



*Everyone Deserves a Home*



# COUNTERING THE HOMELESS CRISIS



**Your Voice and Actions Can Make A Difference**



These are the  
conditions that  
some of our  
brothers and sisters  
must live in

**Not In My Back Yard  
(NIMBY)  
OR IS IT?**



# Who Are the Un-housed?

Anyone living in housing that is below minimum standard or lacks secure tenure.

People are categorized as un-housed if they are:

- living rough on the streets, under bridges, in public spaces, or in rural areas,
- moving between houses of friends, family and emergency accommodation,
- living in accommodations without a bathroom,
- moving between temporary shelters

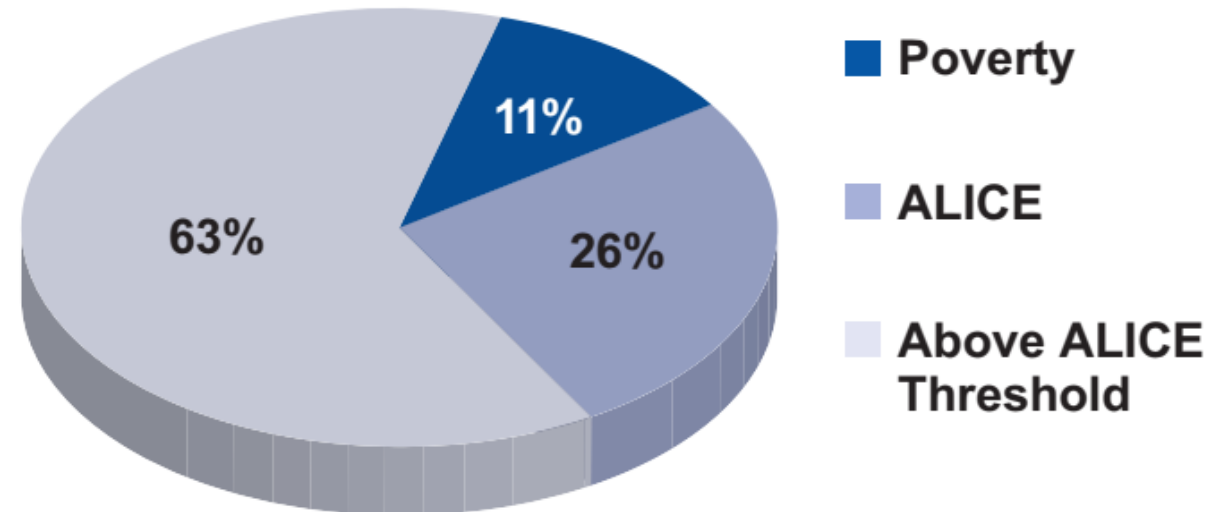
However a tent or a vehicle is a home to an Un-housed person

**The majority of the un-housed are not addicted, pan-handlers or those on skid-row**

**The majority are those known as ALICE – so let's get to know them**

# Getting to Know ALICE

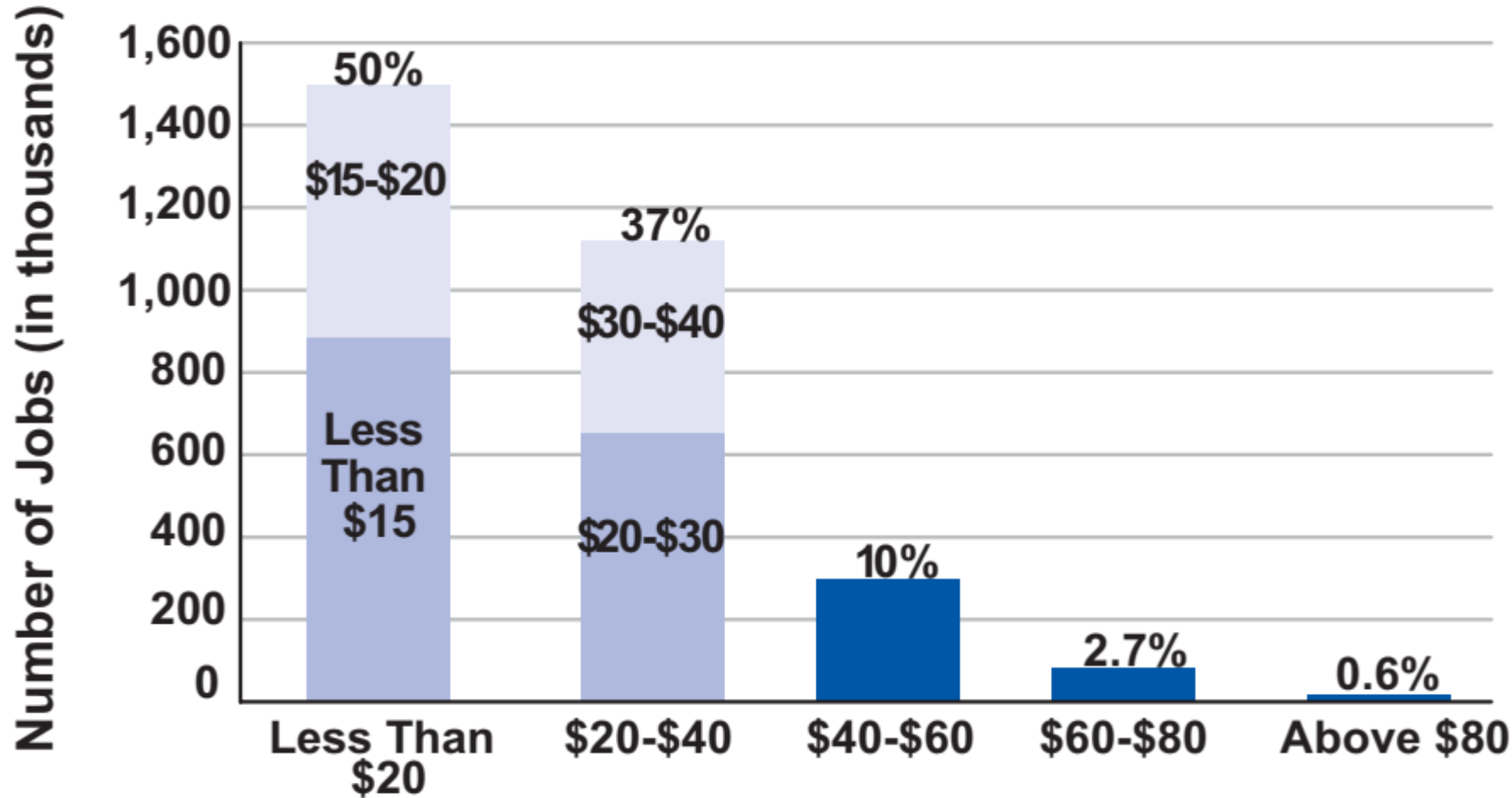
**ALICE**, an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed, comprises households that earn more than the Federal Poverty Level (FPL), but less than the basic cost of living for the state (the ALICE Threshold). Of Washington's 2,767,682 households, 301,493 earn below the FPL (11 percent) and another 707,702 (26 percent) are ALICE.



# Average Monthly Living Costs Washington 2016

<b>Monthly Costs</b>	<b>Single Adult</b>	<b>Family (2Adults+2Children)</b>	<b>% Change 2010 - 2016</b>
<b>Housing</b>	<b>\$592</b>	<b>\$871</b>	<b>16</b>
<b>Child Care</b>	<b>\$0</b>	<b>\$1,278</b>	<b>11</b>
<b>Food</b>	<b>\$177</b>	<b>\$586</b>	<b>10</b>
<b>Transportation</b>	<b>\$361</b>	<b>\$689</b>	<b>15</b>
<b>Health Care</b>	<b>\$203</b>	<b>\$755</b>	<b>79</b>
<b>Technology</b>	<b>\$55</b>	<b>\$75</b>	<b>n/a</b>
<b>Miscellaneous</b>	<b>\$159</b>	<b>\$469</b>	<b>27</b>
<b>Taxes</b>	<b>\$217</b>	<b>\$437</b>	<b>34</b>
<b>Total</b>	<b>\$1,748</b>	<b>\$5,160</b>	<b>27</b>
<b>Full time Hourly Wage Required</b>	<b>\$10.49</b>	<b>\$30.96</b>	<b>27</b>

# How Much Does ALICE Earn Per Hour?



Four out of five jobs in Washington State have an hourly wage that place them in the ALICE category

# Washington's Top 20 Occupations 2016

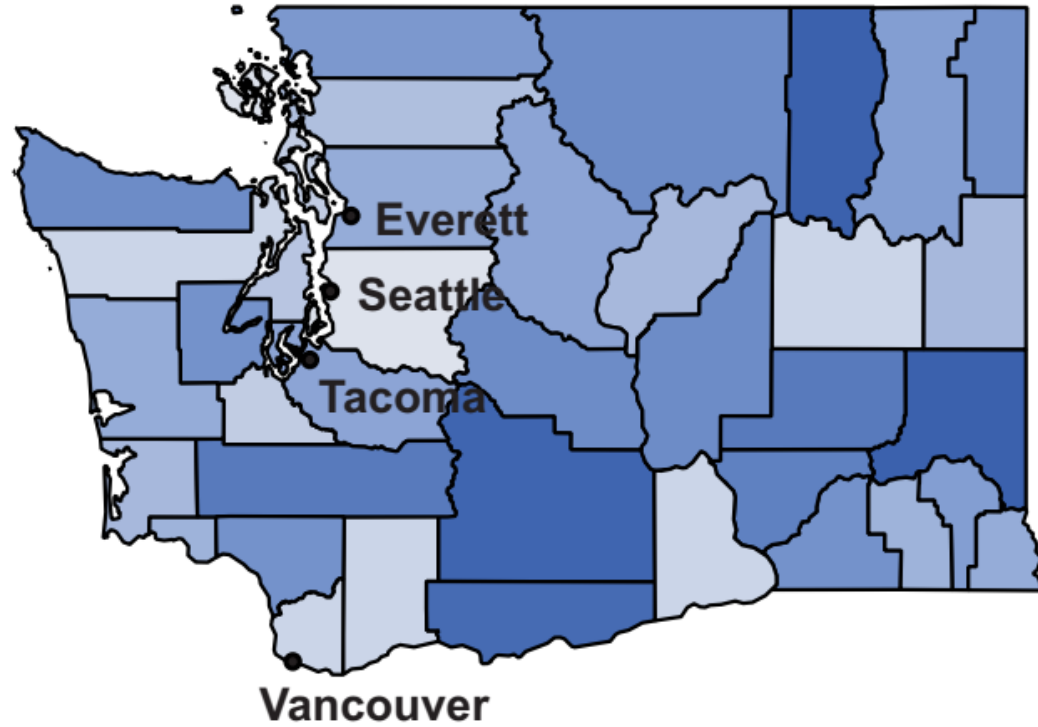
Job	Number	Median Wage
Retail salespersons	85,100	\$10.13
Office Clerks	84,250	\$15.71
Food Service	71,230	\$8.84
Cashiers	61,290	\$9.18
Customer Service	60,650	\$16.64
Personal Care Aides	59,690	\$10.78
RN's	55,410	\$31.94
Laborer/Mover	52,690	\$14.43
Truckers	49,140	\$19.50
Waiters	43,190	\$9.06
Janitors	42,760	\$11.37
Assemblers	41,480	\$14.38
Total/Avg	706,880	\$14.33

What do you notice on this slide?

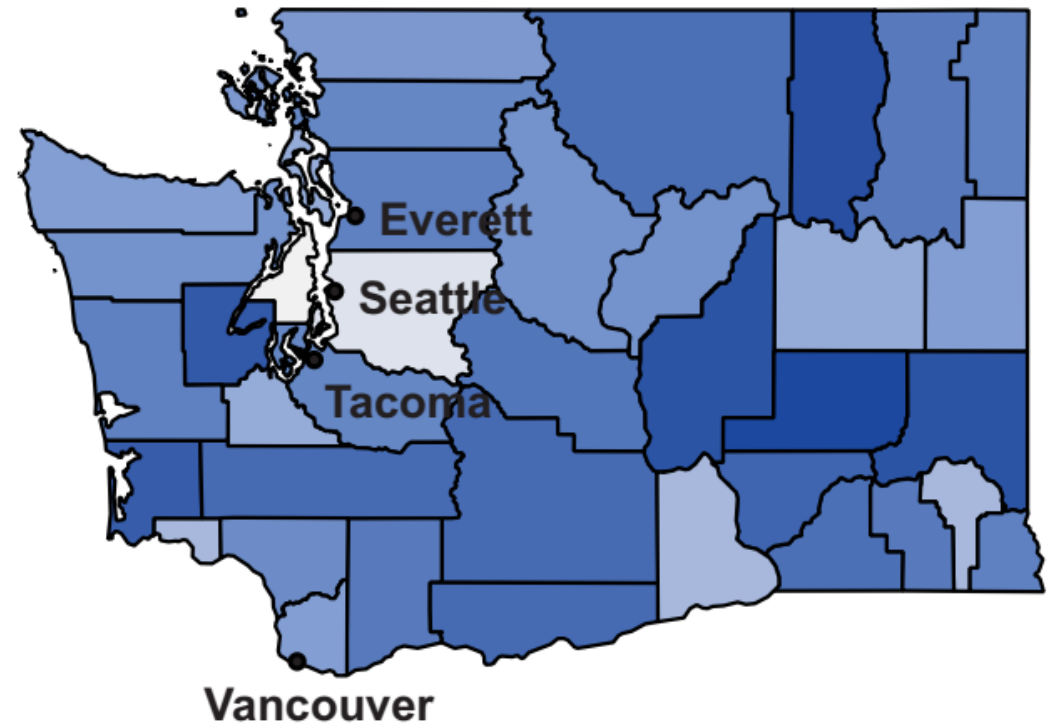


# Percent of Households Below the ALICE Threshold by County, Washington, 2010 and 2016

2010



2016



Percent Below ALICE Threshold

26%



55%

# Where Does an ALICE Family Currently Reside?

- Doubled or tripled up with others in a single apartment
- Spare rooms in homes leased or shared by homeowner
- Living with parents, relatives, or friends
- When none of the above are available
  - Cars and campers
  - Tents and tarps outside
  - Couch surfing a night at a time
  - Emergency Shelters

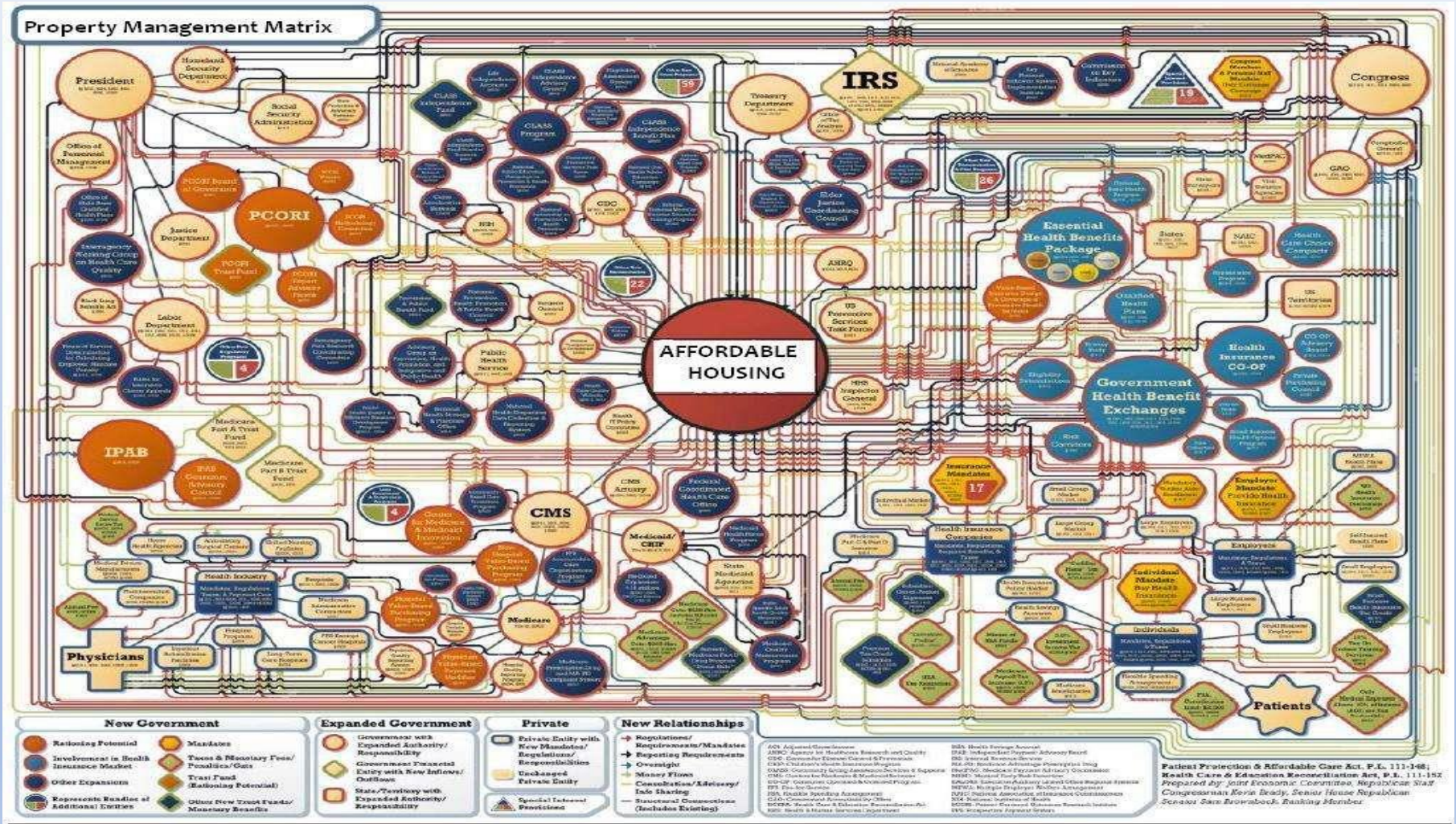
# ALICE - The Folks Who Serve You Everyday Yet Are Un-Housed



When they could be housed in affordable housing such as these?

**Hence the case  
for: YIMBY  
Yes In My Back  
Yard**

# However, The Pathway to Affordable Housing is a Bit Complex



# Exactly What is Affordable Housing?

- **Housing where residents pay at most 30% of their income in housing costs**
  - Renters Housing Cost = Rent + Utilities
  - Homeowners = Principal + interest + taxes + insurance
- **Covers a wide range of housing types and demographics**

Apartments and Condos	Supportive transitional housing
Single and multiple family dwellings	Shelters
Veterans and disabled persons	Senior Citizens

**When housing costs exceed 30% of a family's income it is not affordable!**

# Doesn't My City/Town Have Affordable Housing?

- Most likely – many towns and cities have some affordable housing but it is extremely limited with waiting lists of over 2 years for an available unit and in some cases (e.g. Senior and Disabled) much, much longer
- My area says they are requiring new multi-unit housing construction to provide affordable units – Possibly correct however many of these new units are often only available to families earning greater than \$35/hr and builders can pay a fee to be totally exempt from providing any affordable units
- The unfortunate truth is the majority of the people who provide services for you on any given day may be unable to live in the area in which you reside

# How Does A Family Afford Affordable Housing?

## Example:

- Single parent family (one adult and two children) living in Tacoma with the wage earner being paid \$16.50/hr (\$2640/mo) placing the family in the very low income level for Pierce County
- The family needs a two bedroom apartment
- HUD mandates the cost for such a unit to be \$1,265/month however 30% of \$2640 is \$792 which the family must pay (figures are exclusive of utilities)
- The remaining \$475 needs to be made up through either a HUD section 8 voucher or through state/county funding for affordable housing
- Section 8 voucher waiting time is in excess of 2 years where lists are open (many are closed) and there is very limited state/county funding

# Financial Aid for Affordable Housing Units

Example: King County Housing Authority (A Public Housing Authority Serving All of King County Except Seattle and Renton)

- While limited, HUD provides funding for housing 50% of the 20,000 King County Housing Authority housing units
- King County Housing Authority also provides subsidized funding for an additional 21% (4,210) housing units
- The remaining 29% of housing units are funded through nonprofit partnerships and other rental housing most financed with low-income housing tax credits and/or tax-exempt bonds

**TOTAL HOUSING UNITS NEEDED IN KING COUNTY**

**156,000**



THERE IS A CRITICAL SHORTAGE OF  
AFFORDABLE HOUSING!  
IT TAKES FROM 3 TO 10 YEARS TO  
BUILD NEW UNITS  
WHAT DO WE DO IN THE  
INTERIM?

# First and Foremost Make Your Vote Count!

- **When considering candidates for local, county, state and federal office know their position on providing affordable housing for everyone who is extremely or very low income and lives in your locality.**
- **Vote for those who pledge to do everything possible to increase the stock of available units and preserve all currently available stock of affordable housing for those we know as ALICE ensuring everyone who works to serve us can afford a decent affordable home to live in.**

# Local Actions You Can Take For Affordable Housing

Begin by convincing your local jurisdiction (county, city, or town) that much more available affordable housing stock is needed

- Advocacy by each member of a parish and the parish itself is the best way to get the attention of those in government

Once your local jurisdiction gets the message then advocacy shifts:

- Require the jurisdiction to mandate and hold fast (i.e. disallowing developers to pay a fee to opt out) to making all new multi-unit residential developments provide a percentage of units that are extremely and very low income affordable
- Require your jurisdiction to identify potential properties that could provide affordable housing that are convenient to public transportation and providers of the necessities for living.
- Continue to maintain dialog and pressure on your jurisdiction to make things happen with regard to those properties for affordable housing

Note: If some church property meets these requirements get guidance from the Diocese prior moving forward

# This is Available to Your Jurisdiction (City/County) Get them to Use it and Advocate for Change

This year Washington State took a step forward to address the crisis of affordable housing by enacting SHB 1406 allowing cities and counties to receive up to 0.0146% of the 6.5% state sales tax collected in their area directly for affordable housing for the next 20 years

**Make your voice heard locally regarding these funds  
and hold your elected officials responsible for  
securing these funds and using them to increase the  
stock of affordable housing in your community**

# Other Actions To Minister to The Un-housed

- The examples that follow will not increase the stock of affordable housing but do provide a means of survival for those who are currently un-housed
- Additional information on Best Practices for each of these activities is available on the Diocesan Website

# Provide A Safe Place to Stay



Making Use of Church Parking Lots for Safe Parking Provides a Safe Place for Many of the Un-housed to Live in Their Vehicles

# Help Provide a Temporary (~90 days) Place to Live



Join with others in your community to provide spaces for these encampments.

# Help Build a Tiny House Village



Join with others in your community to support the construction of a Tiny House Village



# Lease a Property for Shared Housing

- Agencies working with employed un-housed people transitioning from a shelter environment are always seeking available properties that can be rented at below market rates to provide housing for people unable to lease an apartment on their own
- Multi-bedroom houses are ideal for this purpose as they provide spaces for multiple individuals to live communally as they share the rent and utility costs and work to:
  - Developing the necessary skills related to budgeting and managing money
  - Establishing a credit rating
  - Building funds to provide a deposit and first and last rent

# Share Unused Space in Your Home

- Many of us have unused space within our homes that could be used to help house the un-housed
- Shared Housing Services is specific to Pierce County they may be able to guide you to another non-profit. Go Here for more information

**<http://www.sharedhousingservices.org/>**

**THE CURRENT CRISIS OF THE LACK OF  
AFFORDABLE HOUSING IS ONE THAT EVERYONE  
OF US NEEDS TO ADDRESS.**

**OUR NEIGHBORS WHO ARE UN-HOUSED CAN  
NOT WAIT FOR SOME FORM OF MAGIC ELIXIR  
THEY NEED HELP TODAY**

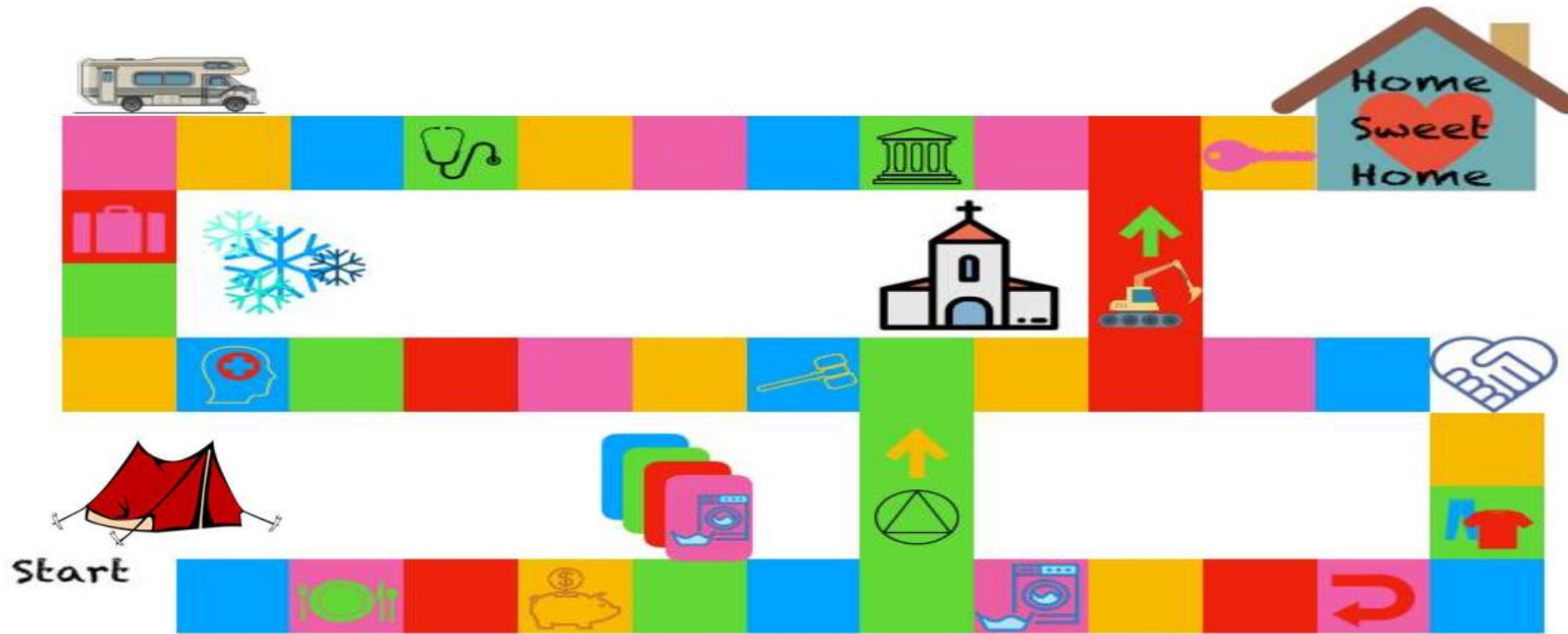
**WE ARE CALLED BY OUR BAPTISMAL COVENANT  
TO DO SOMETHING!**

**ONLY THROUGH YOUR COMMITMENT WILL  
REAL PROGRESS ON HOMELESSNESS BE  
MADE AND THE CRISIS OF AFFORDABLE  
HOUSING ADDRESSED**

- USE YOUR VOTE,**
- PETITION YOUR ELECTED OFFICIALS,**
- TALK TO YOUR NEIGHBORS,**

**BE STEADFAST IN CONTINUING TO DO SO  
UNTIL THIS CRISIS IS FINALLY RESOLVED!**

We can be GAME CHANGERS for our  
unhoused neighbors



Go Here for additional information

<https://tinyurl.com/y6d7nunv>