow ups with households that did not respond to the census survey. These visits were suspended

in 2020 due to stay-at-home orders². After extensive analysis, the Bureau concluded that the census results were biased, meaning there were significant differences between those individuals and households for whom data was collected and those whose data was not. Due to pressure to release the data, the Bureau was unable to do the analysis required to address the biases created by the COVID-19 pandemic before releasing the data. They concluded that, "When the data are this biased at the national level, one can only assume that state level data, as well as lower levels of geographies, will show varying degrees of unreasonableness, and may exhibit even greater anomalies" (p. 37).

Washington State Department of Social and Health Services (DSHS) Data: Internal DSHS data provides the total number of clients accessing the range of cash and food assistance programs under its purview. It also provides some information on clients, such as ethnicity, age and whether or not clients are homeless. Unlike the previous report, DSHS data for this round did not include a breakdown by program. While DSHS data is the most reliable measure available, it is still likely to be an undercount of the true nature of homelessness given that it only represents those individuals who are receiving DSHS benefits or services. Unlike the last report, *DSHS only provided data on clients in yearly segments, whereas they previously provided monthly data making comparison with numbers from the last report difficult*. However, DSHS did provide data for 2007 to 2021, allowing us to visualize trends in homelessness over time. DSHS programs include:

- Supplemental Nutrition Assistance Program (SNAP)
- State Food Assistance Program (FAP)
- Aged, Blind, or Disabled Cash Assistance (ABD)
- Consolidated Emergency Assistance Program (CEAP)
- Diversion Cash Assistance (DCA)
- Housing and Essential Needs (HEN) Referral
- Pregnant Women Assistance (PWA)
- Refugee Cash Assistance (RCA)
- State Supplemental Payment (SSP)
- Temporary Assistance for Needy Families (TANF)
- State Family Assistance (SFA)

In DSHS data, homelessness is classified as: homeless without housing, homeless with housing (staying temporarily with family or friends, which is commonly referred to as "couch surfing"), emergency shelter, or domestic violence shelter. If clients were in a household in homeless status at any time during the calendar year, they are counted as homeless.

² Daily, D., Cantwell, P.J., Battle, K. Waddington, D.G. (2021) ACS Research and Evaluation Report Memorandum Series #ACS21-RER-04, pg 39.



2-1-1 Call Data: The 2-1-1 phone line service is a free, confidential community service and convenient access point to local services, including utility assistance, food, housing, health, childcare, after-school programs, elder care, and crisis intervention. Calls to 2-1-1 are routed by the local telephone company to a local or regional calling center, similar to 9-1-1. 2-1-1 and the data it collects on callers can serve as a measure of the intensity of needs in a given community. The Koné team was able to obtain caller demographic data and referral data for the year 2021. The data was used to reflect the scale and type of needs in Edmonds.

McKinney-Vento Data: The McKinney–Vento Homeless Assistance Act of 1987 provides states with federal money for students experiencing homelessness. For this reason, data is collected on students receiving these services that includes living situation and school location. The data used in this report reflects all Edmonds students receiving these services who reside in Edmonds zip codes. The Koné team was able to obtain McKinney-Vento data for the 2020-2021 school year. The data was used to reflect the overall impact of homelessness as well as the specific impact on students in Edmonds.

Point-In-Time (PIT) Count Data: The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. The Department of Housing & Urban Development (HUD) requires that Continuums of Care (CoC) conduct an annual count of people experiencing homelessness who are unsheltered or sheltered in settings like emergency shelter, transitional housing, and Safe Havens on a single night. Continuums of Care also must conduct a count of unsheltered people experiencing homelessness every other year (odd numbered years). Each count is planned, coordinated, and carried out locally.

Any PIT Count methodology used will have some inherent limitations and there are factors, such as weather or COVID-19, that may affect the count results in any given year. Therefore, the PIT Count results should be considered an indicator of overall trends rather than a definitive number of those experiencing homelessness at any given time. This report uses two documents from the Snohomish County CoC: one from 2019 and one from 2020.

Economic Alliance Snohomish County Report: The Economic Alliance Snohomish County is an economic development agency that promotes economic growth and opportunities for organizations in or looking to join Snohomish county. As such, they provide a dashboard on various economic indicators for the county.

Housing Authority of Snohomish County (HASCO): As a housing authority, HASCO provides information on housing, such as the average cost of rent for an apartment in the county.



Interviews

Interviews were conducted early in the study to inform the creation of the survey instrument. In-depth interviews were conducted to inform best practices. The interview protocol included 11 questions and several possible follow up questions. Information obtained during the interviews was also used when creating recommendations.

Survey

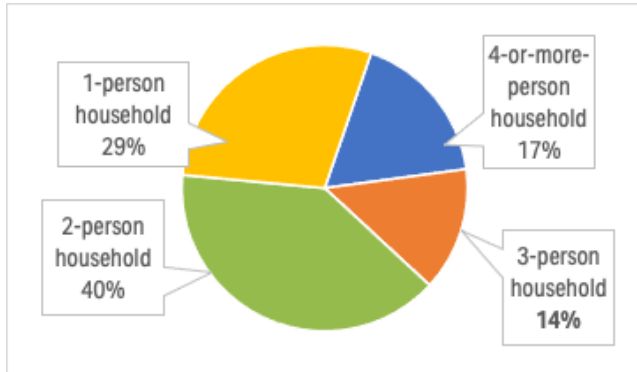
To gather current data about the population of unhoused individuals and available services, this study created an online survey. The survey consisted of 25 questions; 6 open-ended and 19 closed-ended, and 2 sliding scale (0-100) items. Using varied question types allowed for quantitative and qualitative data analysis. Where appropriate, close-ended questions offered write-in answers. All submissions were anonymous. Data was collected between October 25, 2021, and November 12, 2021. Participants for the survey were selected based on their organization's likely interaction with unhoused individuals. Participants for interviews were selected based on responses to the survey.

There was a total of 59 survey participants, with the majority of responses (37%) coming from non-profit organizations. The next three largest groups were faith-based organizations (14%), informal community supports (10%), and Snohomish County officials (10%). The remaining 29% were made up of elected officials, law enforcement officers, service providers, and other Edmonds stakeholders. To ensure anonymity for participants, the only demographic information requested was occupation. For this reason, it is possible that multiple representatives from the same organization could have participated. It should be noted **this is only a gauge of survey respondent perceptions and not a definitive measurement** of housing and shelter capacity. However, this survey data, when paired with other empirical data, can yield powerful insights on the nature of homelessness in Edmonds.

Overview of Housing Insecurity in Edmonds

Selected Housing Estimates in Edmonds

Figure 1. Edmonds Household Sizes³



The number of housing units in Edmonds is 18,713, and 17,761 of those units are occupied. The majority of units are owner-occupied (70.7%) compared to renter-occupied units (29.3%). Of the housing unit types, 62% are 1-unit structures, 37% have two or more units per structure, and 0.7% are mobile homes or all other unit types.

Edmonds residents often make the City their long-term home. **In 2019, 50.5% had lived in the same unit for at least 10 years and 13.9% had lived in the same unit for 30 or more years.**

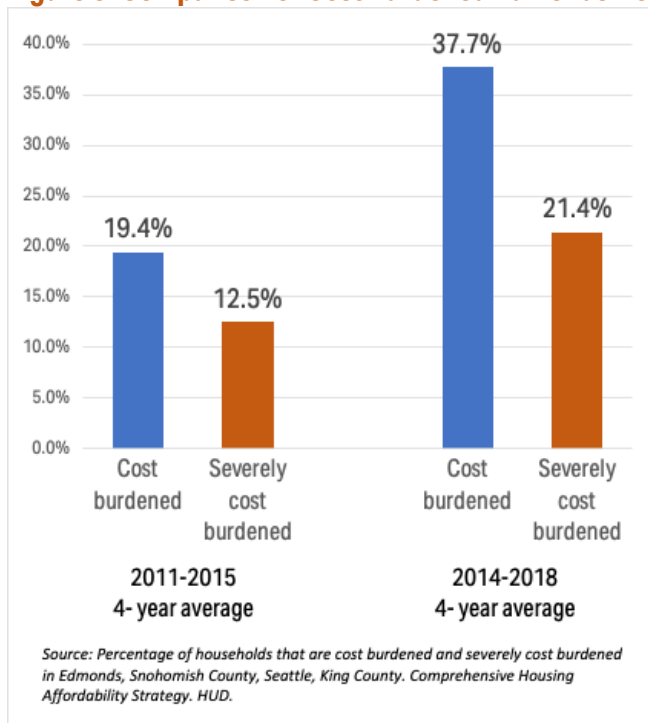
Figure 2. Housing Units by City, County, and State⁴

	City of Edmonds	Snohomish County	Washington State
Total Housing Units			
Occupied housing units	94.9%	94.3%	91.8%
Vacant housing units	5.1%	5.7%	8.2%
Homeowner vacancy rate	0.5	0.5	1.1
Rental vacancy rate	4.1	4.8	4.3
Occupied Housing Units			
Owner-occupied	70.7%	66.7%	63.1%
Renter-occupied	29.3%	33.3%	36.9%
Average household size of owner-occupied unit	2.39	2.81	2.66
Average household size of renter-occupied unit	2.24	2.49	2.35

³ U.S. Census Bureau. (2019). 2019 American Community Survey 5-year Estimates, Edmonds City [DP04].

⁴ Ibid.

Figure 3: Comparison of Cost Burdened Edmonds Households: 2011-2015 to 2014-2018 Averages



According to the US Department of Housing and Urban Development, "cost burdened" means a household pays more than 30% of their income for housing. The number of cost burdened households has risen over the years. Figure 3 shows the difference between the four-year averages starting at 2011 and 2014, as provided by the U.S. Department of Housing and Urban Development (HUD). Despite the time frames overlapping, the averages are notably higher for 2014-2018, which shows just how quickly the percentages rose. More detail about the 2014-2018 data can be found in Figure 6.

The data also shows a significant divide between the cost burden for those who rent their housing and those who own it. Figures 4 and 5 compare how much of a household's income is spent on housing costs based on income brackets and shows the need for more affordable housing as those with much higher incomes. One of the things these figures show is that residents with higher incomes (\$75,000 or more) are far more likely to own their home than residents with lower incomes (Less than \$75,000). Among renters, those with higher incomes pay 20% or less of their income for housing, while the majority of lower income renters pay a higher percentage.

The issue is that those who make \$75,000 or are likely to pay 20% or less towards renting an apartment which comes out to \$15,000 a year at most, but those who make \$50,000 a year are more likely to pay 30% or more, which also means they are also paying \$15,000 or more. **This suggests that the issue is not only that there is not enough affordable housing for lower incomes but also that people with lower incomes are competing with those from higher incomes for the same rental units.**

Housing Burden Statistics⁵

31% of **all Edmonds residents** are cost burdened with 30% or more of their income going to housing

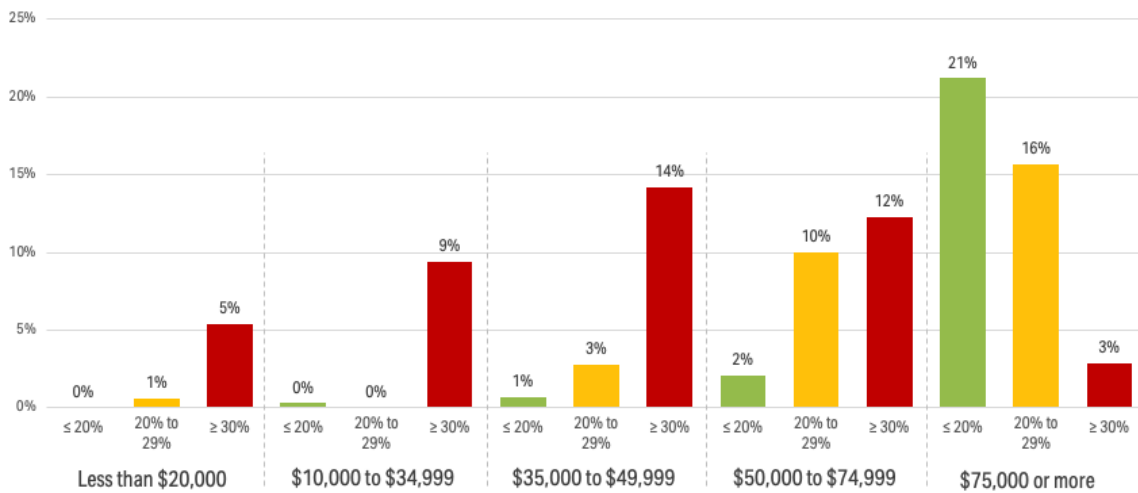
44% of **Edmonds renters** are cost burdened with 30% or more of their income going to housing

15% of **Edmonds renters** are cost burdened **and make less than \$35,000 in annual income**, putting them at risk of losing their home in the event of a financial crisis.

26% of **Edmonds homeowners** are cost burdened with 30% or more of their income going to housing

9% of **Edmonds homeowners** are cost burdened **and make less than \$35,000**, putting them at risk of losing their home in the event of a financial crisis.

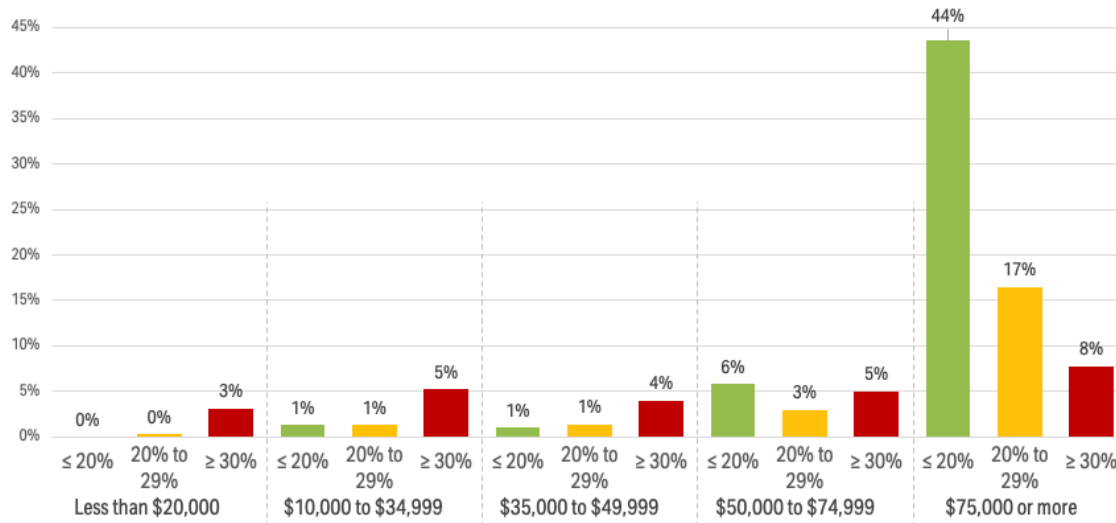
Figure 4. Portion of Income Spent on Renter-Occupied Housing Units by Income Level



Source: ACS, 2019

⁵ U.S. Census Bureau. (2019). 2019 American Community Survey 5-year Estimates, Edmonds City [S2503].

Figure 5: Portion of Income Spent on Owner-Occupied Housing Units by Income Level



Source: ACS, 2019

Figure 6: Cost-Burdened Residents by County and City, 2014-2018 averages⁶

2014-2018		Edmonds	Snohomish County	Seattle	King County
Cost Burdened (>30% to ≤50%)	Owners	13.4%	15.2%	13.9%	14.5%
	Renters	24.3%	24.0%	21.6%	21.8%
	Total	37.7%	39.2%	35.5%	36.3%
Severely Cost Burdened (>50%)	Owners	8.6%	8.3%	9.6%	9.3%
	Renters	12.8%	20.6%	21.6%	19.8%
	Total	21.4%	28.9%	31.2%	29.1%
Overall Cost Burdened	Total	59.1%	68.1%	66.7%	65.7%

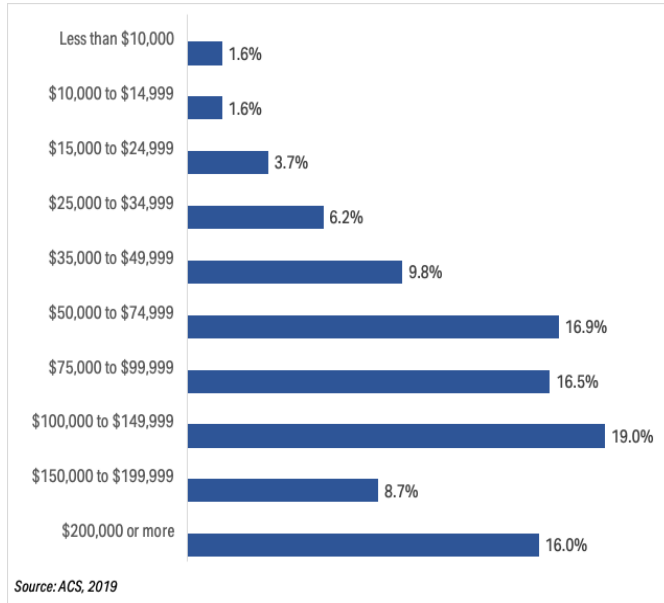
Demographics

The demographics for Edmonds are mostly similar to Washington state as a whole. The majority of residents are white, non-Hispanic/Latinx (76.8%), with the next largest racial populations being Asian (8%), two or more races (5.6%), some other race (3.5%), and Black (1.6%)⁷. In terms of ethnicity, 7.6%

⁶ U.S. Census Bureau. (2019). 2019 American Community Survey 5-year Estimates, Edmonds City [DP05].

identify as Hispanic/Latinx and 92.4% identify as non-Hispanic/Latinx⁸. There isn't a meaningful gender difference with 48% of the population identifying as male and 52% as female⁹.

Figure 7. Edmonds Residents' Incomes



In terms of income, Economic Alliance Snohomish County reports the 2019 median household income as \$91,218¹⁰. ACS reports a lower median income at \$89,229 and that the average annual income is \$120,197¹¹. The difference between the average and median reflects that some residents have much higher incomes than the majority of Edmonds residents, which is not surprising given 16% of residents make \$200,000 or more, and it is not known how much higher than \$200,000 some resident incomes may be.

A notable demographic aspect is the age of residents. Edmonds is a graying community, which means it has significantly more older residents than younger ones. Figure 8 shows the population pyramid for Edmonds for the age ranges from 20 to 24 years to 85 years and over. While the triangle overlay does not represent a to-scale or ideal version of how the pyramid should appear, it gives a sense of how much the post-WWII baby boom is skewing the pyramid. When the number of younger people is smaller than older people, there is a risk of not having a large enough workforce to replace those who are retiring. Many occupations that older populations depend on do not pay well enough to support a local workforce. The Housing Authority of Snohomish County (HASCO) reports that the fair market value rent on a studio apartment at \$1,588¹². To avoid being cost-burdened, renters would need to make roughly 3 times the cost of rent, which is also the standard used by many landlords in the area. This makes \$57,168 the minimum annual income required to meet the housing burden standard (see Figure 7). However, this is an underestimation because it does not include utilities or any income lost to work absences.

⁸ Ibid

⁹ Ibid.

¹⁰ Economic Alliance Snohomish County. October 2021. Economic indicators of Snohomish County.

¹¹ U.S. Census Bureau. (2019). 2019 American Community Survey 5-year Estimates, Edmonds City [S1901].

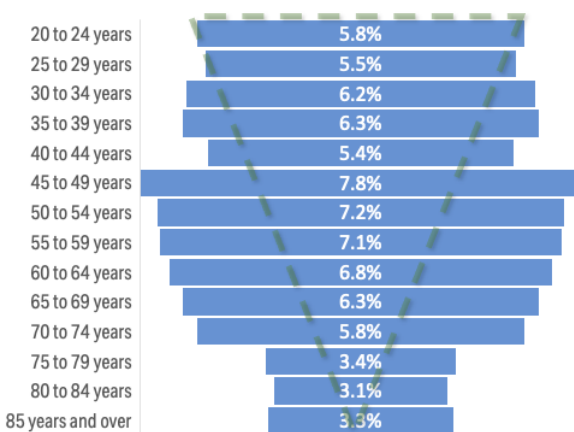
¹² Collier, C. (2022). Snohomish County Housing Perspective. Housing Authority of Snohomish County presentation March 9, 2022.

Median Rent for Studio in Snohomish County	Minimum monthly income to make 3 times the cost of rent	Minimum annual income to make 3 times the cost of rent
\$1,588	\$4,764	\$57,168

Many of the jobs that will be needed most over the next 30 years are lower skill jobs requiring a high school-level degree and some specialized training. A few examples of these jobs are listed in Figure 9 and are representative of individuals who are working but cannot afford to live in Edmonds without significant housing assistance. The need for these jobs will be high throughout the state and the country, and those who are currently part of the “hidden homeless” population may already be working these types of positions.

Demographic Concerns

Figure 8: Edmonds 2019 Population Pyramid



The possibility of staffing shortages in occupations that cannot afford the cost of living presents a potentially serious issue for Edmonds' graying population. While many sectors of the healthcare industry are beginning to recover from pandemic staffing shortages, community care facilities for the elderly and nursing care facilities had fewer workers in November 2021 than they did throughout the spring of 2020.¹³ Experts are warning that it may be difficult to find workers willing to fill these positions in the future due to the low pay in combination with the

emotional and physical demands of providing care.¹⁴ Figure 10 shows the annual income for various occupations that do not require a college degree, according to the U.S. Department of Labor. These occupations often require physical labor, including standing for long hours, that make them better suited

¹³ Wager, E., Amin, K., Cox, C., & Hughes-Cromwick, P. (2021). What impact has the coronavirus pandemic had on health employment? *Peterson-KFF Health System Tracker*. Retrieved from: <https://www.healthsystemtracker.org/chart-collection/what-impact-has-the-coronavirus-pandemic-had-on-healthcare-employment/>

¹⁴ Chatterjee, R. (2022). The pandemic pummeled long-term care -it may not be able to recover quickly, experts warn. NPR. Retrieved from: <https://www.npr.org/sections/health-shots/2022/02/22/1081901906/the-pandemic-pummeled-long-term-care-it-may-not-recover-quickly-experts-warn>

for younger workers. Edmonds' aging population will increase demand for jobs like personal care aides and services, but when the housing costs and low pay mean they are one financial crisis away from being unable to afford their home, it may become increasingly difficult to fill all of the positions that will be needed over the next 10 to 20 years. In sum, a lack of affordable housing and the risk of homelessness may result in staffing shortages for many essential jobs, but particularly the health care workers that Edmonds will need due to the graying population.

Figure 9. Annual Income for Essential Jobs¹⁵

Median annual income needed to afford rent in Edmonds:		\$57,168	
2020 Median Annual Salaries			
Home Health and Personal Care Aides	\$27,080	General Maintenance and Repair Workers	\$40,850
Pharmacy Technicians	\$35,100	Grounds Maintenance Workers	\$32,220
Postal Service Workers	\$51,150	Hand Laborers and Material Movers	\$30,010
Waiters and Waitresses	\$23,740	Health Education Specialists and Community Health Workers	\$48,140
Automotive Service Technicians and Mechanics	\$44,050	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	\$50,590
Barbers, Hairstylists, and Cosmetologists	\$27,630	Nursing Assistants and Orderlies	\$30,830
Cashiers	\$25,020	Passenger Vehicle Drivers	\$34,670
Childcare Workers	\$25,460	Retail Sales Workers	\$27,320
Construction Laborers and Helpers	\$37,080		

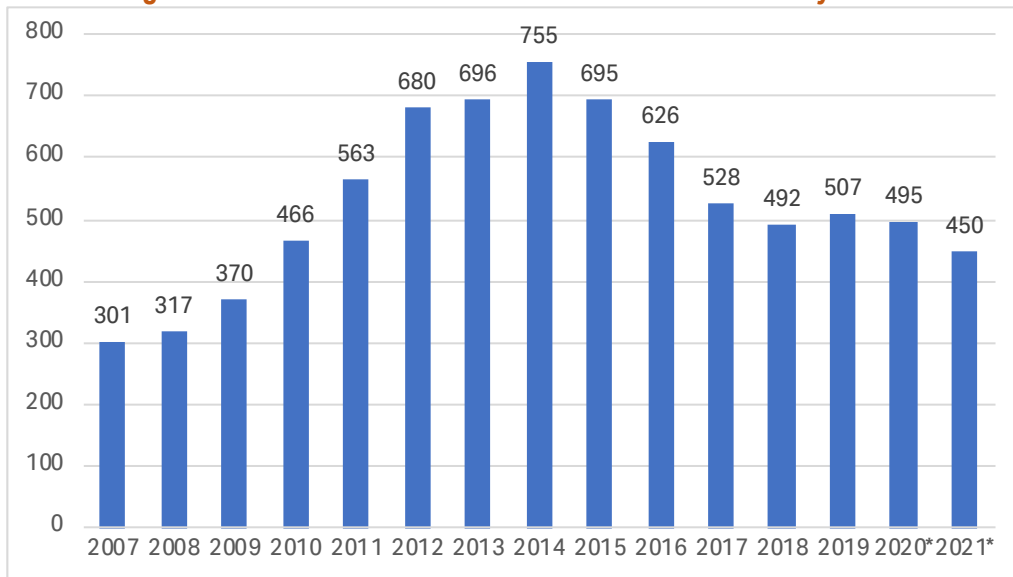
¹⁵ Bureau of Labor Statistics, U.S. Department of Labor. (2022). Occupational Outlook Handbook. Retrieved from: <https://www.bls.gov/ooh/>

Extent and Types of Homelessness in Edmonds

Extent of Homelessness in Edmonds

Like the previous Koné report, the most reliable data on the number of homeless people in Edmonds comes from DSHS data. It is the most reliable because it is population data and it is representative of those with residential addresses in Edmonds. In other words, the data can be disaggregated by zip code (98026 and 98020 minus Woodway). Based on that source, there are approximately **450 Edmonds residents currently experiencing homelessness**.

Figure 10. Number of DSHS Edmonds Homeless Clients by Year¹⁶



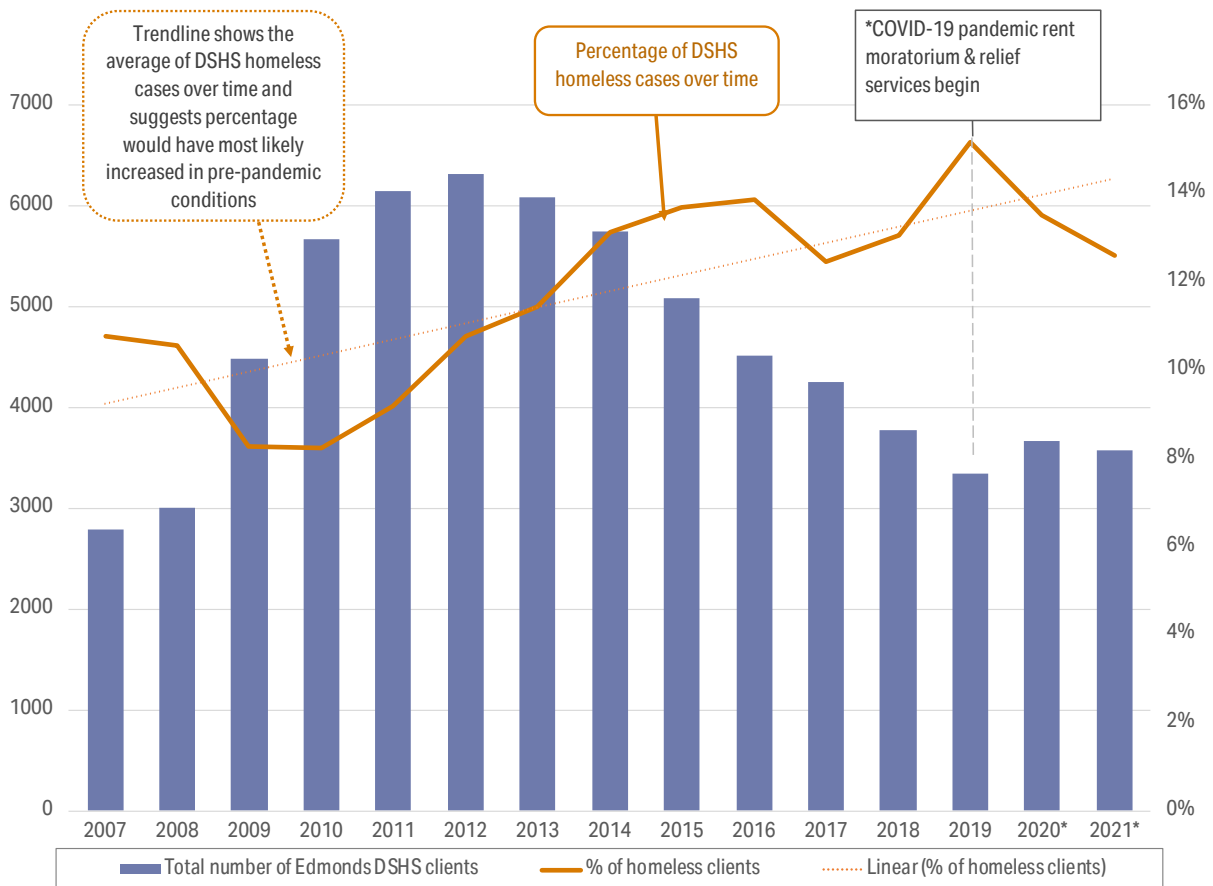
While Figure 10 may appear to suggest that the trend of Edmonds homelessness is going down, Figure 11 shows that **the percentage of Edmonds DSHS clients who are homeless has been steadily increasing**. Though the raw number of Edmonds DSHS homeless clients peaks in 2014, the percentage of total DSHS clients who are homeless peaks in 2019, **suggesting that the intensity of homelessness (measured by need for assistance) is increasing**.

It must be noted that this percentage of total DSHS clients who are homeless dips after 2019, but, given the linear trend below and the economic picture of Edmonds described earlier, it may be the case that the **COVID-19 pandemic rent moratorium and the scale of associated relief services helped mitigate homelessness in Edmonds**. This suggests that relief services can make a real impact on homelessness in

¹⁶ Washington State Department of Social and Health Services. (2022). Internal document.

a community like Edmonds and though great progress can be made using the tools that are available, **the end of the eviction moratorium represents a critical juncture to either expand those tools or face a return to higher numbers of homelessness.**

Figure 11. City of Edmonds DSHS Total Clients and Percentages of Homeless Clients¹⁷



Source: DSHS internal document, 2022

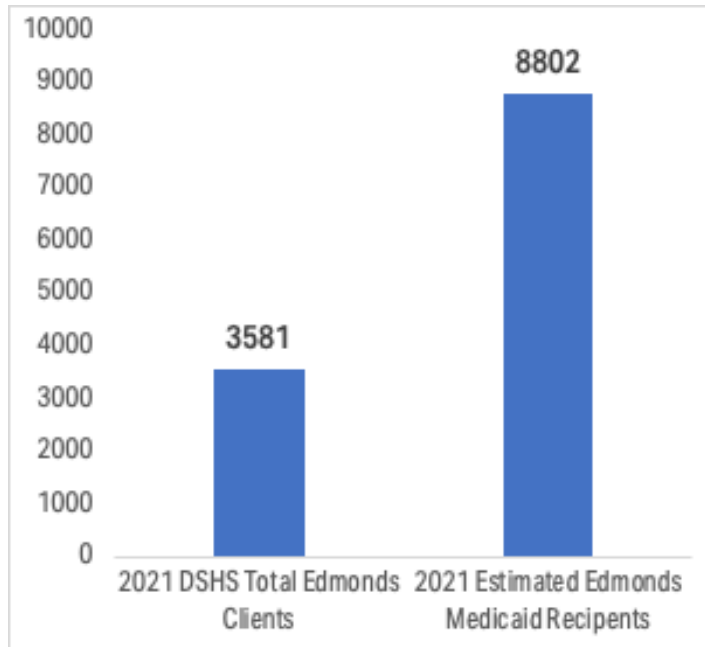
DSHS data is a reliable measure of both need and individuals at risk of homelessness, but it only provides a picture of those utilizing cash and food assistance programs. To get a fuller picture of the need and risk within Edmonds, it is important to also acknowledge the number of Medicaid recipients in Edmonds. Using publicly accessible Medicaid data for Snohomish County¹⁸, the Koné team estimates that as many as **8,802 Edmonds residents** could be in need of city homelessness prevention services because their income is low enough that they are eligible to receive Medicaid. Additionally, most individuals that qualify for Medicaid qualify for food assistance programs and there is likely overlap with additional cash and food

¹⁷ Washington State Department of Social and Health Services. (2022). Internal document.

¹⁸ Approximated based on Edmond’s population

assistance programs. Individuals in Edmonds receiving Medicaid benefits have incomes less than 200% of the Federal Poverty Level (FPL), or \$34,840 a year for a two-person household, which, when compared to the Edmonds median annual cost of rent at \$17,592 and mortgages at \$27,576, makes them very likely to be cost-burdened¹⁹ households and at risk of becoming homeless.

Figure 12. DSHS Clients Verses the Estimated Number of Edmonds Medicaid Recipients for 2021



In 2018, the Koné report extrapolated on McKinney-Vento Act data and estimated **that there were around 120 students who were unhoused and likely resided in the City of Edmonds**. We arrived at that number by dividing the total by each of the District’s four quadrants, and then dividing data from schools serving students in Edmonds and another municipality by two (typically Edmonds/Lynnwood).

In 2021, the Koné team was able to obtain more granular data, which showed **117 unhoused public-school students** who qualified for McKinney-Vento services in the 98026 and 98020 zip codes by school. The majority come from Scriber Lake High School and the majority are in doubled-up and couch surfing living conditions. These individuals are sharing the housing of other people due to loss of housing, economic hardship, or a similar reason²⁰.

¹⁹ Cost-burdened households are those that spend more than 30% of their income on rent or mortgage costs.

²⁰ Doherty, Matthew. “Understanding the Criteria and Benchmarks for Ending Youth Homelessness: Frequently Asked Questions, Part 1” United States Interagency Council on Homelessness, 20 Apr. 2017, www.usich.gov/news/understanding-the-criteria-and-benchmarks-for-ending-youth-homelessness-frequently-asked-questions-part-1/. Accessed 25 Mar. 2022.

Figure 13. Living Situations for Unhoused Students in 98026 and 98020 Zip Codes²¹

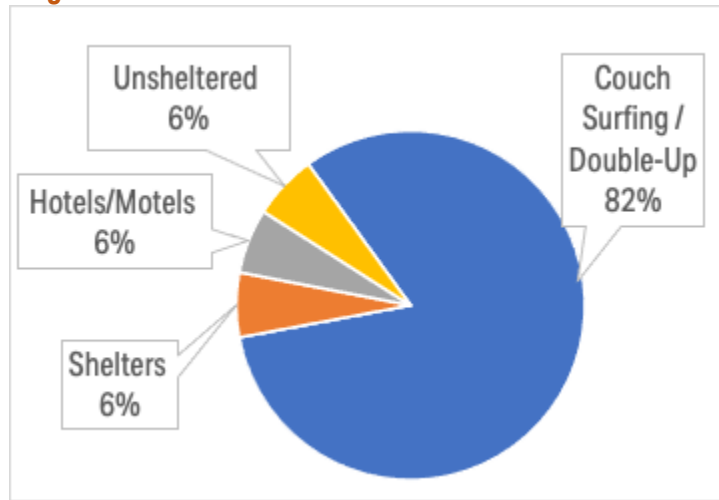
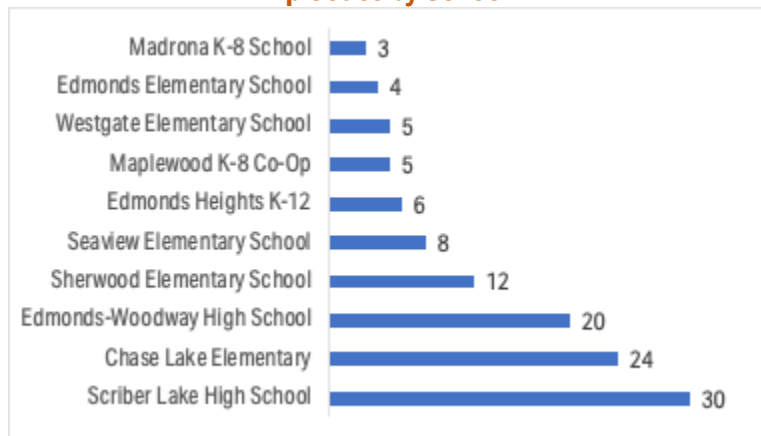


Figure 14. Students Qualified for McKinney-Vento Services in the 98026 and 98020 Zip Codes by School²²



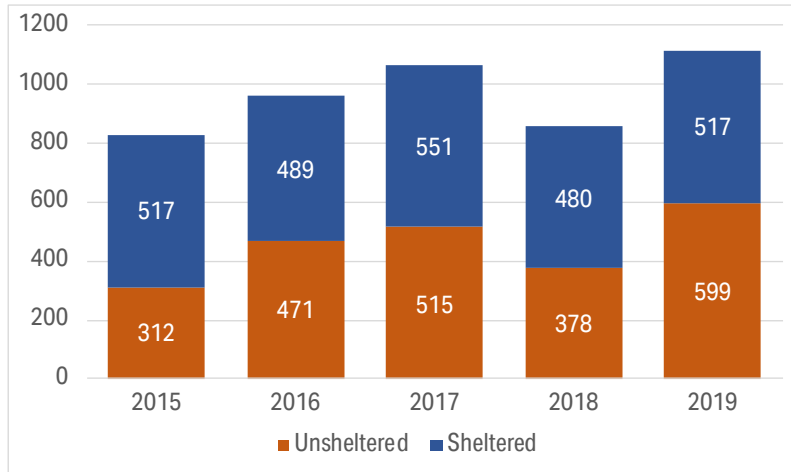
PIT in Snohomish County

According to PIT count-associated figures in Snohomish County, the data suggest that between 2015 and 2019 there was an upward trend in the number of unsheltered and sheltered homeless people in Snohomish County. Though this is only county data, it does confirm the upward trend noted in the DSHS data. It should also be noted that this is not a count of every person experiencing homelessness in the county; only a number of those that could be counted on a single night.

²¹ McKinney Vento data provided by Equity and Student Success Department of Edmonds School District in October 2021

²² McKinney Vento data provided by Equity and Student Success Department of Edmonds School District in October 2021

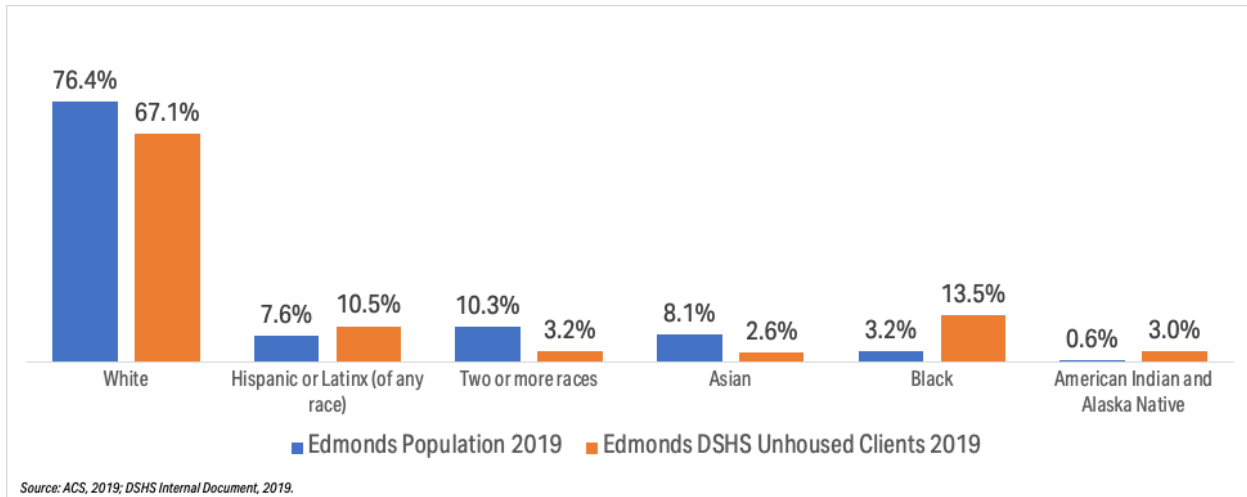
Figure 15. PIT Count of Unhoused Individuals from 2015 to 2019 Estimates²³



To determine priority subgroups, the Kone team used ACS data and compared it to DSHS client data. Figure 17 shows a comparison of the population count with the number of DSHS clients served. The figure uses data from 2019 because it was the most current census data available at the time of analysis and DSHS 2019 data was used to compare at one specific point in time. The figure shows that Black/African American and American Indian and Alaska Native, and Hispanic DSHS homeless clients are overrepresented compared to Census Bureau data for Edmonds. This finding suggests that these demographics should be prioritized in efforts to address homelessness in Edmonds.

²³ “Point In Time (PIT)” Official Website, snohomishcountywa.gov/2857/Point-In-Time. Accessed 23 Mar. 2022.

Figure 16. Edmonds Race and Ethnicity Comparison: 2019 ACS Estimates & DSHS Unhoused Clients



* The most recent ACS data available is 2019, so 2019 DSHS data was used for comparison

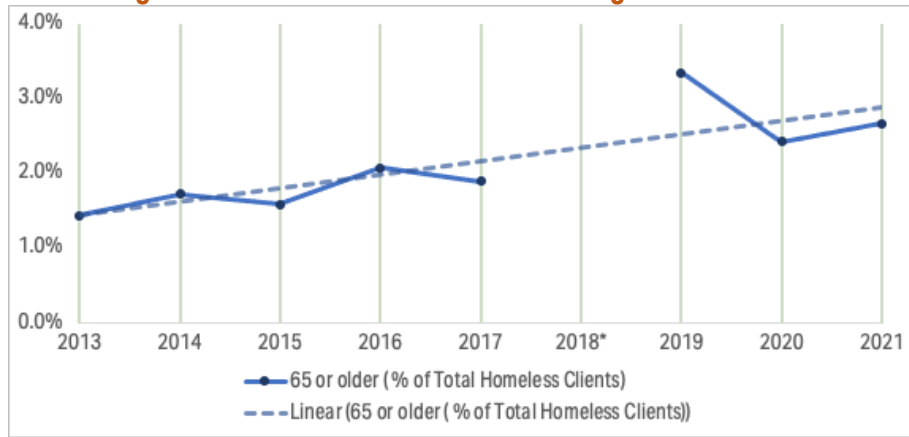
Older Adults who are Homeless or At-Risk of Homelessness

According to DSHS data, the percentage of Edmonds unhoused clients who are older adults (individuals who are age 65 or older) has been on the rise since 2013. Figure 17 shows an upward trend with a peak around 2019. The data suggests a pattern that the typical Edmonds unhoused person is increasingly more likely to be 65 or older. This presents a particular risk given that the experience of homelessness creates extra stress on aging individuals. According to one study,²⁴ adults ages 50 and older who are unhoused are experiencing health conditions—including cognitive and functional impairments—20 years earlier than their housed counterparts. Older unhoused Edmonds residents are at particular risk if no remediation steps are taken.

One caveat should be noted for Figure 17. In DSHS data, values less than 10 but greater than zero and their corresponding percentages are not displayed to limit the disclosure of client identity. These years are denoted with an asterisk (*).

²⁴ Kushel, Margot, et al. “Homelessness, Older Adults, Poverty, Health.” ASA Generations, 26 Aug. 2020, <https://generations.asaging.org/homelessness-older-adults-poverty-health>.

Figure 17. DSHS Unhoused Individuals Aged 65 and Older

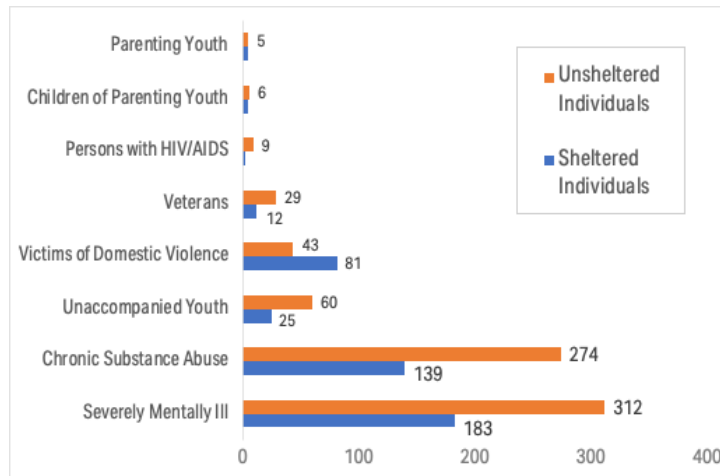


Additionally, older adults are the second largest group of people in Edmonds and also the second largest age group calling the 2-1-1 community service. The two figures on Edmonds Residents' Ages are similar in proportion but there are more working age adults calling 2-1-1 in terms of magnitude, suggesting that older adults might be having their working age friends and family members call on their behalf.

Unhoused People with Behavioral Health Needs

According to Snohomish County PIT 2020 data, individuals with mental illness or substance use disorders make up the largest group of unhoused people in the county. While this data is not specific to Edmonds, it suggests that unhoused people with behavioral health needs are disproportionately represented, followed by unaccompanied youth. Though the specifics of each PIT methodology can vary, it is likely that these categories refer to multiple classification. **The data suggests that homelessness services in the larger Edmonds area need to focus on behavioral health needs as well as the needs of unhoused youths.**

Figure 18: Point-in-Time Count 2020 by Sub-Population



Types of Homelessness

The survey showed both nuances and consistent themes in how respondents make the distinction between the factors that cause homelessness and the factors that keep people unsheltered. One major consistent theme in responses to the questions that asked about these factors was the lack of affordable housing. **Over 60% of survey respondents said lack of affordable housing was the largest factor in becoming unsheltered (69%) as well as staying unsheltered (63%).**

Figure 19: Edmonds Homelessness Survey Q3

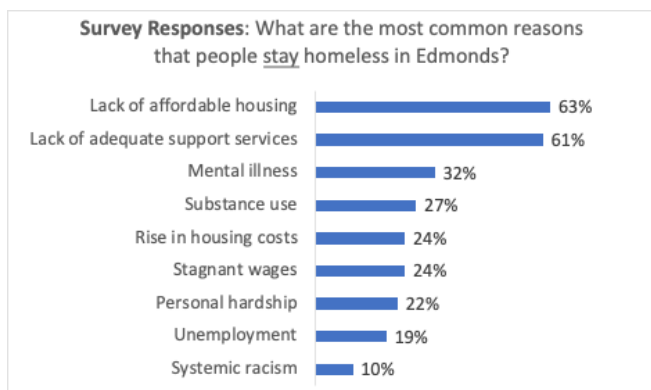


Figure 20: Edmonds Homelessness Survey Q4

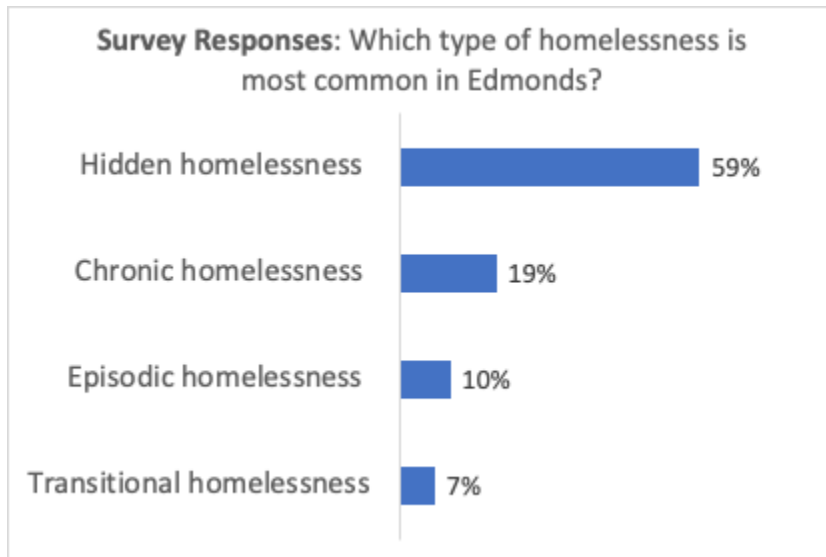
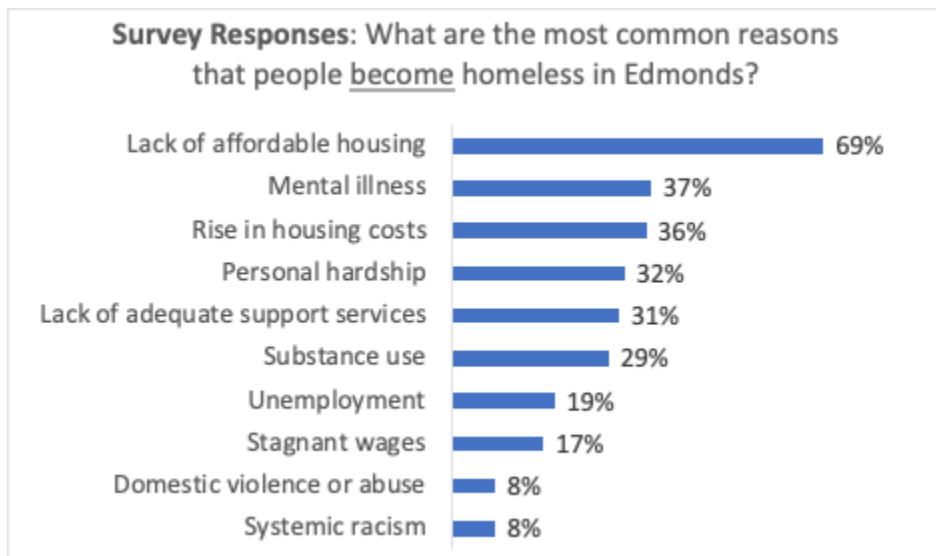


Figure 21: Edmonds Homelessness Survey Q2



The majority of survey respondents indicated that lack of affordable housing was the most common reason that people became unhoused in Edmonds with the third most common reason being the rise in housing costs. As a reason why people stayed unhoused, survey respondents indicated lack of adequate support services (61%) after lack of affordable housing. The focus on adequate support services seems to

confirm the data that shows people with behavioral health needs make up the majority of sheltered and unsheltered unhoused people.

This suggests that respondents largely see becoming unhoused as more of a housing problem but staying unhoused as more of a lack of support services problem.

Visible Homelessness and Hidden Homelessness

About 60% of respondents believed hidden homelessness was the type of homelessness that was most common in Edmonds, which is people who are couch-surfing or car camping without immediate prospects for permanent housing, followed by chronic homelessness (19%), which is people being unhoused for longer than a year. The wide difference between these two top answers suggests consensus among respondents that hidden homelessness is the most common type of homelessness in Edmonds. When asked where unhoused people were staying, roughly 70% of respondents said in a car or RV with 59% saying they stayed with friends and family. This data further confirms that respondents believe homelessness in Edmonds is more of a hidden phenomenon. This finding is particularly concerning because it suggests:

- **The true scope of homelessness in Edmonds could be far greater than accounted for, given the consensus around hidden homelessness**
- **The most reliable data we have is, at best, an undercount of the true number of unhoused individuals in Edmonds, given COVID-19 disruptions to data collection and systemic data limitations to homeless research (e.g. not all unhoused people are able to access services and be recorded)**
- **The hidden homeless population, since they are by definition less visible, are not sending the visual cues to decision makers and service providers to improve or increase services, leading to a growing unaddressed issue that may spill over in unexpected ways.**

Impact of COVID-19 on Homelessness

An assessment of homelessness in Edmonds would be incomplete without a reflection on the impact of COVID-19 on homelessness and survey results revealed major consistent themes in responses. One major theme that emerged from our analysis was the disruption of the normal workforce which drove a new, sizable population toward finite resources. Another major theme was the accompanying decrease in access to public spaces or services, which were already considered limited or insufficient, due to gaps in the workforce and public health guidelines related to the COVID pandemic.

With both of these themes in mind, respondents seem to say that the COVID pandemic created a new population of those at risk for homelessness and put them in competition with those who were already

unhoused for social safety net services that were precarious even before the pandemic. In short, COVID was a powerful system-wide problem for a weak social safety net system. As one respondent noted, there were “fewer places to access services in person, limited ability to access services virtually, disruptions in service/care as places closed/went virtual, less of an informal safety net as family and friends may have faced job losses or not wanted to increase the number of people living in their current housing setting.”

On the other hand, COVID pandemic-related relief efforts seemed to mitigate the homelessness trend, which was increasing steadily until 2020, when eviction moratoriums went into place and Edmonds and the federal government started making relief and assistance payments available. Despite survey respondents indicating that benefits became harder to access for homeless clients, the number of total DSHS clients decreased as the percentage of clients who were homeless increased. It would seem that these findings suggest:

- **Pandemic-related relief (like the eviction moratorium as well as relief and assistance payments) helped reduce the number of total DSHS clients**
- **The competition for finite resources and social services intensified homelessness for those who remained homeless (measured as the increase in DSHS homeless clients as a percentage of total DSHS clients)**
- **More assistance is necessary for those that have not been able to escape homelessness**

Inventory of Homelessness Services in the Edmonds Area

Survey respondents indicated that the top services offered included food assistance, rent/utility assistance, motel vouchers, and mental health resources.

Among those providing shelter services, the survey showed a total of 125 beds that were available but this number must be qualified. It is unlikely that this number refers to only beds available in Edmonds since the survey did not exclude providers outside Edmonds. This question only asked respondents, who provided shelter services, how many beds were available in the Edmonds *area*. Though the survey is not a definitive measurement, the data show that survey respondents *believe* that **the number of beds available (125), which is likely an overcount, is not nearly enough for the number of current DSHS homeless clients (450)**, which is itself an undercount of the total homeless population.

In answering an open-ended question about awareness around homeless outreach, about 20% of respondents indicated that they weren't aware of outreach occurring. For those who were aware, respondents typically identified PATH and the Hand Up Project with some qualifying their answer by noting that the Hand Up project was conducting outreach in other parts of Snohomish County.



In an open-ended question about homeless services provided in the Edmonds area, respondents identified services that ranged from food assistance to shelter services within Edmonds and neighboring cities. Some of the most frequent answers were the YWCA and the Lynnwood-based Jean Kim Foundation and its associated services including hygiene services and community college services. A popular answer was food bank services with respondents citing the Edmonds Food Bank and the Edmonds Westgate Chapel Food Bank. A more complete list of survey responses on services is provided below, but a cursory glance seems to show that there are about as many Lynnwood-specific services as there are Edmonds-specific services. An inventory sourced from 2-1-1 can be found in Appendix B.

Service or service providing organization	Where is it based?
General food bank services	N/A
General food pantry services	N/A
"Annie's Kitchen," operated by Edmonds Lutheran Church	Edmonds
Edmonds Food Bank	Edmonds
Edmonds Westgate Chapel Food Bank	Edmonds
Maplewood Presbyterian Church	Edmonds
Edmonds Clinic	Edmonds
Low-income housing	N/A
Sheltering temporarily in hotels	Edmonds
Sheltering temporarily in hotels	Lynnwood
YWCA	Lynnwood
Jean Kim Foundation (services include hygiene services, such as a shower program, and community college services)	Lynnwood
Washington Kids in Transition	Edmonds and Everett School Districts
Volunteers of America	Snohomish County
Neighbors in Need	Lynnwood
Edmonds household support grants	Edmonds
Verdant Health Services	South Snohomish County (Edmonds, Lynnwood and Mountlake Terrace)
Mindy Woods, Edmonds Human Services Program Manager	Edmonds
Lynnwood Cold Weather Shelter	Lynnwood
Trinity Lutheran Church in Lynnwood	Lynnwood
Edmonds Unitarian Universalist Congregation Car Camp Site	Edmonds
McKinney Vento services	Edmonds School District



Student support advocate/family advocate services	Edmonds
Student support advocate/family advocate services	Lynnwood
Lynnwood Food Bank	Lynnwood
Edmonds College homeless student services	Lynnwood
Early Childhood Education and Assistance Program (ECEAP)	Edmonds School District
6 pallet shelters for homeless Edmonds College students at Good Shepherd Baptist Church, which represents a collaboration between the church and the college with the City of Lynnwood and the Jean Kim Foundation for Homeless Education	Lynnwood

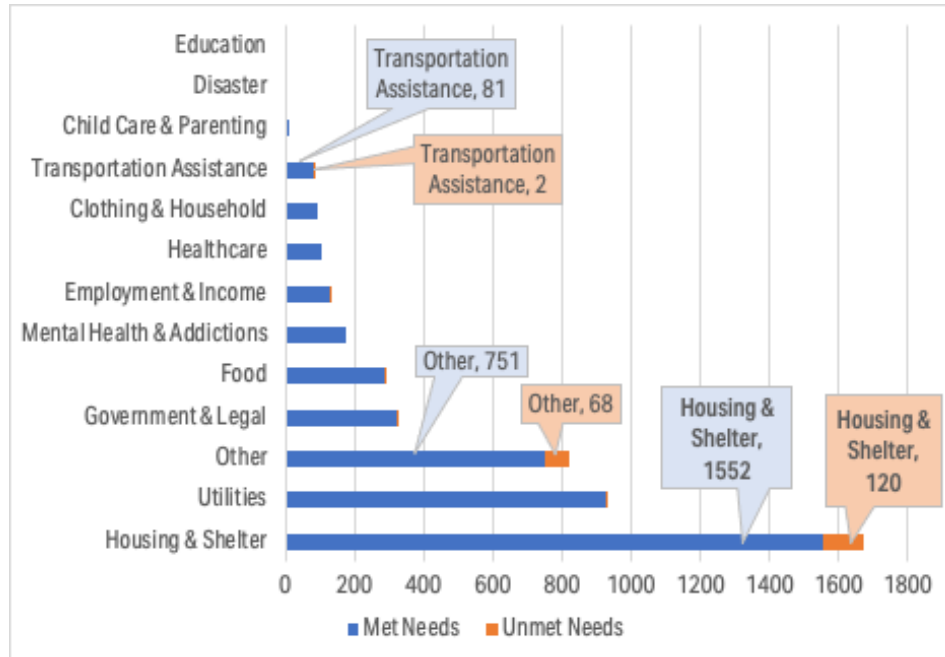
Services Needed

The 2-1-1 service is a free, confidential community service and convenient access point to local services, including utility assistance, food, housing, health, childcare, after-school programs, elder care, and crisis intervention. 2-1-1 and the data it collects can serve as **a measure of the intensity of needs in a given community**.

The 2-1-1 data also shows the number of unmet referrals which can signal what needs are going totally unaddressed in the community. According to 2-1-1 data, a met need means that the individual called in for a specific resource (rent, utilities, volunteer options, or low-income housing) and 2-1-1 had, at a minimum, one resource available to refer to the client.

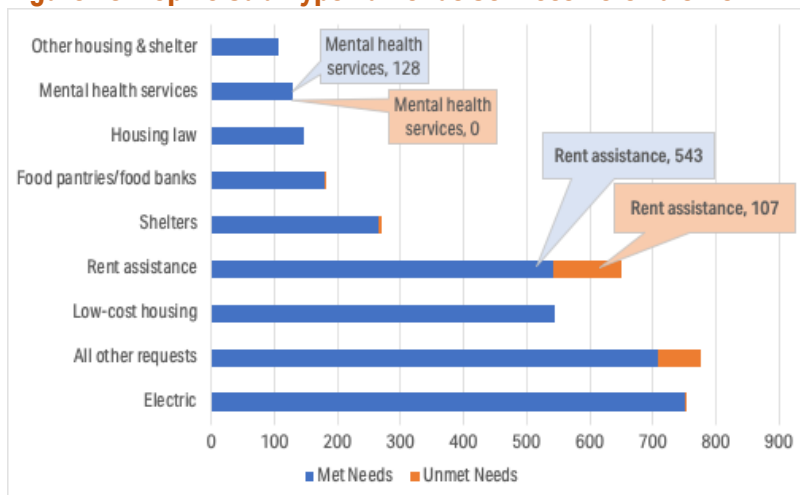
A need could be designated as unmet for a number of reasons. The individual could have had other needs met during the call, but perhaps one specifically left unmet; or an individual did not meet eligibility requirements, they had previously used all resources that are available, or 2-1-1 simply did not have a resource in its database for that specific need. **It should be noted that even a “met need” may not mean that an individual’s needs have been addressed**; it only means that they received a referral. A caller may receive a referral for a service but may wait many months after the fact on a list to receive that service. For that reason, this data should be interpreted as **a snapshot of the scale of need in Edmonds, not a representation of how effective Edmonds is at addressing needs**. In Edmonds, housing and shelter was by far the greatest need (or referral) in the year 2021, followed by utilities.

Figure 22. Edmonds Service Referrals from 211 by Type



Within the top 20 service referral subtypes, four of the top five greatest needs are associated with housing costs. We can infer from this that at-risk Edmonds residents are trying to manage the costs of staying where they are before seeking shelter somewhere else.

Figure 23. Top 20 Sub-Type Edmonds Services Referrals from 211





Among unmet needs, rent assistance is highest among the top 20 service referral subtypes, suggesting this is not only a top 5 need in Edmonds but that there is a distinct lack of support. The data reveal the following major takeaways:

- **Housing and shelter is a major need in Edmonds**
- **Services which manage housing-related costs are a particularly acute need in Edmonds**
- **2-1-1 is unable to provide enough referrals for rent assistance**

Barriers to Services

Survey respondents chose from a list of common barriers that people experiencing homelessness face in accessing services. Roughly a third of respondents indicated (in order of importance) the **lack of transportation, confusing delivery systems, and difficulty completing an application.**

Though lack of transportation is a typical barrier for people experiencing homelessness across the country, the fact that respondents selected it as a top barrier compared to a list of other barriers may suggest a bigger issue; especially when respondents also noted that unhoused people were typically staying in a car or RV. This may suggest that **unhoused people feel required to travel to seek services elsewhere given a lack of support or services within Edmonds.**

Funding Sources for Homeless Services

Actual Funding

The City of Edmonds Human Services program's activities related to homeless prevention and services for unhoused individuals are primarily funded by the City of Edmonds and American Rescue Plan Act (ARPA) funding. A more detailed breakdown of funds can be found below.

Fund/Grants	Amount	Description
Homeless Response Fund	\$200,000	Funded by City of Edmonds
Community relief funds	\$135,000	Can be used to match grants or support non-profits; funded by the City of Edmonds
Operating funding	\$324,109	Funded by the City of Edmonds
Household support grants	\$3,000,000	Funded through ARPA (2021 - 2024)





The survey revealed consistent themes around funding for organizations providing homelessness services. Respondents reported the most common types of funding organizations are using for services were city funds or grants which requires some qualification.

Given that Edmonds currently provides limited support for homeless services with its own funds, it is likely that these survey respondents were actually referring to household support grants which were funded through the federal CARES and ARPA recovery programs, not technically through the City. Additionally, roughly 20% of respondents indicated donations, federal grants, county funds or state funds. Some specific examples of sources included Snohomish County, the Washington Department of Commerce and the Verdant Health Commission. It should also be noted that Edmonds does manage five motel vouchers from the Department of Commerce. Over a third of respondents agreed that they were required to track performance or outcome measures to maintain funding and far fewer disagreed (14%), indicating that requiring data collection and reporting as a part of a city grant program is not unusual and something the City could consider.

Potential Funding

There are new and existing potential funds the City can pursue to fund additional activities or serve more at-risk households in Edmonds. The Washington Department of Commerce manages several grant programs related to homelessness prevention and services. These include the Consolidated Homeless Grant (CHG) program, which provides resources to fund homeless crisis response systems to support communities in ending homelessness. Grants are made to local governments and nonprofits. Also, the Housing Trust Fund supports a wide range of capital projects that house a diverse array of low-income populations. Properties financed by the program can house people with incomes less than 80% of Area Median Income, but the majority of these properties house households with special needs or incomes below 30% of Area Median Income. This includes people and families experiencing homelessness, people in need of supportive housing, older adults, veterans, farmworkers, and people with developmental or other disabilities.

The Verdant Health Commission is making COVID-19 Emergency Funding grants to organizations supporting community health needs in South Snohomish County. The approved grants have so far included improving access to behavioral and other health care services, food security, and *housing*, which is a priority area for the Commission. The grant requests are limited to short-term needs (up to 3 months). Organizations seeking long-term support can submit a Multi-Year Health Program Grant Request. The strategic priorities for the Health Program Grants are to fund programs that use innovative approaches to improve the health equity of South Snohomish County and the health outcomes of its residents. The strategic priority areas established by the Board of Commissioners include: access to healthcare; housing; childhood obesity; food security; supporting seniors; and other education and prevention. Grant requests



are considered on a quarterly basis. The Verdant grants are a reliable source of funding for City initiatives related to prevention and the social determinants of health.

Snohomish County's HB 1590²⁵ Business Plan includes using 82% of funds for acquisition, rehabilitation, construction, and operations and maintenance of newly acquired and created affordable, emergency bridge and permanent supportive housing for a total investment of \$79,464,349 over the first five years. In addition, 8% of the funds are to be expended for the delivery of services and the creation of a local reserve fund for the construction of behavioral health facilities for a total investment of \$17,950,361 over five years. This funding and other funding available from the County could be used to match City funds for the construction of an emergency shelter in South Snohomish County.

About a third of survey respondents indicated that they were unaware of other sources of funding they could be receiving. For those that were aware (12%), one major theme among responses to an open-ended follow-up question was that it is too difficult to find and apply for funding. One survey respondent noted, "The requirements and qualifications are not realistic for small organizations...Funding process is too competitive and usually goes to the same programs."

Best Practices

Our survey prompted respondents to consider a variety of best practices used to address homelessness and, though the causes of homelessness may vary, survey answers revealed overwhelming agreement that the answer lies in more affordable housing and a cohesive emergency shelter system in south Snohomish County.

When presented with choices for addressing homelessness, **two thirds of all survey respondents said increasing affordable housing options was an effective approach.** Over a third of respondents said establishing an emergency shelter system and increasing regional collaboration would be effective approaches. Similarly, more than half of all survey respondents indicated that impactful regional collaboration might include (in order of importance) affordable housing options, emergency shelter services and behavioral healthcare.

Less than a quarter of survey respondents could identify cities or regions addressing homelessness effectively and among the answers to open-ended follow-up questions those respondents provided, roughly 20% wrote in Everett. **The data suggests that few respondents are aware of locations with**

²⁵ Passed in the 2019-20 legislative session, Washington House Bill (HB) 1590 allowed councilmanic authority to impose a local sales and use tax of up to 1/10 of 1 percent for affordable housing and behavioral health facilities creation, operations and maintenance, and associated services.

promising practices and fewer can agree on where exactly to look for a model of effective homelessness solutions.

Though survey respondents were uncertain about real-world examples of effective practices, they were clear about which nationally recognized evidence-based practices might work. **Roughly half of survey respondents indicated that evidence-based practices were supportive housing that includes wrap-around services to unhoused individuals with most intense needs, and then homelessness prevention services meant to keep people housed such as rental subsidies, eviction prevention, landlord engagement, and rental inspections.**

In an open-ended question about which of these practices would be easiest to implement specifically in Edmonds, respondents overwhelmingly agreed (43%) that homelessness prevention, followed by supportive housing (21%) were the most practical. One survey respondent noted, "Homelessness Prevention because it is easier to keep someone in their home than finding them a new one," and another said, "Homelessness prevention would probably be easiest to implement because building supportive and affordable housing is expensive and politically challenging."

Based on the themes from the survey of service providers, we targeted three organizations for best practices interviews, including San Mateo County California's Human Investment Project: HIP Housing's Home Sharing Program as a best practice for increasing affordable housing in a built community; the Bellevue CARES program as a best practice in collaboration, services provision, and data collection; and Bergen County New Jersey's Housing, Health and Human Services homelessness data collection and reporting through their "Built for Zero" program.

HIP Housing's Creative Solution to Increasing Affordable Housing

The mission of HIP Housing is to empower families and individuals in San Mateo County to live happier, more independent and self-sufficient lives through innovative housing and mentoring programs that help break the cycle of poverty and end homelessness. With its unique Home Sharing, Self Sufficiency and Property Development programs, HIP Housing has been providing creative affordable housing solutions for people in San Mateo County for over 40 years. HIP Housing's self-funding operating model maximizes existing housing stock and ensures that every dollar donated goes directly into programs that positively impact people's lives.

HIP Housing's Home Sharing program matches individuals, as well as couples, seeking housing with people who have a room to rent. Home Providers decide what they want to charge, although most Home Seekers are looking to pay \$1,000/month or less. There are two types of home sharing arrangements in HIP's program. The Home Provider can either be matched with someone who pays rent, or someone who pays a reduced rent in exchange for helping with household duties. While the program can reduce housing supply pressure, it should be noted that program administrators have found that **Home Providers**

are most comfortable renting to only one or two individuals, suggesting that this program would have little impact on cost burdened families with children. HIP Housing originally served families with children but found it too difficult to find a home sharing match for more than two people as most Home Providers are renting one room in a house.

The only eligibility requirement, besides being an adult, for Home Providers is to have a home in San Mateo County and for Home Seekers to live, work, or attend school in San Mateo County. Both parties fill out an application, including compatibility questions they agree to share in a database used for making matches. Home Seekers are asked for proof of income. Home Providers are asked about source of income, but the amount is not verified. Both parties go through a limited criminal background check to make sure there are no violent or sex crimes, no ID theft, and no parole. Home Seekers are given referrals from the database and it is up to the Seeker to visit and choose a room. Coordinators advise on questions to ask and features to consider. Once a match is made, the HIP Housing coordinators work with the pair to develop a "living together" agreement that covers things beyond a typical lease. Housing coordinators are also available to help resolve disagreements when they arise. Coordinators receive 40 hours of conflict mediation training to prepare them for that role. Coordinators check in with matches after six months, when they have found disagreements may have started to develop, and every six months after, or whenever needed. They do not get involved in eviction proceedings, though they will help Home Seekers get rehoused if the Home Provider has given 30-day notice to terminate the arrangement. A majority of what coordinators do is help existing matches with conflict resolution.

There is no charge for the services. Funds for the program are mostly provided by the cities served (13 in San Mateo County). The county is divided into 4 areas and each area has a dedicated HIP Housing Coordinator. The program did receive San Mateo County administered Community Development Block Grant (CDBG) funds in the past but found certain aspects of the funds too burdensome, such as the funding requirements and the nature of that funding cycle. While Housing & Urban Development (HUD) distributes CDBG funds, organizations and individuals cannot receive funds directly from HUD and can only apply for funding through their local government agency (such as a county government). Though exact funding amounts can range based on a number of factors, applicable activities (such as affordable housing projects and programs) must meet one of three objectives: benefit low- and moderate-income persons, aid in the prevention or elimination of slums or blight, or meet a need having a particular urgency, such as earthquakes or flood disasters.

There are many benefits to the program, according to HIP Housing. Home Providers are often older adults who have high mortgages and taxes, so having a housemate allows them to buy their medicine, get the surgery they're putting off or allows them to keep their home in good condition. **Home Seekers include the hidden unhoused people who are staying with friends or in hotels, and students who have just graduated and moved to the area to work but don't have a rental history so they can't find an apartment on the market.** It has also helped in wealthier communities where they have had a shortage of essential employees because of the cost of housing, which has a positive effect on their fire and police



departments. Home sharing has provided a solution, even if it's just temporary, for those workers too. In San Mateo County there isn't any buildable land left, so the biggest selling point for this program is it expands the affordable housing options in the community without changing building height limitations or using protected land to build new units. It also keeps older adults in their own homes longer.

The City of Bellevue's Best Practice for Serving Interagency Collaboration

The Bellevue CARES (Citizen Advocates for Referral and Education Services) program began in 2012 when Bellevue Fire Department Emergency Medical Technicians (EMTs) realized they were frequently responding to the same citizens who call 9-1-1 for assistance given the ease, responsivity, and personal lack of options for help. Part of the rationale was that there should be a program to manage high utilizers and intervene before a service need becomes so severe that it results in high utilization.

The program allows EMTs and police officers to submit a referral for follow up by practicum students serving as CARES Advocates. The CARES Advocates perform an in-home assessment to identify the root problem for each referral then determine the best course of action. Over time, this program has become more of a vulnerable populations program.

Residents are encouraged to call CARES instead of 9-1-1. There is an online referral system where first responders can make referrals to social worker students. From there, social worker students assess individual needs and refer to appropriate services. Social worker students can provide case management, and, in certain cases, they can work with clients long-term if they are not eligible for other services, especially older adults. The program employs 7 social workers as well as 17 graduate students getting practicum credits towards their Master of Social Work (MSW) degree. The city also has created two positions related to homelessness under the City Manager's office: a homeless outreach coordinator and a homeless policy manager. In total, they serve around 80 unhoused individuals.

The Bellevue CARES program can serve as a model for the kind of multi-agency collaboration for service delivery that survey respondents thought would be most effective in addressing homelessness in Edmonds.

Bergen County's Best Practices for Data Collection and Reporting

Bergen County is one of only three communities in the country that reached functional zero for chronic homelessness in 2016 and veteran homelessness in 2017. The effort was a part of Community Solution's Built for Zero movement, a push by more than 80 communities to measurably end homelessness, one population at a time. The Continuum of Care for Bergen County, New Jersey, worked with Community Solutions from the days of its 100,000 Homes Campaign, a campaign to house 100,000 people across the country, and then joined Built for Zero at its inception in 2015.



The first step of the Built for Zero effort requires convening cross-sector partners to define what the end state of this movement looks like and ensuring that the definition accounts for the differences across communities, that homelessness is not static, that it is a series of inflows into homelessness and outflows into housing over time, and that data is only as useful as it is actionable and easily understood.

Next, partners need to understand that **homelessness is a person-specific problem and need to implement by-name lists which offer real-time, person-specific data on the problem.** Benefits of by-name lists include smarter triage (which target limited housing resources to the most vulnerable individuals and families and stretch resources), improved systems (which use aggregate data to see trends, flag bottlenecks, and identify improvement opportunities across the system and test new strategies), and resource advocacy (which ground advocacy in concrete data and allow monthly data trends to make stable projections and quantify projected resource gaps).

Built for Zero considers a by-name list as quality if:

- All agencies and programs are represented
- List includes people sleeping in shelters and on the streets
- List is updated monthly, at a minimum
- As people's housing status changes, those changes are reflected on the list
- Each person has a file that includes their name, history, health and housing needs
- Each person can be followed through the system to ensure they get the help they need

Bergen County Housing, Health and Human Services program has gleaned a number of lessons from the effort; namely, that it's key to develop a "vulnerability" score to help triage and prioritize services/beds and that housing the remaining unhoused proves to be most difficult as they are often multi-barriered and hardest to reach.

They have found the key to successful performance measurement includes regular partner meetings to assess data, designating people as inactive, and clarifying data points when necessary.

Above all, this interview revealed that this kind of effort requires discipline and that data becomes key to fostering discipline. Performance measurement becomes the discipline that helps partners work towards the same goal and be accountable to each other but performance measurement must offer²⁶:

- A real-time feedback loop

²⁶ "Built for Zero: Getting to Proof Points." Community Solutions, Mar. 2018, https://community.solutions/wp-content/uploads/2019/10/bfz_impact_report_-_final.pdf.



- A multi-agency, command-center-style team, capable of making fast decisions in response to the data
- Flexible resources that can be shifted and reallocated in response to changing information
- A menu of proven best practices to work from, organized according to the types of problems a community may need to solve over time



Conclusions and Recommendations

Conclusions

The number of unhoused individuals in the City of Edmonds (The City or Edmonds) receiving DSHS services has gone down over the past few years to 450 individuals in 2021. There are also 8,802 individuals in Edmonds who are at risk of becoming homeless based on the Federal Poverty Level (FPL), making them likely cost-burdened households. According to census data, **the number of cost-burdened residents in Edmonds has grown over the past several years to almost 40% of residents.** Further evidence of the growing risk of homelessness in Edmonds is the proportion of residents who received DSHS services and were experiencing homelessness, which was steadily increasing prior to the COVID pandemic to an all-time high of 15% in 2019. **The data indicates that low-income people in Edmonds are increasingly at risk of becoming homeless, especially if they are older adults, Black, Hispanic, or American Indian/Alaska Natives.**

The City of Edmonds Human Services program has put new services in place that appear to be preventing homelessness. In 2021, the percentage of unhoused individuals receiving DSHS services had dropped from 15% pre-pandemic to 13%. **This early data suggests the rate might have been higher had there not been an eviction moratorium and the City of Edmonds had not provided homelessness prevention services and assistance payments.**

There also appears to be a need for the City to engage with community residents to raise awareness about the issue of homelessness in Edmonds. A theme among survey respondents was combatting misimpressions, such as the idea homelessness doesn't exist in Edmonds or that low-income people don't live in Edmonds, is important for gaining public support for the programs and services the City provides. There are examples of successful community outreach efforts the City could implement that would engage more residents in education and awareness related to the issue of homelessness. Unfortunately, the on-going impact of the COVID pandemic on the economy, the end of the eviction moratorium, and housing costs that continue to rise in the area are likely to put more people at risk of housing instability in Edmonds in the future.

Recommendations

- 1. INCREASE HUMAN SERVICES STAFFING:** The City should continue to grow the Human Services program, and consider increasing staffing capacity for regional collaboration, policy development, applying for grants, and outreach. The part-time Human Services Program Manager position and the full-time social worker position are not sufficient to serve the expanding numbers of people at risk of homelessness in the community. The City would benefit from expanding the Manager position to full-time to allow more time for regional collaboration, grant application writing, service coordination, case management and program development.
- 2. INCREASE EMERGENCY SHELTER:** The City should increase regional collaboration with neighboring cities and the County, by pooling funding and directing staff efforts towards creating more emergency shelter options in south Snohomish County, such as an emergency shelter, motel respite program or partnerships like the tiny-home Shepherd's Village in Lynnwood. Potential funding from the County for a south county shelter exists. The City will need to increase the staffing capacity of the Human Services program to work as an effective partner with the County and neighboring communities on this project.
- 3. CREATE A RESOURCE NAVIGATION HUB:** The City should expand the services the City provides through collaboration with other agencies like DSHS through co-location of staff in the Edmonds Human Services office. The Regional Community Services Office, located in Lynnwood, serves the City of Edmonds. Co-locating a DSHS eligibility worker in the Edmonds Human Services office would make DSHS services more accessible to residents and allow for better case coordination between the Edmonds social worker and DSHS. On off days, or other days where the co-located DSHS eligibility worker cannot be present, a 2-1-1 resource navigator could connect residents to appropriate city services and programs, shelter services, educational and employment resources, utility and rental assistance as well as other such referrals within the 2-1-1 database.
- 4. DEVELOP A PRACTICUM PROGRAM FOR COLLEGE STUDENTS:** The City should pursue a collaboration with local colleges to provide student social workers to work with Edmonds first responders to conduct outreach for the City Human Services Program for those residents who are unhoused and others in crisis. A similar program, the Bellevue CARES program, has been successfully operating for several years to divert residents who have human services needs and emergencies away from 9-1-1 toward more appropriate interventions by a social worker. There is potential to develop the existing Community Paramedics program, run by South County Fire, into a model that more closely resembles Bellevue CARES through a partnership with the City of Edmonds. Currently, the community paramedic follows up with at-risk patients through a telephone call or a home visit to find out what's behind multiple calls to 9-1-1. The program is currently staffed by two specially-trained emergency medical service (EMS) providers, a captain

dedicated to the Community Resource Paramedic program, a mental health counselor from Compass Health, as well as “Veterans In Prevention” staff and student social workers could play a critical role in supporting and expanding the existing program.

- 5. CREATE COMMUNITY GRANT PROGRAM:** The City should create a human services grant program and make grants available to community-based organizations to increase availability of local human services. It is not uncommon for other cities in the Puget Sound Region to grant funds to service organizations to ensure services are available for local residents. Funding is usually made available on an annual or bi-annual basis, and funding decisions are typically made by an advisory committee made up of community residents. The data from the service provider inventory indicates there are very few organizations located in Edmonds who provide services; most are in surrounding communities. Edmonds residents would benefit if the City were incentivizing service organizations to expand services in Edmonds through a grant program. An example of a program that could be funded through a City grant is the San Mateo County HIP Housing's home sharing program, which is expanding the availability of affordable housing in an area and circumstances similar to Edmonds.
- 6. INCREASE AFFORDABLE HOUSING OPTIONS:** The City should consider creative options for adding to the supply of affordable housing within Edmonds, such as home sharing programs. Though the home sharing program in San Mateo County is not explicitly designed to provide below market rates for applicants, program administrators are able to show home providers the typical amount of rent charged and they also encourage home providers to charge lower rents in exchange for services performed around the house. This program can be particularly useful for seniors who own property, lack access to liquidity and require services.

Appendices

Appendix A: Survey



Edmonds Homelessness Survey

Introduction

On behalf of the City of Edmonds, Koné Consulting is conducting this survey as part of an assessment of the current state of homelessness in the Edmonds area, building off of our prior assessment in 2019.

Your participation will help the city gain a better understanding of services, programs, providers, and people in need and utilizing services in Edmonds and South Snohomish County. We are also seeking input on funding sources and approaches to address Edmonds-area homelessness. We appreciate your input and thank you for your time and effort.

Survey Instructions:

- This survey will take approximately **10 minutes**.
- Please answer all the questions to the best of your ability. Feel free to check with others in your organization to provide the best estimates and data. You can come back to the survey (on the same device and browser) and make changes until you click on the "done" button.
- Most questions in the survey can be skipped if you don't know the answer. Questions marked with an asterisk are required.
- Please feel free to answer as honestly as possible because your privacy will be protected.
- Please submit your survey by **Friday, November 12th** at 5pm PT.

If you have any technology related concerns or questions about completing this survey, please email tom.mcqueeny@koneconsulting.com. If you have questions about this study, please feel free to reach out to Shannon Burley at shannon.burley@edmondswa.gov.



Edmonds Homelessness Survey General

* 1. Please select the category that you most closely identify with:

- City agency/ department official
- Court official
- Elected official
- Faith-based organization employee or volunteer
- Informal community support (ex: library employee, supermarket employee)
- Law enforcement officer
- Non-profit organization employee
- Paramedic/ First responder
- School district/ college official
- Service provider
- Snohomish County agency/ department official
- Other (please specify)



Edmonds Homelessness Survey

Identifying the Type and Extent of Homelessness in the Edmonds Area

The following questions ask for your perspective on issues concerning homelessness.

*** 2. What are the most common reasons that people become homeless in Edmonds? (Select top THREE)**

- Lack of affordable housing
- Lack of adequate support services
- Rise in housing costs
- Stagnant wages
- Unemployment
- Domestic violence or abuse
- Mental illness
- Substance use
- Systemic racism
- Personal hardship
- Other (please specify)

* 3. What are the most common reasons that people stay homeless in Edmonds?
(select top THREE)

- Lack of affordable housing
- Lack of adequate support services
- Rise in housing costs
- Stagnant wages
- Unemployment
- Domestic violence or abuse
- Mental illness
- Substance use
- Systemic racism
- Personal hardship
- Other (please specify)

4. Which type of homelessness is most common in Edmonds? (Choose one)

- Chronic homelessness** – people being homeless for longer than a year
- Episodic homelessness** – people experiencing up to three episodes of homelessness per year
- Hidden homelessness** – people that are couch-surfing or car camping without immediate prospects for permanent housing
- Transitional homelessness** – people going through a major life change or catastrophic event that causes temporary housing instability

4

**5. Where are people experiencing homelessness in Edmonds typically staying?
(select all that apply)**

- Street
- Car or RV
- Shelter(s)
- With friends/ family
- Lower-cost motel
- Public property such as parks, plazas, street, etc.
- Other (please specify)

[Redacted text]

6. How has COVID-19 impacted people facing homelessness in the Edmonds area?

[Redacted text]



Edmonds Homelessness Survey
Inventorying Homeless Services in the Edmonds Region

*** 7. Does your organization provide direct services to homeless individuals and/or families?**

- Yes
- No
- Don't know



Edmonds Homelessness Survey

Inventorying Homeless Services in the Edmonds Region

8. What types of services do you provide for individuals or families experiencing homelessness? (Select all that apply)

- Affordable housing
- Domestic violence resources
- Employment services
- Food assistance
- Mental health resources
- Motel vouchers
- Permanent supportive housing
- Rapid rehousing
- Rent/ utility assistance
- Shelter
- Substance use disorder resources
- Transitional housing

7



Edmonds Homelessness Survey

Inventorying Homeless Services in the Edmonds Region

9. If you provide shelter services, how many beds do you have available for people who are experiencing homelessness in the Edmonds area? (use slider to set number in the box to the right)

0 50 100

10. If you provide housing, how many housing units do you have available for people who are experiencing homelessness in the Edmonds area? (use slider to set number in the box to the right)

0 50 100

11. Does your organization gather information from homeless individuals or families that you serve? (Such as reason(s) for homelessness, length of homelessness, barriers to finding housing, last known residence, etc.)

- Yes
- No
- Don't know

Other (please specify)



Edmonds Homelessness Survey Inventorying Homeless Services in the Edmonds Region

12. Would you be able to provide data/reports?

If you have access to depersonalized data (without personally identifiable information), please upload by selecting "choose file" or email to tom.mcqueeney@koneconsulting.com.

No file chosen



Edmonds Homelessness Survey
Inventorying Homeless Services in the Edmonds Region

13. Are you aware of services in the Edmonds area provided for people experiencing homelessness? If so, please describe.

[Redacted response area]

14. Are you aware of efforts to conduct outreach to people experiencing homelessness in the city of Edmonds or the surrounding area? If so, please describe.

[Redacted response area]



15. What are the most common barriers that homeless people face in accessing services? (Select all that apply)

- Lack of transportation
- Lack of access to the internet
- Difficulty completing the application paperwork or intake process
- Confusing service delivery systems (ex: hard to find or navigate services)
- Lack of a telephone
- Lack of mailing address
- Stigma
- Aversion to congregate shelters (possibly due to: public health, theft, safety)
- Other (please specify)

11



Edmonds Homelessness Survey

Identifying Actual and Potential Funding Sources for Homeless Services

16. If your organization provides services to people experiencing homelessness, how do you fund these services?

- Donations
- City funds/grants
- County funds
- State funds
- Federal grants
- Philanthropic grants
- Other (please specify)

- Not applicable

17. Are you required to track performance or outcomes to maintain funding on any sources of funding?

- Yes
- No
- Don't know

18. Are you aware of any other specific sources of funding not currently being received that could be used to help address homelessness?

- Yes
- No
- Don't know

Please briefly describe the source(s) of funding.

[Redacted text box]

19. What are the reasons your organization doesn't seek or receive those funds?

[Redacted text box]



Edmonds Homelessness Survey Strategies to Address Edmonds Area Homelessness

* 20. What are the most effective approaches to address homelessness in Edmonds? (select top THREE)

- Increase regional collaboration with neighboring cities and Snohomish County
- Increase provider collaboration and coordination
- Preserve existing affordable housing
- Increase affordable housing options
- Increase quality of data reporting to determine needs and track services being provided
- Pursue additional funding streams through state, federal or private grant opportunities to increase services
- Establish an emergency shelter system in South Snohomish County
- I don't know
- Other (please specify)

* 21. What types of regional collaboration would be most impactful?

- Emergency shelter services
- Affordable housing options
- Behavioral healthcare (mental health and substance use)
- Medical services
- Data sharing
- Transportation
- Crisis response services
- I don't know
- Other (please specify)



Edmonds Homelessness Survey Best Practices

22. Is there a city or region that you think is doing a good job of addressing homelessness in their community?

- Yes
- No
- Don't know



Edmonds Homelessness Survey Best Practices

23. Which city or region do you think is doing a good job addressing homelessness and what practices most impress you?

[Redacted area]



Edmonds Homelessness Survey Best Practices

* 24. Which nationally recognized evidence-based practices are most helpful in addressing homelessness? (Select top THREE)

- Rapid Re-housing** – assist households by providing services to quickly exit homelessness and return to permanent housing.
- Community Education and Outreach** - sharing information on homelessness and those experiencing homelessness is helpful to dispel misperceptions and to find creative solutions
- Coordinated entry and assessment** - a network of programs with a “no wrong door” approach that makes decisions on program referral based on a understanding of the needs of the individual or family and each program’s specific requirements and availability.
- Supportive housing** – providing housing with wrap-around services to unhoused individuals with most intense needs.
- Affordable housing** - collaborating with providers that offer housing vouchers or operate affordable housing programs, collaborating with developers to build, inclusionary zoning, etc.
- Homelessness Prevention** - approaches meant to keep people housed such as rental subsidies, eviction prevention/ legal mediation, landlord engagement, rental inspections, etc.
- Cross-system approach** - collaborating and building partnerships with healthcare, behavioral healthcare, court, education, employment, and other systems of care.

25. Which one of these practices could be most easily implemented in the Edmonds area and why? (Select one)





Edmonds Homelessness Survey

Conclusion

Thank you for your time. If you have any questions or concerns please email tom.mcqueeny@koneconsulting.com

Appendix B: Inventory of Services

Service	Description	Location
Household Support Grant at City of Edmonds	Grants that help support household needs associated with the ongoing effects of the COVID-19 pandemic for qualifying residents of Edmonds city limits.	Edmonds
Emergency Services at Westgate Chapel	Assists with rent, utilities and motel vouchers (when funds are available) for those in Edmonds, Lynnwood, and Mountlake Terrace.	Edmonds
Household Support Grant at City of Edmonds	Grants that help support household needs associated with the ongoing effects of the COVID-19 pandemic for qualifying residents of Edmonds city limits.	Edmonds
Housing - Adults and Disabled at Housing Hope	Offers low-cost adult and disabled housing. Must get on waitlist through Housing Hope.	Everett
Women and Children's Shelter at Everett Gospel Mission Women And Children's Shelter	A shelter for homeless single women and women with children under age 18.	Everett
Men's Shelter at Everett Gospel Mission Men's Shelter	Shelter for men experiencing homelessness.	Everett
Esther's Place at Esther's Place	Esther's Place is a transformation and empowerment day center for single women and women with children. It offers breakfast, lunch, personal care items, referrals to resources, and connections to community partner agencies.	Everett
Low-Income and Subsidized Housing at Everett Housing Authority	Subsidized housing for low-income households, including elderly or disabled persons. Applications are taken each working day for programs with open waitlists. Check website for open waitlists.	Everett
Housing Choice Voucher Program (Section 8) at Housing Authority of Snohomish County	Provides low-income housing & rent subsidies for persons meeting income guidelines.	Everett
Housing and Essential Needs (HEN) at Snohomish County Human Services	Provides some rental assistance and essential needs (hygiene products, household cleaning products, transportation support) to individuals who are disabled and unable to work for over 90 days. CLIENTS MUST DETERMINE ELIGIBILITY THROUGH DSHS FIRST. Rental/housing assistance can only be given to those who have completed a Coordinated Entry intake and are literally homeless. Assistance is dependent on funding.	Everett

Snohomish County T-RAP at Cocoon House	A grant-funded program for eligible Snohomish County residents between the ages of 18-24, who have fallen behind on rental payments since March 2020. Text messages are the preferred method for communication.	Everett
Emergency Financial Assistance at Operation Homefront's Pacific Northwest Office	Provides emergency financial assistance for documented needs of post 9/11 service members who have been wounded or are currently deployed. Limited assistance available for active duty service members.	Everett
Financial Assistance - Veterans' Assistance Program at Snohomish County Human Services	Provides emergency financial assistance for honorably discharged veterans, veterans' widows, and qualified dependents.	Everett
Emergency Services - Critical Needs at Saint Vincent De Paul North Sound Council	(Does not serve Granite Falls, Lake Stevens, Darrington). Offers clothing, furniture/beds, household items, food, utility assistance, prescription medication assistance, and other expenses on a case-by-case basis. Rent assistance can only be provided to those owing \$500 or less in rent and assistance is not guaranteed.	Everett
Energy Assistance Program (LIHEAP) at Snohomish County Human Services	Provides home energy assistance for low-income households. There is no cost for this program if you qualify. Homeowners or renters are eligible to apply. Applications available online.	Everett
Utility Assistance Program at Workforce Snohomish	Provides utility assistance to eligible Snohomish County residents who are at or below 80% of the median income, experienced financial hardship directly or indirectly due to the COVID-19 outbreak, and are at-risk of experiencing homelessness or currently experiencing housing instability. Visit website to fill out an application. Staff are available by phone for those who do not have internet access or are in need of online application assistance. HOMEOWNERS ARE NOT ELIGIBLE FOR THIS PROGRAM.	Everett
Project Pride - PUD Payment Assistance at Saint Vincent De Paul North Sound Council	Provides assistance with Snohomish County Public Utility District (PUD) electric bills. Must meet program income guidelines. Must have a disconnect notice.	Everett

<p>Basic Needs at Familias Unidas Latino Community Resource Center</p>	<p>Clients may receive emergency food bag, toiletries/hygiene items, diapers, baby wipes, coats, flashlights, shoes, or other items as available. Assistance with past due utility bills may be available but is dependent on funding. Assistance is not guaranteed, and funding is limited.</p>	<p>Everett</p>
<p>Basic Needs at Everett Community Resource Center</p>	<p>Clients may receive a hot meal, emergency food bag, toiletries/hygiene items, diapers, baby wipes, coats, flashlights, shoes, or other items as available one time per month. Assistance with past due utility bills may be available but is dependent on funding. Assistance is not guaranteed, and funding is limited.</p>	<p>Everett</p>
<p>PSE/Cascade Natural Gas Energy Assistance at Snohomish County Human Services</p>	<p>Utility bill payment assistance for people with Puget Sound Energy (PSE) service and Cascade Natural Gas service.</p>	<p>Everett</p>
<p>Emergency Cold Weather Shelter at South Snohomish County Emergency Shelter Network</p>	<p>An emergency cold weather event is declared when the temperature is anticipated to be 34 degrees or below, for 4 hours or more overnight. Shelter opens at 7pm. No walk-ins permitted, please use shuttle for transportation to shelter.</p>	<p>Lynnwood</p>
<p>Shelter for Women And Children at YWCA Pathways for Women</p>	<p>A shelter for single women and women with children. Call to be screened onto the waitlist. The waitlist may be several months long. Does not offer financial assistance, legal assistance, or counseling.</p>	<p>Lynnwood</p>
<p>Financial Assistance at DSHS - Community Services Offices - Alderwood/Lynnwood</p>	<p>Provides financial assistance programs to low-income families, refugees, pregnant women, and people who are aged, blind or disabled. Includes TANF/WorkFirst, AREN, Diversion Cash Assistance, Refugee Assistance, ABD and MCS.</p>	<p>Lynnwood</p>
<p>Young Adult Drop-in Center at Friends of Youth's Eastside Outreach Program</p>	<p>Offers a drop-in center for youth ages 15-24 who are homeless or at risk of becoming homeless. Provides a link to case managers, resources, basic needs and other wraparound services.</p>	<p>Redmond</p>
<p>Day and Hygiene Center at Lake City Partners Ending Homelessness at God's Li'l Acre Day Center</p>	<p>Offers a small neighborhood day center for those in need to cook a meal, use shower and laundry facilities, store their belongings and connect to resources.</p>	<p>Seattle</p>

Permanent Housing at Pioneer
Human Services' Housing Office

Operates low-cost permanent housing complexes in King, Pierce, Snohomish, Skagit, Whatcom and Spokane counties for low-income individuals, couples and families.

Seattle

Multifamily Affordable Rental
Housing Division at U.S.
Department of Housing and
Urban Development

Provides subsidies to public and private rental providers for the purpose of offering low-income housing; provides regional lists of these HUD-subsidized properties; call or check website for lists.

Seattle

Foundational Community
Supports (FCS)- Housing at
Amerigroup

Provides Medicaid recipients with behavioral or physical health issues non-tangible person-centered supportive services to connect to and maintain housing.

Seattle

Cold Weather Shelter at
Snohomish Evangelical Free
Church

Provides a temporary severe weather shelter to anyone in need when the overnight temperature is 34 or below. Doors open at 8pm. Doors are locked for the night at 10pm until 7am. Dogs and cats are allowed and must be crated. Crates provided at shelter.

Snohomish

Financial Assistance at Domestic
Violence Services of Snohomish
County

Financial assistance with rent and mortgage payments for individuals currently experiencing intimate partner violence. May also provide limited out of state relocation to safe permanent housing.

Snohomish
County