

Affordable Housing & Homelessness

are they connected?

High rents are to blame for the severity of the state's homelessness crisis. Economists John Quigley and Steven Raphael were among the first to demonstrate that housing affordability—rather than personal circumstances—is the key to predicting the relative severity of homelessness across the United States. They estimated that a 10.0 percent increase in rent leads to a 13.6 percent increase in the rate of homelessness. Consistent with Quigley and Raphael's findings, our analysis indicates that median rents across U.S. states explains 43 percent of the variance in rates of homelessness in 2017.¹

The Center on Budget and Policy Priorities calculated that about 209,000 low-income, renter households in Oregon received federal assistance or were in need of it in 2016.² Of those, slightly more than one-quarter — 56,000 households — received assistance. The remaining 153,000 households did not. These unassisted, low-income households paid more than one-half of their income for rent and utilities and were thus at measurable risk of homelessness.¹

• Clatsop County
2017 - 17.5

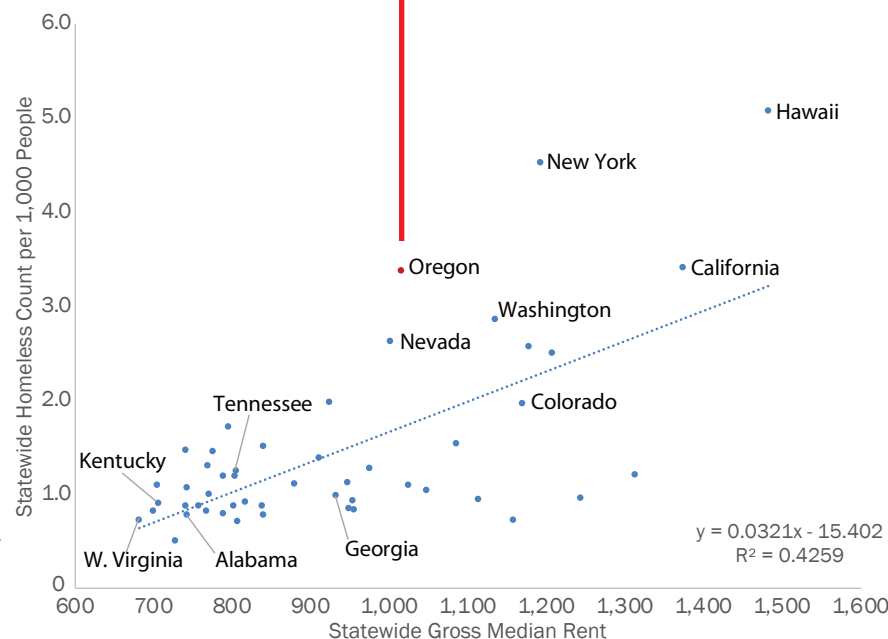
Where has all the housing gone? Long time passing....

Over the 2010-2016 time period, Oregon created only 63 new housing units for every 100 households that formed during the time period, increasing competition for housing.¹

Between 1955 and 2013, almost one million SRO [Single Room Occupancy] units were eliminated in the US due to regulation, conversion or demolition.²

There is ample empirical evidence finding that regulatory restrictions tend to increase the price of housing and, in turn, to make communities less affordable for low- and moderate-income households.

A recent nationwide assessment of the effects of housing regulation on housing costs is provided in a study by Edward Glaeser and Joseph Gyourko (2003)... They find quite large regulatory taxes embodied in the price of housing. They also find that in most areas, land costs explain only one-tenth of the difference between housing prices and construction costs, and the remaining nine-tenths by the price effects of land-use regulation.³



Source: ECONorthwest analysis of HUD 2017 Point-In-Time Counts and U.S. Census Bureau 2017 American Community Survey data. The diagonal line is the line-of-best-fit for the data, showing a strong positive correlation between median gross rent and rates of homelessness. The linear equation for the line is shown. The R^2 value demonstrates how closely the line fits the data; a higher R^2 indicates a better fit and less variance.

1. ECONorthwest (March 2019). *Homelessness in Oregon: A review of trends, causes, and policy options*.

2. Ionova, Mariana (3 June 2013). "The \$80-a-Week, 60-Square-Foot Housing Solution That's Also Totally Illegal: It's Time to Bring Back the SRO". *nextcity.org*. Next City.

3. Raphael, S. (2010). Housing market regulation and homelessness. In I. G. Ellen & B. O'Flaherty (Eds.), *How to house the homeless*.

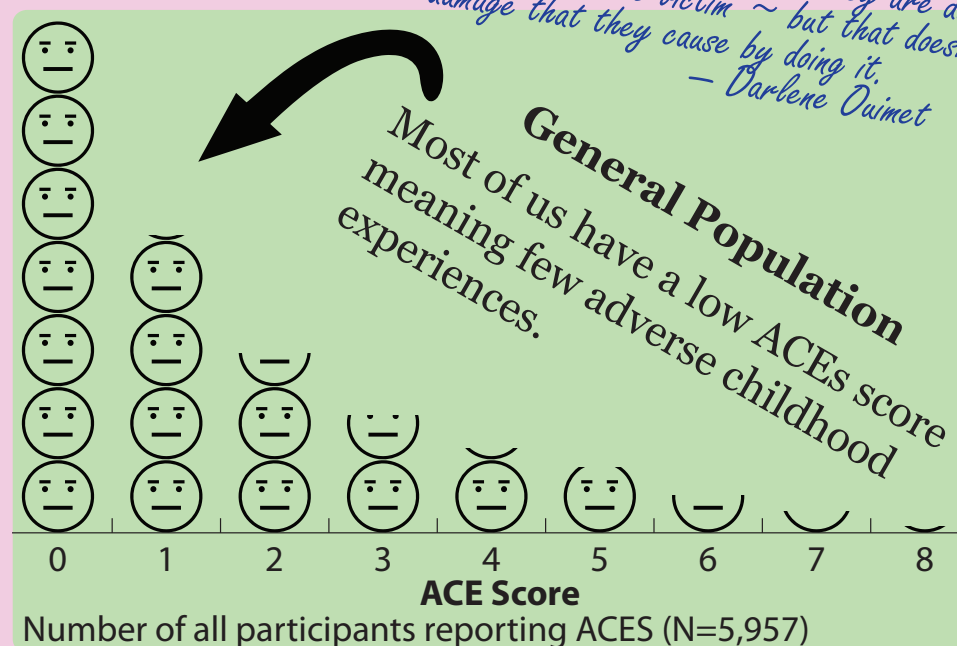
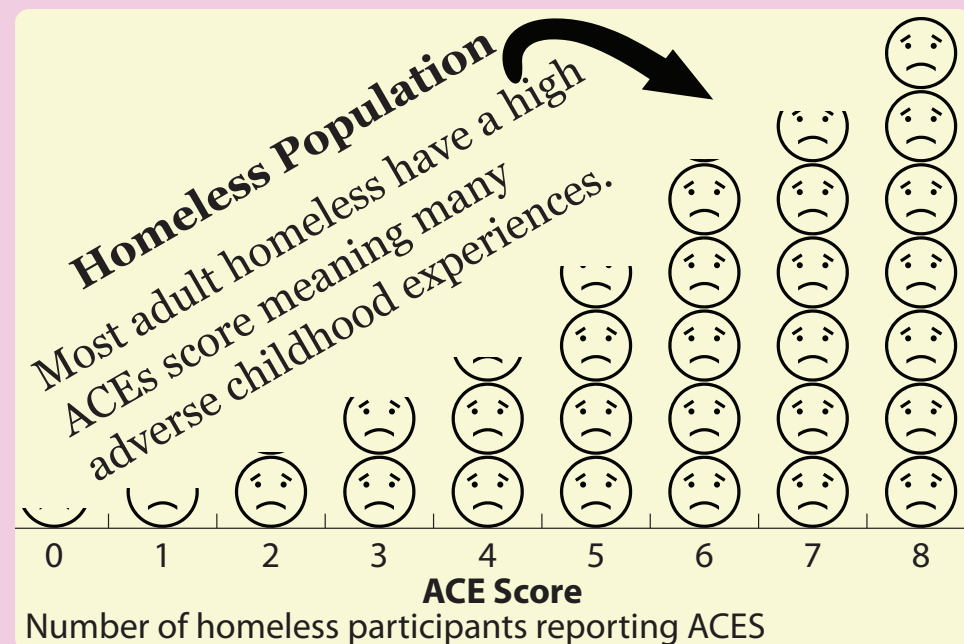
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Adverse Childhood Experiences (ACEs) and the Relationship to Homelessness

What is an ACE? Adverse childhood experiences, or ACEs, are potentially traumatic events that occur in childhood. For example: experiencing violence or abuse; witnessing violence in the home or community; or having a family member attempt or die by suicide. Also included are aspects of the child's environment that can undermine their sense of safety, stability, and bonding such as growing up in a household with: substance misuse; mental health problems; or instability due to parental separation or household members being in jail or prison.

— Center for Disease Control



What is an ACE Score? The ACE score is the total sum of the different categories of ACEs reported by participants.

What is the impact of a high ACE Score? ACEs can have lasting, negative effects on health, well-being, and opportunity. Toxic stress from ACEs can change brain development and affect such things as attention, decision-making, learning, and response to stress. Children growing up with toxic stress may have difficulty forming healthy and stable relationships. They may also have unstable work histories as adults and struggle with finances, jobs, and depression throughout life.

— Center for Disease Control

I always wondered why somebody doesn't do something about that. Then I realized I was somebody.
— Lily Tomlin

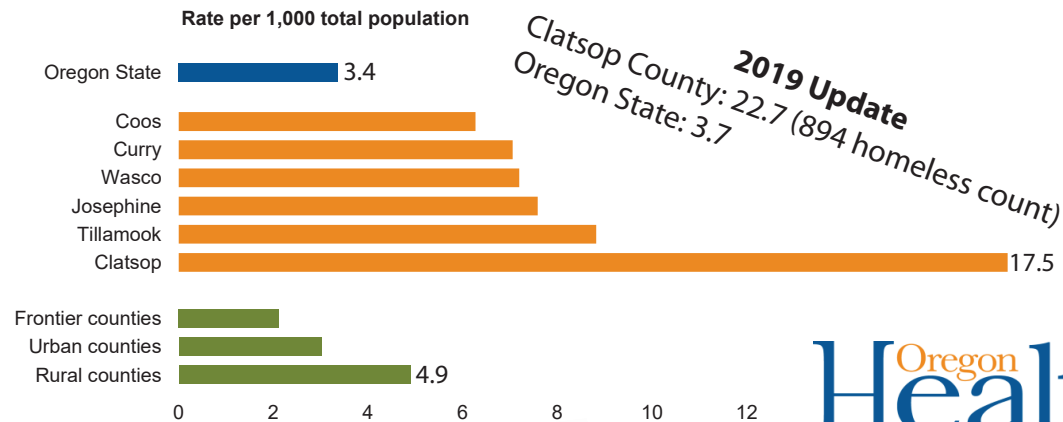


Statistics from Cutuli, J. J. (2013). *Factors associated with adult homelessness in Washington State: A secondary analysis of behavioral risk factor Surveillance system data (Final Report)*
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Astoria & Clatsop County Homelessness

Where are we?

Estimates of the homeless population by county, Oregon, 2017



Oregon Health Authority

Helping Hands (emergency shelters)

Accommodations: 10 men and 8 women in Astoria
some short-term overflow in Seaside.
Length of Stay (general): 4 days on / 3 days off
for 2-weeks to determine interest in Reentry Program.
Misc: Referral-only / meals / sober campuses / no
registered sex offenders / certified-registered-trained
Companion animals

CLATSOP COMMUNITY ACTION

Astoria Rescue Mission

Homeless Shelter & "New Life Discipleship Program"

Accommodations: 25 men and 7 women and children.
Length of Stay (general): 5 nights every 30 days OR
6-month residential program.

Meals: Breakfast, lunch and dinner

Services: Free clothing, laundry, showers, Bible studies,
Chapel services



NOHA
northwest oregon housing authority

Astoria Warming Center

"To prevent unsheltered people from dying of exposure in Astoria."

2018-2019 Season Summary

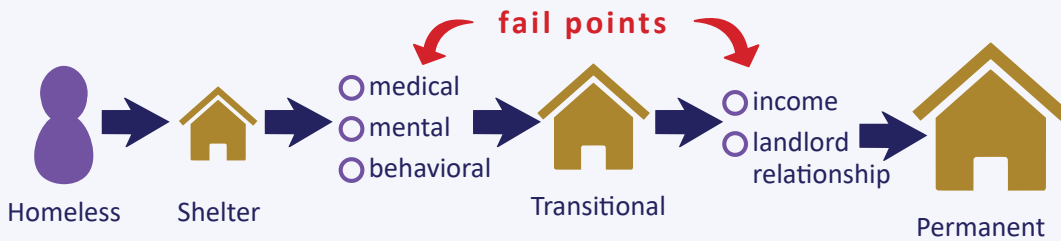
- ❑ We were open 90 nights. On nearly half of these, we had more than 25 Guests.
- ❑ We were able to serve 185 different individuals: 51 Women, and 134 Men, resulting in a total of 2,272 overnight stays.
- ❑ Our Guests' ages ranged from 18 - 77 years old: 8% were 18 - 24 years old; 64% were 25 - 54 years old; 23% were 55 and older. Senior citizens have been our fastest rising age group over the years.
- ❑ About half of our Guests have been homeless for less than a year.
- ❑ Just over 40% of our Guests identify with one or more disabilities.
- ❑ More than half of our Guests identify as being "from Astoria." Another 10% are from Clatsop County.



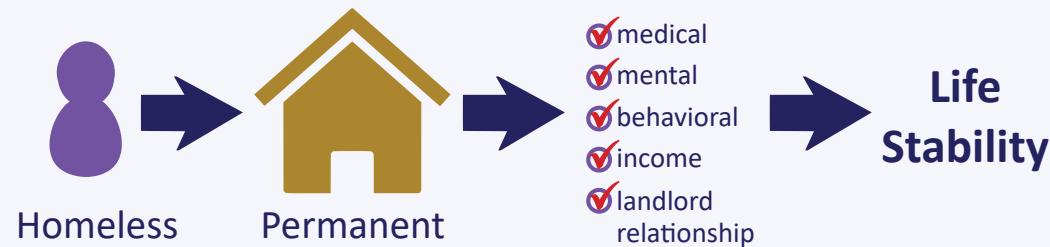
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Housing First HUD's "Go To" Program

HOUSING READINESS



HOUSING FIRST



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Structural Barriers to Housing First

1. lack of affordable housing,
2. availability of living wage jobs, and
3. social or community exclusion.

Pathway's **Housing First**... "is a complex clinical and housing intervention that comprises three major components: (1) program philosophy and practice values emphasizing consumer choice; (2) community based, mobile support services; and (3) permanent scatter-site housing" (Tsemberis, 2010).

"In 2010, the Obama administration released *Opening Doors*, the first-ever comprehensive federal strategic plan to prevent and end homelessness.... Over the next five years, HUD will work with its partners to deploy the solutions that we know are effective... informed by a Housing First approach...."

—U.S. Department of Housing and Urban Development, *FY 2013 Annual Performance Report: FY 2015 Annual Performance Plan* (July 2014).



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DROP-IN RESOURCE CENTER

A PLACE TO FEEL WELCOME

Mission... to provide a welcoming community center where low-income and homeless people can find a safe day-time place to be comfortable and find access to food, basic hygiene facilities, interaction, resources, and support services to help them transition toward self-sufficiency at their own pace.



REPURPOSE THE JAIL... OR...?

What we do... We have a dedicated staff of volunteers and an Executive Director who make a difference in people's lives by focusing on building trusting relationships. We recognize that we need to meet safety and comfort needs first. Therefore we offer food, showers, bathrooms, laundry, and basic supplies to all guests as they enter the facility for the first time. We welcome comfort animals and provide for their needs.



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PERHAPS WE DON'T HAVE A HOMELESSNESS CRISIS...

PERHAPS WE REALLY HAVE A HUMANITARIAN CRISIS!

We're **tried** to approach this as a Homelessness Crisis...

- Oregon Housing and Community Services. (2008). *A Home for Hope: A 10-year plan to end homelessness in Oregon*. Salem
- Clatsop Homeless Coalition. (2012). *Clatsop County Ten Year Plan to End Homelessness*
- Community Development Department of Astoria. (2015). *Astoria Affordable Housing Study*
- Johnson Economics. (2019). *Clatsop County Housing Strategies: Summary Report*



Astoria woods, 2018



Astoria woods, 2018



Portland downtown, 2019



UNHCR tents at a refugee camp Johannesburg, South Africa.
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Addressing homelessness in Modesto, California.

"A **humanitarian emergency** is an **event** or series of events that represents a critical threat to the **health, safety, security or wellbeing** of a community or other **large group of people**, usually over a wide area."
—Humanitarian Coalition

We **know how** to address a Humanitarian Crisis!



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