

# Housing and Homelessness

**Lon Klugman**  
Outreach Specialist

**Jamie Spinelli**  
Homeless Response Manager

**Samantha Whitley**  
Housing Programs Manager



# Vancouver Housing Market

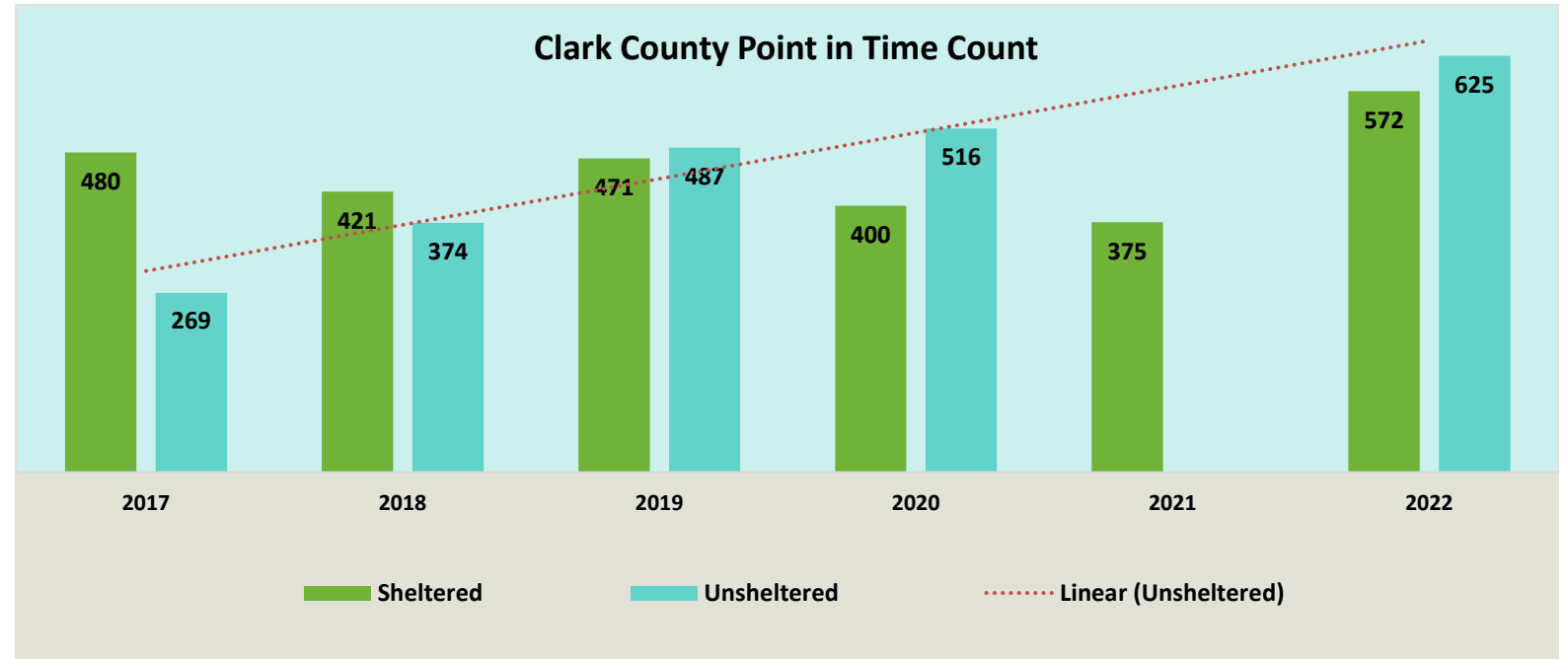
- Clark County growing twice as fast as metro counties
- Deficit of **5,600** units
- **2%** vacancy rate
- Rents increased **19%** in 5 years
- **51%** of renters cost burdened
- 4,886 new units in last 3 years, need **2,500** per year



# Homelessness in Vancouver

## 2022 Point in Time Count

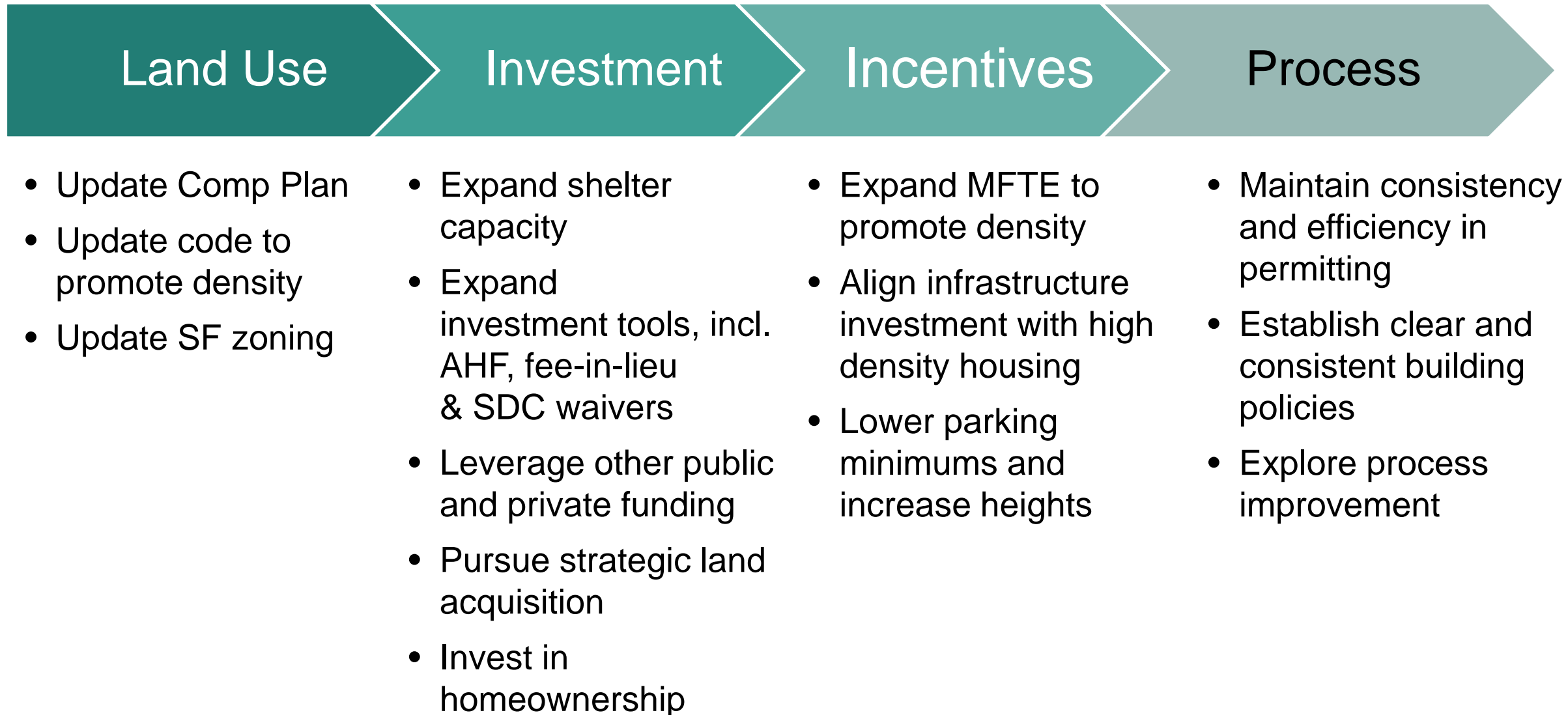
- **1,197** experiencing homelessness in Clark County;
- **625** are unsheltered – mostly within City



## Impacts

- Increase in visible homelessness (camps/vehicles/RVs)
- Increase in solid waste
- Negative impacts on mental and physical health of those living outdoors
- An average of **25** people living unsheltered die each year

# Vancouver Housing Action Plan



# Investments and Incentives



**Affordable Housing Fund**  
local property tax levy

**Affordable Housing Sales Tax**  
councilmanic, up to 0.1%

**CDBG/HOME Programs**  
federal HUD funding

**MFTE Program**  
tax exemption in targeted areas

**Impact Fee Waivers**  
15-year affordability commitment

# 2022 Housing Outcomes



## Affordable Housing Fund

- supported **171** new units, 100 for tenants under 50% AMI
- preserved **29** units
- stabilized **310** households
- built **20** shelter units, 40 beds
- operated **45** emergency shelter beds

## Multifamily Tax Exemption

- incentivized 4 projects with **515** new units

# Housing and Homeless Programs



## Homelessness

- Outreach and street medicine
- Emergency shelter construction/operation
- Transitional housing/group homes
- Rental assistance with case management

## Housing-focused

- Eviction prevention, legal advocacy
- Homeownership assistance – land trusts
- Homeowner rehabilitation program

# Addressing Impacts of Unsheltered Homelessness



- Rapidly increase shelter capacity
- Safe parking sites
- Encampment management strategies
- Solid waste mitigation
- Reduce barriers to accessing services

# Safe Stay Communities

Alternative shelter communities offering residents greater access to services, increased stability, and safe, healthy, humane living conditions to support transitioning out of homelessness



- 20 Pallet shelters per site
- Office and meeting space
- Hygiene/sanitation services
- Fenced
- Staffed 24/7 by service provider
- 1,000' no-camping buffer



# Safe Stay Communities

Two sites open, a third underway, two more budgeted to open in 2023

The Outpost's first year outcomes:

- 80 individuals served
- 33 housed
- 21 employed
- 30% reduction in calls for police in surrounding neighborhood
- 13% reduction in calls for other emergency services related to homelessness

# Safe Park

## C-TRAN Evergreen Transit Center



### Safe Park provides:

- 55 vehicle/RV spaces for about 75 people
- Overnight security
- Restrooms, hygiene, nearby showers
- Service provider support (housing, employment, behavioral health, etc.)
- COV provides some tow services

# Homeless Assistance and Resource Team



**HART is a multidisciplinary team created to address and mitigate the impacts of unsheltered homelessness.**

- Compassionate outreach to people living unsheltered
- Assessing camps for sanitation needs and coordinating cleanups/sanitation services
- Connecting individuals in camps to needed services
- Point of contact for community members seeking response to issues related to homelessness
- Community education

# Homeless Assistance and Resource Team

The team is led by the Homeless Response Manager, and includes:

- Outreach Specialist (CMO)
- Encampment Response Coordinator (Public Works)
- HART Officer (VPD)



# Other Services



- Sanitation Stations at/near encampments
- Outreach on WSDOT Right of Way property
- Talkin' Trash
- Coordination with Economic Prosperity and Housing Department
- Mail Service
- Community Court program participation