

# REPORT

# Edmonds Homelessness Assessment

PREPARED FOR  
City of Edmonds  
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consulting

# Executive Summary

In December 2017, the City Council allocated \$250,000 in the City's 2018 budget for a Homelessness Response Project. A small portion of the funds were used to hire Koné Consulting (KC) to conduct a rapid assessment of local homelessness in hopes that City Council can make an informed decision on how to invest the remaining funds based on the identified community needs. This report presents KC's findings and recommended next steps.

The environmental factors currently impacting homelessness in Edmonds include rising housing costs, stagnant wages, and cost-burdened households. Economic and population growth continue to be on the rise, while housing costs increase at a faster pace than wages and leave lower income residents with difficult choices between paying for housing, food or medicine and putting individuals and families at risk of displacement and homelessness.

Many of the community leaders and experts we interviewed expressed appreciation for the Edmonds City Council's investment in further understanding the issue of homelessness in Edmonds. Visible homelessness is less common than hidden homelessness in Edmonds so it's less obvious to the community that there are homeless people here. The community may also have misperceptions about the homeless—who they are, how they live, and why they don't have housing. When homeless people in Snohomish County were asked why they were homeless in a 2018 survey, **family crisis** was the **most frequent reason** cited<sup>1</sup>. This conflicts with a common misperception that most people are homeless because they have behavioral health issues. Another common misperception of people experiencing visible homelessness in Edmonds is that they immigrate here from outside the region. The data shows the **majority of people who are homeless in Snohomish County are from here** originally.

There are limitations to quantifying homelessness because homeless people are difficult to find so they can be counted or surveyed. This often leads to underestimation in homeless data. The **best estimate of homelessness in Edmonds is data from the Department of Social and Health Services (DSHS)**. DSHS asks on their application form for medical, cash or food assistance if anyone in the household is homeless and records that information in their computer system. KC was able to obtain several years of data on individuals who received benefits. DSHS is the most reliable data source because it represents everyone on their caseload (it is population-level data) and can be disaggregated by zip codes 98026 and 98020, minus Woodway. (Esperance cannot be disaggregated from zip code data.)

Based on DSHS data on individuals receiving benefits, there are currently approximately **230 Edmonds residents experiencing homelessness**, meaning they are without housing (ex. unsheltered or car camping), homeless with housing (ex. short-term hotels or couch surfing) or in an emergency shelter or domestic violence shelter.

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<sup>1</sup> Snohomish County 2018 Point-in-Time (PIT) survey

The number of individuals experiencing homelessness in Edmonds follows a similar trend with poverty rates over time, confirming the relationship between poverty and homelessness. However, in recent years poverty rates are decreasing while the number of people who are homeless is higher than in 2010 when poverty rates were last around 6%. This is another indication that **an increase in the numbers of cost-burdened households** as the most relevant current trend that could explain the rates of homelessness.

Edmonds appears to have a somewhat different housing dynamic than Seattle. **Cost burdened households are more commonly homeowners** in Edmonds, as opposed to Seattle where renters are more cost burdened. Edmonds renters have also become more cost burdened, given rising rents and stagnant wages. The City Council has an opportunity to focus on homelessness prevention efforts with homeowners and renters now, so the homeless crisis doesn't reach the same level as other Puget Sound cities have encountered. Efforts should focus especially on issues of equity and inclusion as **African Americans are over-represented** amongst the homeless in Edmonds and **Seniors are most at-risk** of becoming homeless.

Based on an inventory of homeless services and conversations with a broad group of stakeholders and individuals who are experiencing homelessness, service gaps in south Snohomish County include **no emergency or cold-weather shelters in Edmonds**. The cold-weather shelter that previously existed in Edmonds has been moved to Lynnwood due to construction at the Edmonds Senior Center and is only open during freezing weather. Currently people experiencing homelessness in Edmonds have to travel to Everett or Seattle to seek emergency shelter. **Edmonds is the only city we profiled in the region that does not fund human services directly**. There is opportunity for Edmonds to develop community services infrastructure that is commonly seen in city governance such as a dedicated staff person and dedicated funds to support community members who are experiencing hardship. In Edmonds, more so than in other surrounding communities, **faith-based organizations provide almost all of the supportive services for homeless Edmonds residents**. Faith-based organizations do their best to meet the needs when they see them, but without support and collaboration with professional service providers these efforts aren't as streamlined or as effective as possible, and Edmonds is missing opportunities to gather data from those providers to better inform future efforts. When it comes to addressing homelessness, the community members we interviewed said the most common-sense solution is **more affordable housing**. More **community engagement, additional behavioral health services, and an emergency shelter** were the next most common suggestions for additional services.

Washington State's homeless housing systems are funded by an estimated **\$196 million annually** in private, federal, state, and local government funding. The **City of Edmonds has an opportunity to attract funding** to prevent and address homelessness through grants and providing City matching funds to other organizations seeking grants. Examples of actual and potential funding sources available to address homelessness in Edmonds and south Snohomish County include:

- The Alliance for Housing Affordability (AHA) funding of \$655,000 in a Housing Trust to be used by nonprofit agencies, public housing authorities and cities or towns within Snohomish County to create housing for homeless households.
- Matching funding from existing grant opportunities and directly funding services through City contracts with community-based organizations (CBOs) who could use City funds as match to pursue grants themselves.
- Snohomish County's funding of \$14 million per year from the one-tenth of 1% sales tax for mental illness and chemical dependency services. \$755,000 of that money is allocated to capital construction of affordable housing for those experiencing mental illness and substance use disorders.

Homelessness is affecting many communities throughout the region, state and nation and there are lessons to be learned from communities who have been able to move the needle on homelessness. KC conducted interviews with managers from other cities about best practices in addressing homelessness. The **themes from our interviews** include the importance of:

- A regional collaborative response;
- Housing preservation and homelessness prevention;
- Ongoing data collection, monitoring and improvement, and
- Seeking new funding sources.

The City should **conduct community education and outreach** to share information on homelessness and get more input from community members on the specific initiatives the City should undertake to prevent and reduce homelessness. These efforts would begin with sharing what was learned in this assessment, addressing misperceptions of homelessness in Edmonds and providing an opportunity for residents to share experiences and suggestions for projects.

The City should **increase collaborative efforts with providers, neighboring cities and Snohomish County**. Homelessness is a complex and expensive problem which no community can solve on their own. The importance of regional collaboration is a well-known best practice and providers, surrounding municipalities, coalitions, and advocates are eager to have more representation from the City at the table.

The City should work to preserve already existing affordable housing and **prevent displacement of Edmonds residents** and increased homelessness. Preventing homelessness, though difficult to measure, is the more cost-effective approach and results in less disruptions in the lives of those affected and the community at large.

The City should **increase quality of data reporting** to monitor the community needs and measure outcomes of services. Understanding the needs of the community through ongoing data monitoring can guide decisions on where the City should invest resources and also measure the impact of the

investment. The most cost-effective way to gather data is by providing grant funding with data reporting requirements to local service providers.

The City should **pursue additional funding streams** through state, federal, or private grant opportunities to increase resources to meet the needs of the community, and leverage City funding to make the most impact. And finally, the City should ensure it has **enough community services staff** and consultation support to carry out the other recommendations. Edmonds needs dedicated resources to support the sustained efforts required to have a positive long-term impact on the issue of homelessness in Edmonds and the region.

The City of Edmonds is in a unique position to develop a proactive approach to address existing homelessness and prevent Edmonds residents from becoming homeless before the prevalence of homelessness increases as it has in neighboring communities. Edmonds has untapped resources and is in a position to be a leader in addressing the issue of homelessness and other related community needs. To do so, we believe it is important for the city to consider the following recommendations.

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## Introduction and Background

In December 2017, the City of Edmonds slated \$250,000 in the City's 2018 budget for a Homelessness Response Project. A small portion of the funds were used to hire a consulting firm to conduct a rapid assessment of local homelessness in order to help the City Council to make an informed decision on how to invest the remaining funds based on the identified community needs.

In April 2018, Koné Consulting, an Edmonds based, woman owned small business was retained as part of the Homeless Response Project to conduct an assessment and develop a report designed to determine the type and extent of homelessness in the City of Edmonds, as well as services available, opportunities for leveraging funding, and best practices for addressing homelessness. In collaboration with the City Homelessness Response Steering Committee, Koné Consulting has completed the identified tasks and compiled the findings and recommendations in this report.

As part of our initial proposal, we suggested a second phase to the City's Homelessness Response Project which would include opportunities for public input and community engagement prior to deploying Project funds towards addressing homelessness.

# Methodology

## Major Tasks

- 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

Koné Consulting utilized a mixed-methods research approach in which qualitative methods - key informant interviews - supplement the available quantitative data by adding value and deeper context. Both quantitative and qualitative research approaches have limitations; however, when used together, mixed-method strategies can offset these limitations by allowing for both exploration and analysis in the same study, providing a multi-dimensional portrayal of a given issue or topic.

**Quantitative Data.** Quantitative data was compiled and synthesized from the following sources: the American Community Survey Census data, the Department of Social and Health Services (DSHS), Edmonds School District - McKinney Vento, Snohomish County Homeless Management Information System (HMIS), Snohomish County Point-in-Time report, and 2-1-1 data and reports.

**Qualitative Data Through Interviews.** Koné Consulting sought a diverse cross-section of the community in its qualitative interviews, reflected in 63 people across 47 interviews including leaders in neighboring municipalities, faith-based service organizations, human services agencies and providers, healthcare providers, emergency responders, public/private partnerships, schools, the library, a motel, and grocery store managers. A standard interview protocol was employed wherein individuals were provided the report's objective outlined by the Edmonds Homelessness Response Project committee and asked for their insight and experience in serving those facing homelessness and housing/food insecurity, their thoughts on highest needs or service gaps, and potential funding and collaboration opportunities. The qualitative results from interviews were converted into a quantitative format through coding, which counts the number of times a topic or word occurs to transform responses into quantifiable themes. Koné Consulting also interviewed representatives from five cities that are known to homeless experts for promising and best practices in addressing homelessness in their communities.

**Personal Stories.** To capture the voices and experiences of those most likely to need or utilize services which address homelessness, the consultants rode along with emergency providers, visited service providers and faith-based organizations, and conducted outreach in public places to survey people about where they are getting services, where they are sheltering, what barriers they face to

finding or keeping housing, and the services they think would help them overcome those barriers. In exchange for agreeing to be interviewed, individuals were offered a gift card to a local grocery store.

It is important to capture the **perspective of those who are interacting with homeless** individuals and families on a regular basis. Those interviewed for this assessment represent a broad range of perspectives which can be seen in Figure 1 below.

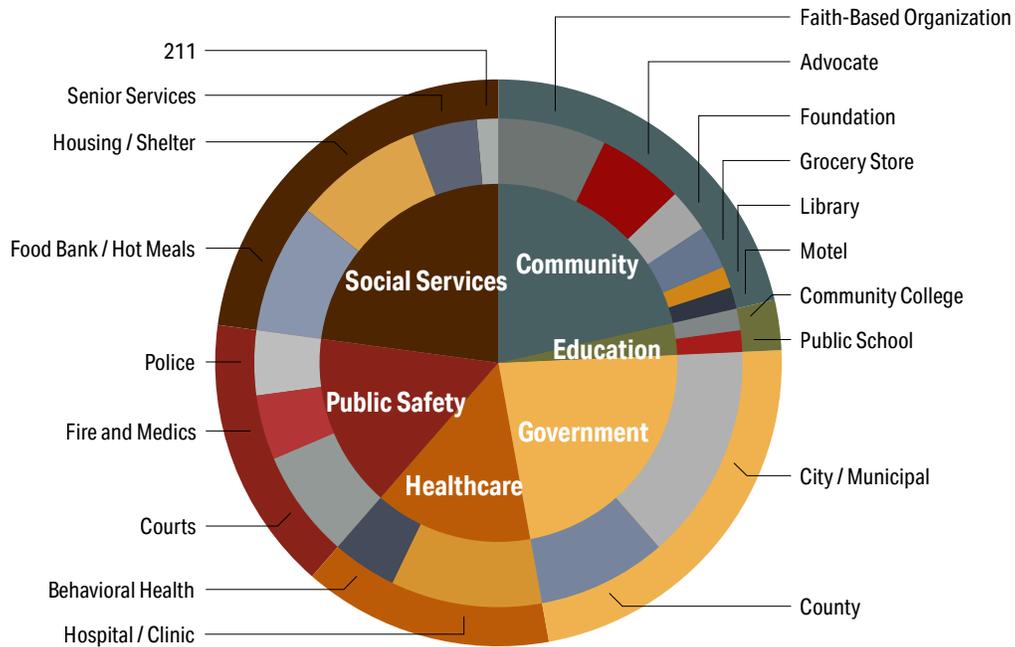


Figure 1: Representation of those interviewed for Edmonds Homelessness Response Project

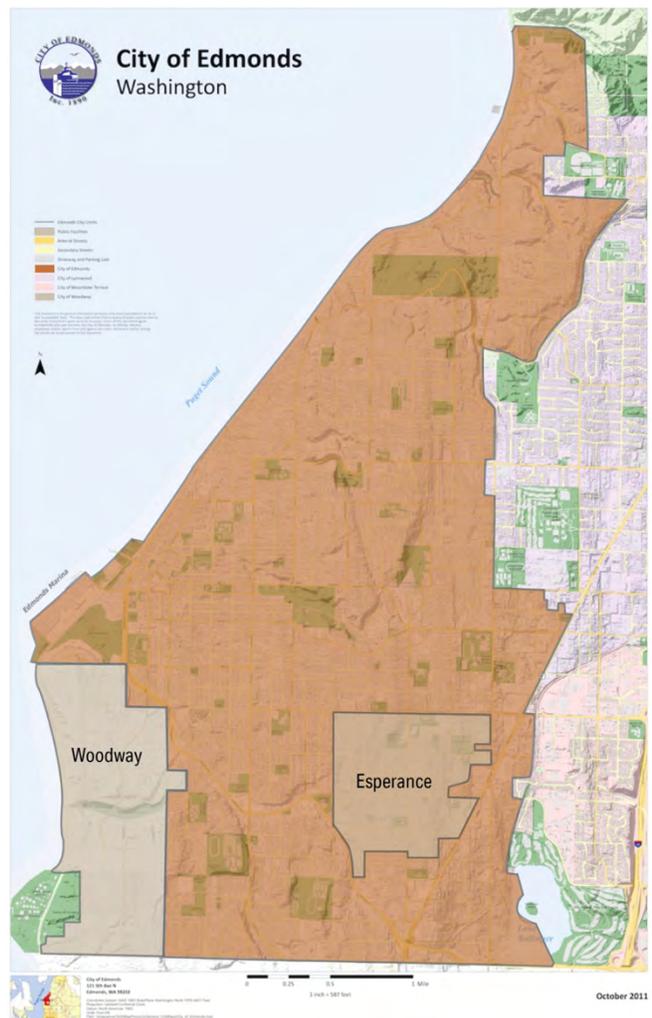
# Overview of Edmonds

## Selected Edmonds Population, Demographic, and Housing Estimates

Known for its picturesque waterfront and charming historic downtown, Edmonds is located in southwest Snohomish County, approximately 15 miles north of Seattle. Originally established as a mill town, Edmonds has grown in population, having been recognized as a viable commuter town for those regularly travelling to Seattle, Everett and Bellevue.

The city of Edmonds begins at the King-Snohomish County line to the south, is framed by the Puget Sound to the west, spans Highway 99 to the east, with meandering boundaries joining Woodway, Mountlake Terrace and Lynnwood, as well as encompassing Esperance, a 0.7 square-mile area of unincorporated Snohomish County residences and businesses.

While public transportation is plentiful north and south along Highway 99, as well as east-west along 196th Ave. (State Route 524) to the north, and Edmonds Way (State Route 104) to the south, access to the “bowl” area of Edmonds – its waterfront and historic downtown - is more limited. Geographically, these thoroughfares create two distinct areas, known as “The Bowl” (west of 76th to the waterfront) and the “Highway 99 Corridor” (east of 76th spanning State Route 99). The former containing a majority of single-residence homes and the historic business and waterfront district, while the latter contains more high-density housing and a retail corridor made up primarily of strip malls and national chains.



The total population of Edmonds is estimated to be 41,309, with approximately 21% of residents over the age of 65 years old. Edmonds has a higher rate of seniors when compared to Snohomish County (12%) and to Washington state (14%). Edmonds is predominately white (82%) with the next highest represented races Asian (8.5%), "Other" (2%) and Black/African American (1.1%). The median income of a household in Edmonds is \$82,697, a more affluent community when compared to Snohomish County \$78,020 and Washington state \$66,174.

Population data comes from the 2016/2017 American Community Survey conducted by the US Census Bureau designed to gather information more frequently than the long-form census which occurs only every 10 years. Unless otherwise noted, this data is restricted to the City of Edmonds. See tables in Appendix 2 for more details.

**Household income (including benefits)**

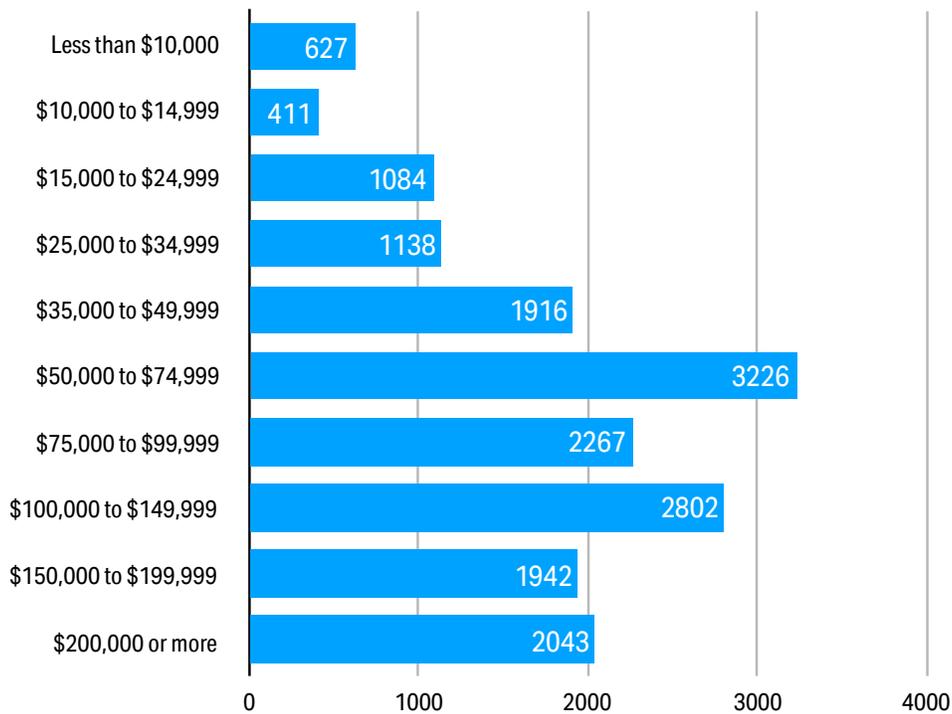


Figure 2: Household income in Edmonds. American Community Survey, 2016/2017. U.S. Census Bureau

The **unemployment** rate in Edmonds was estimated to be 4.3% (of population 16 years and older) in 2017, which is lower than the 5% benchmark used to signify a healthy labor market and lower than Snohomish County (5.4%) and Washington state (6%) rates. Unemployment county-wide has decreased 0.7% in the last year and remains lower than statewide.<sup>2</sup>

### Employment status

Population 16 years and over	35,088
In labor force	22,706
Civilian labor force	22,685
Employed	21,512
Unemployed	1,173
Armed Forces	21
Not in labor force	12,382

*Table 1: Employment status of Edmonds residents. American Community Survey. 2016/2017. U.S. Census Bureau*

There is a relationship between employment and homelessness, including the contribution of unemployment, underemployment, and low wages to homelessness. This was most apparent during the recession which lead to significant increases in unemployment and homelessness nationwide.

Just based on the higher median income and relatively low rates of unemployment in Edmonds, one would expect low levels of homelessness when compared to some neighboring communities and the region at large. That said, a growing economy and low unemployment rates can mask a number of reasons why homelessness persists. These reasons include stagnant wages and less secure jobs with fewer benefits, while cost of living increases. Countywide, median wages have slightly declined and become stagnant at around \$25 after having steadily increased for over a decade and peaking in 2014.<sup>3</sup>

The percentage of Edmonds residents whose income is below the **poverty** level is 6.1% compared to 8.8% in Snohomish County and 12.2% in Washington state. Current poverty rates in Edmonds are equivalent to what was seen in 2010, before increasing to around 9% from 2012-2014 and have been steadily decreasing since.

<sup>2</sup> December Economic Update. The Investor Insight. Economic Alliance of Snohomish County. January 2019. [https://www.economicalliancesc.org/wp-content/uploads/2019/01/Copy-of-EASC\\_Economic\\_Dashboard\\_v.2018.12.pdf](https://www.economicalliancesc.org/wp-content/uploads/2019/01/Copy-of-EASC_Economic_Dashboard_v.2018.12.pdf)

<sup>3</sup> Median hourly wage. Snohomish County. Washington State Employment Security Department. <https://esd.wa.gov/labormarketinfo/median-hourly-wages>

## Housing Characteristics

The total number of **housing units** in Edmonds is 18,683 and the majority of **housing structures** are single family homes (61.7%).<sup>4</sup> Approximately two-thirds of Edmonds residents are home-owners and one-third are renters as of 2015.<sup>5</sup>

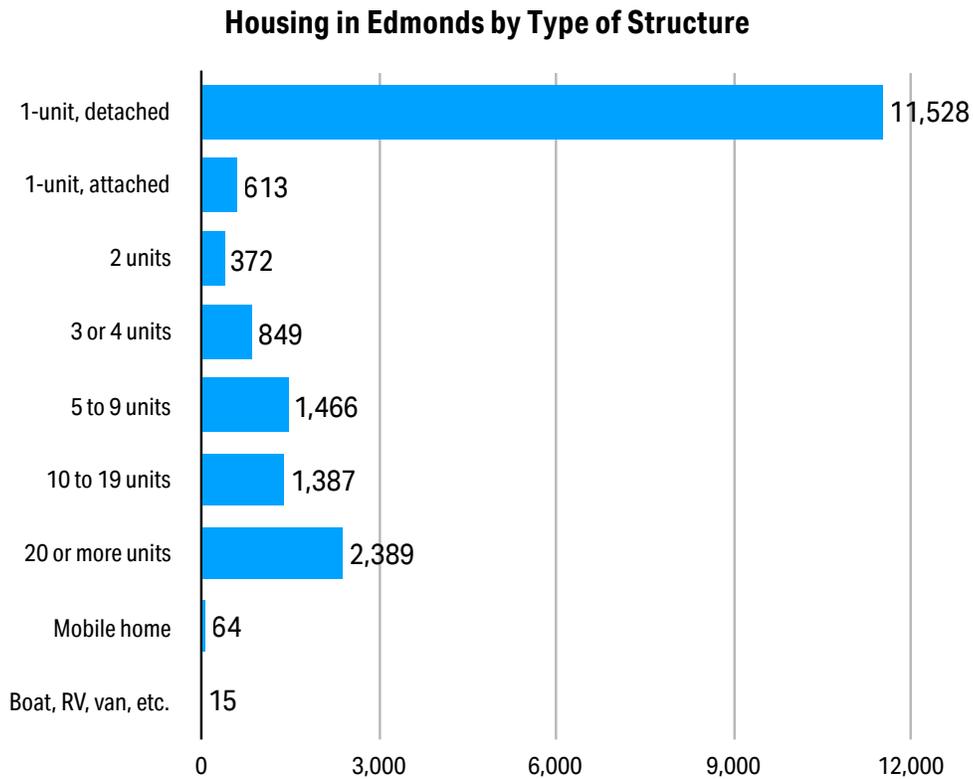


Figure 3: Number of housing units by type of structure. 2002-2016 American Community Survey 5-Year Estimates. U.S. Census Bureau Average cost of housing in Edmonds

## Cost Burdened Households

It is important to understand the relationship between housing costs and income and how this relationship can contribute to homelessness. National research released as recently as December 2018 indicating that cities where many people are cost burdened (spending more than 30% of their income on housing) are more likely to experience homelessness crises. Renters that are cost

<sup>4</sup> Edmonds, Washington. Housing Characteristics. American Community Survey. 2016/2017. U.S. Census Bureau. [https://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml)

<sup>5</sup> Housing Indicators Dashboard: Edmonds. Alliance for Housing Affordability. <http://www.housingallies.org/hi-snoco/hi-edmonds/>

burdened are particularly vulnerable as there are higher rates of eviction amongst cost burdened households, which makes them more vulnerable to homelessness.<sup>6,7</sup>

According to Housing and Urban Development (HUD) data Comprehensive Housing Affordability Strategy (CHAS) there were 3,420 (19.4%) **cost burdened households** and 2,195 (12.5%) **severely cost burdened households in Edmonds** between 2011-2015.<sup>8</sup> Since median home prices have increased since this data was compiled and wages have remained stagnant, cost burdened households have likely increased.

		Edmonds	Snohomish County	Seattle	King County
<b>Cost Burdened</b> (>30% to <=50%)	Owners	11.4%	12.2%	7.3%	9.6%
	Renters	8.0%	8.2%	12.3%	9.8%
	<b>Total</b>	<b>19.4%</b>	<b>20.3%</b>	<b>19.7%</b>	<b>19.4%</b>
<b>Severely Cost Burdened</b> (>50%)	Owners	7.6%	6.9%	4.8%	6.2%
	Renters	4.9%	7.2%	10.5%	8.6%
	<b>Total</b>	<b>12.5%</b>	<b>14.2%</b>	<b>15.3%</b>	<b>14.8%</b>

Table 2: Percentage of households that are cost burdened and severely cost burdened in Edmonds, Snohomish County, Seattle, King County. Comprehensive Housing Affordability Strategy. HUD.<sup>9</sup>

In general, Edmonds home owners are more cost-burdened than Edmonds renters, likely due to large number of single-family homes with households of only one or two members.<sup>10,11</sup> As of 2015, the rates of cost burdened households were the same (approximately 20%) for Edmonds, Snohomish County, Seattle, and King County. The biggest difference when comparing cost burdened households

<sup>6</sup> American Families Face a Growing Rent Burden. High housing costs threaten financial security and put homeownership out of reach for many. The Pew Charitable Trusts. April 19, 2018.

<https://www.pewtrusts.org/en/research-and-analysis/reports/2018/04/american-families-face-a-growing-rent-burden>

<sup>7</sup> Housing cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. A cost-burdened household is spending over 30% of their income on housing costs, while a severely cost-burdened household is spending over 50% of their income on housing.

<sup>8</sup> Comprehensive Housing Affordability Strategy for Edmonds city, Washington. Year Selected: 2011-2015. U.S. Department of Housing and Urban Development (HUD) tabulations of American Community Survey data from the U.S. Census Bureau [https://www.huduser.gov/portal/datasets/cp.html#2006-2014\\_data](https://www.huduser.gov/portal/datasets/cp.html#2006-2014_data)

<sup>9</sup> Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

<sup>10</sup> Housing Indicators Dashboard: Edmonds. Alliance for Housing Affordability. <http://www.housingallies.org/hi-snoco/hi-edmonds/>

<sup>11</sup> Homelessness Rises Faster Where Rent Exceeds a Third of Income. Chris Glynn – Alexander Casey. Zillow Research. December 2018. <https://www.zillow.com/research/homelessness-rent-affordability-22247/>

between these cities and counties, is that there are higher rates of cost burdened renters in Seattle (12.3%) in comparison to Edmonds and county-level data (8-10%).

Rates of severely cost burdened households are slightly lower for Edmonds (12.5%) when compared to Seattle and county-levels (approximately 15%). Edmonds homeowners are more severely cost burdened than Seattle's and the reverse is true for Edmonds severely cost burdened renters (4.9%) when compared to Seattle's (10.5%). Edmonds renters have likely become more cost burdened since this data was compiled, given rising rents and stagnant wages, and are important points to consider when thinking about preventing the same degree of affordable housing and homeless crisis that Seattle has encountered.

Washington State reports the increased investments in homeless housing systems since 2012 appear to be overwhelmed by the housing cost increases based on the number of people becoming homeless. Rising rents make overall progress more difficult by both increasing the number of people needing homeless housing and increasing the cost of each housing intervention. Addressing the causes of rent increases is a critical part of reducing the count of people experiencing homelessness. Additional investments and system improvements are critical and should be a focus of state and local governments.<sup>12</sup>

Housing issues caused by increasing costs are exacerbated by the associated issue of very low vacancy rates. In Edmonds, out of approximately 18,700 housing units, 17,500 were occupied and 1,200 were vacant. Vacancy rates below 5% are generally considered too low and lead to housing price inflation. This is evident for Edmonds where **homeowner vacancy rates** are low (0.5%) and the cost of home ownership continues to increase. This makes it extremely difficult to buy a home in Edmonds. Low rental vacancy rates make it difficult for renters, even those who have sufficient income or rental assistance to pay market rates, to find a rental unit. Edmonds **rental vacancy rates** are at 6.3%. Having slightly higher than 5% rental vacancy rates may be helping to mitigate homelessness here for now. That said, if a homeowner can't afford to live in their home any longer, there are very few options to continue homeownership in the current housing market. This may lead them to become renters instead, decreasing the rental vacancy rates and leading to a shortage of affordable rental units.

### Housing Vacancy Rates

	Edmonds	Snohomish County	Washington
<b>Homeowner vacancy</b>	0.5%	0.9%	1.4%
<b>Rental vacancy</b>	6.3%	3.7%	3.8%

Table 3: Homeowner and Rental vacancy rates. Selected Housing Characteristics. 2013-2017 American Community Survey 5-Year Estimates

<sup>12</sup> Why is homelessness increasing? State of Washington Department of Commerce. January 2017. <http://www.commerce.wa.gov/wp-content/uploads/2017/01/hau-why-homelessness-increase-2017.pdf>

# Extent and Types of Homelessness in Edmonds

## Extent of Homelessness

### Limitations to Quantifying the Homeless

Varying visibility, types of and system definitions of homelessness all add to the challenge of quantifying how many people are experiencing homelessness. People who are experiencing homelessness are transient by nature. Many homeless people are in transition and moving between communities because they are looking for services, or a new place to stay, or because they are asked to leave the area by authorities.

The transient nature of homeless people makes it difficult to gather accurate data about the extent of homelessness and the need for services. This is especially true in a suburban area where municipal boundaries don't have geographic boundaries. The boundaries surrounding the city of Edmonds (as seen in the map above) were noted as difficult to discern even by residents, providers, and emergency responders during interviews. Most homelessness population data are not city-specific unless the city has invested resources towards efforts to capture and analyze data.

We chose to use data from the **Department of Social and Health Services (DSHS)** for our estimate of the extent of homelessness because it is the most reliable and representative of the population. DSHS applications for assistance include a question about homeless status, so KC was able to get data on individuals who reported being homeless who received cash or food benefits in zip codes 98020 and 98026, excluding the city of Woodway, over the past 10 years. The DSHS programs included: Basic Food; Aged, Blind, or Disabled Cash Assistance (ABD); the 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); and Temporary Assistance for Needy Families (TANF). This data is pulled from the Automated Client Eligibility System (ACES) Data Warehouse and includes the following definitions of homeless: homeless without housing, homeless with housing or more commonly referred to as "couch surfing", emergency shelter and domestic violence shelter.

Before determining that DSHS data was the best for estimating homeless trends in Edmonds, we also considered other data sources, examples of which can be seen in Appendix 4, including:

- The annual **Point-in-Time Count (PIT)**, which is reported at the national, county (Continuum of Care), and sometimes at the city level. The PIT results are an indicator of overall trends in visible homelessness rather than a definitive number of those experiencing all types of homelessness at any given time. The PIT methodology used also has some inherent limitations and can be affected by external factors such as weather and varying levels of coordination efforts from one community to the next. In Snohomish County, the PIT has been

conducted on a single night in January since 2006 as required by Housing and Urban Development (HUD). It is conducted by mapping five separate districts in the County. District leads and trained volunteers conduct outreach efforts targeting known areas such as encampments, food banks, and community meal locations by canvassing the streets to interview people.

- Homelessness data is reported at the national level by HUD which maintains data in **Homeless Management Information Systems (HMIS)** that is collected by local Homeless Continuums of Care (CoC) such as Snohomish County. HUD in turn releases reports such as the Annual Homeless Assessment Report and the Housing Inventory County which provide information on the extent and nature of homelessness and the number of shelter beds and homeless housing units in each CoC. The data is reported at the county-level, making it impossible to disaggregate to data on just the city of Edmonds. Because of the limitations in accurately counting unsheltered homeless people, rates of homelessness are believed to be 20% higher than HUD estimates.
- Edmonds School District students experiencing homelessness are identified and receive services from the district through the McKinney-Vento Education of Homeless Children Assistance Act and Washington State’s Homeless Student Stability and Opportunity Gap Act. KC chose not to use **McKinney-Vento data** because it only represents families with children enrolled in school, and it cannot be disaggregated to the city of Edmonds. Edmonds School District schools and their corresponding McKinney-Vento data may be found in Appendix 3.

### Extent of Homelessness in Edmonds

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 representative of those with residential addresses in Edmonds because it can be disaggregated by zip code (98026 and 98020 minus Woodway).<sup>13</sup> Based on that source, there are currently approximately **230 Edmonds residents experiencing homelessness**, meaning they are homeless without housing (unsheltered, car camping), homeless with housing (hotel, couch surfing) or in an emergency shelter or domestic violence shelter.



**It is important that Edmonds knows homelessness exists here.**

<sup>13</sup> It is not possible for this data to be disaggregated in order to remove Esperance residents.

Homelessness trends in Edmonds over the past decade are represented in Figure 4 below. The number of homeless Edmonds residents was at its **lowest of 71 in August 2008** and the **highest was 363 in November 2014**. DSHS benefit programs caseloads fluctuate over time, therefore this trend data is more meaningful when expressed as a percentage of DSHS clients residing in Edmonds who are homeless. Though the number of homeless people (along with the caseload) has been declining since 2014, the proportion of the caseload who are currently homeless is 10.1%, which is trending back up towards the historical high of 10.7% in February 2016. This could be because people who are housed are leaving the caseload at a higher rate than homeless people, or because more new applicants are homeless. Whatever the cause, the **incidence of homelessness amongst the most vulnerable Edmonds residents is increasing**. More detailed data on subpopulations based on this data can be found later in this report in the section titled *Demographics of People who are Homeless*.

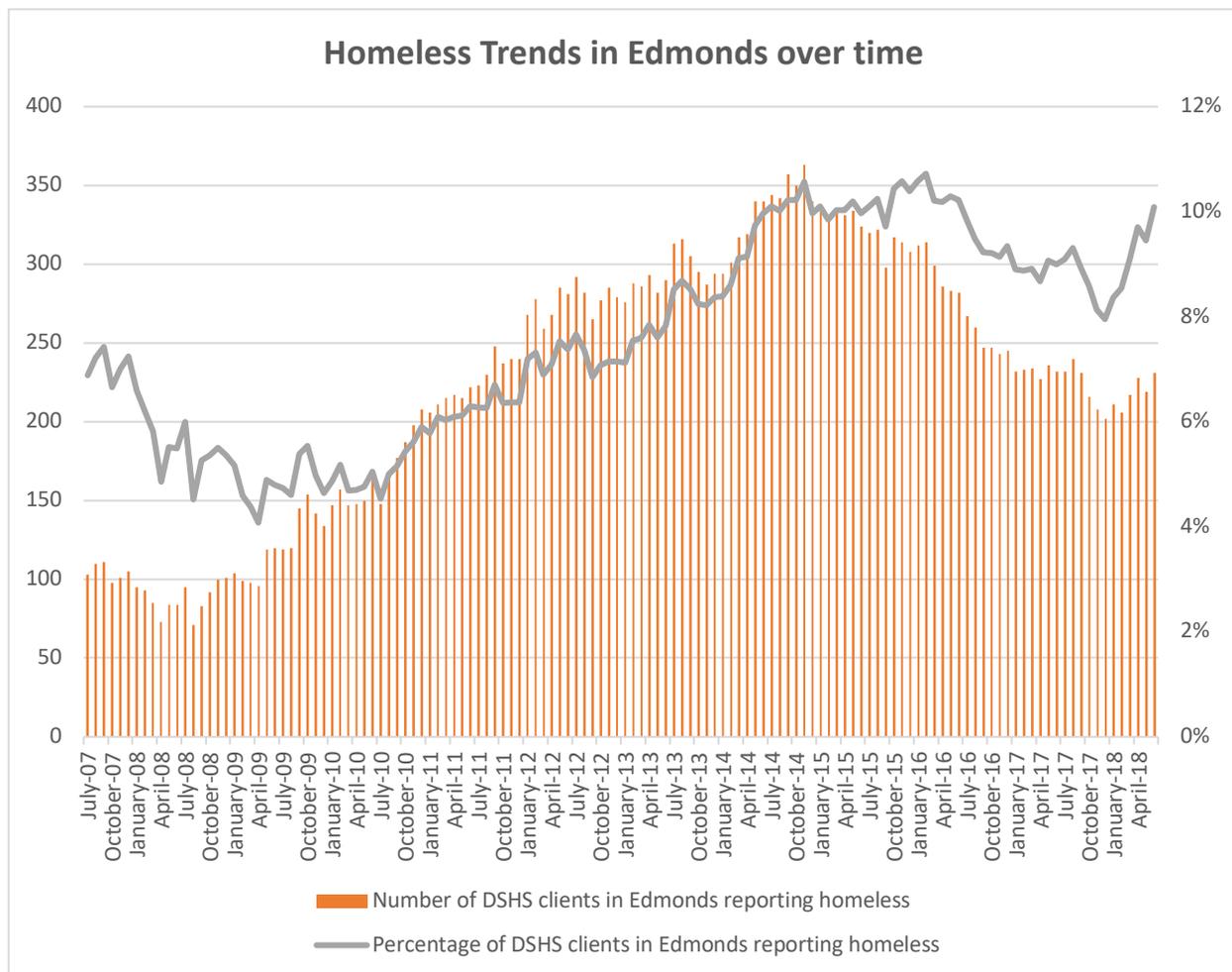


Figure 1: DSHS Cash/Food Benefit Recipient Self-Reported Housing Status. Homeless trends in Edmonds over time

The second most reliable source of data is McKinney-Vento data from the school district because it is also population-level data. District-wide, there are 498 homeless students who lack a fixed, regular and adequate nighttime residence. In addition to the typical types of homeless, this definition can

also include sleeping in a car, foster children waiting to be placed (less than 10% of McKinney-Vento students are in foster care), or multiple families housed together. We estimate there are closer to 120 McKinney-Vento students who likely reside 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). A breakdown of types of housing/shelter represented by the 498 students served appears in the Appendix.

Additional sources of data gathered to determine the extent of homelessness in Edmonds can be found in Appendix 4. Approximately 80 people found shelter at the Edmonds Unitarian Universalist Church Car Camp in the year 2017. 2-1-1 reported referring 32 Edmonds residents to Coordinated Entry for housing in 2017. Snohomish County Coordinated Entry data on self-reported location in order for providers to be able to outreach them in outdoor encampments in Edmonds totaled 11 during a six-month time period in 2018. The Police embedded Social Worker conducts outreach to people who are homeless in Edmonds when she receives a referral from the Police Department. At the time of her interview she was tracking 10 unsheltered homeless people in Edmonds on her list for outreach activity. The Edmonds Police Department make referrals for outreach by completing a form. The Edmonds Court probation officer reports an estimated 5-10 homeless individuals on probation at any point in time. Snohomish County PIT reported four unsheltered homeless individuals in Edmonds.<sup>14</sup>

The Edmonds Food Bank reported 79 people who are homeless in the most recent 2017/2018 service year. The food bank prioritizes Edmonds residents but accepts non-Edmonds residents. The south Snohomish county food banks track who has accessed services to prevent duplication of services between food banks.

The **extent of homelessness in municipalities surrounding Edmonds** is limited by the availability of city-specific homelessness data. The PIT should be the best source of data for this, however it is not collected/reported at the city level for Brier, Lake Forest Park, Mukilteo, Shoreline or Woodway. The next geographic level PIT data that is reported on is for Snohomish County, which reported 858 homeless people counted in 2018. Of those, 378 people were unsheltered, 364 were staying in emergency shelters, and 116 were in living in transitional housing.

The PIT for North King County includes the cities of Bothell, Kenmore, Lake Forest Park, Shoreline, and Woodinville and in 2018 totaled 251, a considerable increase from 58 in 2017.

The magnitude of people who are homeless without housing living on the street in Edmonds seems to be relatively low, both measured by the 2018 Edmonds PIT<sup>15</sup> that counted four individuals, and as reported by first responders and other community service providers. First responders estimated there may be as many as 10 people who are known to be living unsheltered in Edmonds on a routine basis. One type of homelessness that is more visible in Edmonds is the practice of car camping, a common step down for someone with a vehicle when they first lose their housing. The most reliable data we

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<sup>14</sup> 2018 PIT efforts were limited to the efforts of one volunteer counting in Edmonds

<sup>15</sup> Edmonds 2018 PIT was conducted by one volunteer.

have of the prevalence of car camping is the Edmonds Unitarian Universalist Church that served about 80 people in their car camp in 2017. People sleeping in RVs and cars in non-sanctioned areas of Edmonds is evident but not well documented.

### PIT in Municipalities Surrounding Edmonds in 2018

Municipality	Number
Brier	*
Edmonds	4
Lynnwood	22
Lake Forest Park	*
Mountlake Terrace	7
Mukilteo	*
Shoreline	*
Woodway	*
Snohomish County	858
North King County	251

Table 4: 2018 PIT counts<sup>16,17</sup> \*Not collecting/reporting data. North King County includes the cities of Bothell, Kenmore, Lake Forest Park, Shoreline, Woodinville, Unincorporated areas.

<sup>16</sup> Seattle/King County Point-In-Time Count of Persons Experiencing Homelessness. 2018. Count Us In. All Home. <http://allhomekc.org/wp-content/uploads/2018/05/FINALDRAFT-COUNTUSIN2018REPORT-5.25.18.pdf>

<sup>17</sup> Point-in-Time Count Summary. For the night of January 22, 2018. Snohomish County. <https://snohomishcountywa.gov/DocumentCenter/View/54339/2018-Point-In-Time-Report-PDF>

## Demographics of People Who Are Homeless

Sometimes the public’s perception of people who are homeless—who they are, how they live, and why they don’t have housing—is different than the reality. For instance, **family crisis** was the most frequent response when people who are homeless in Snohomish County were asked **what contributed to them becoming homeless**, despite a common perception that most people are homeless because they have behavioral health issues. Another common misperception of homeless people is that they end up in Edmonds coming from another part of the region. The Snohomish County PIT data shows that the majority of people who are homeless in Snohomish County are originally from Snohomish County.<sup>18</sup>

Many of the service providers and community members we interviewed told us one of their concerns about homelessness in Edmonds is the misperception that it doesn’t exist here because Edmonds residents are wealthy. Homelessness impacts people across all demographic groups. The 230 people experiencing homelessness in Edmonds are people of all ages, genders and race. They are seniors and students, families and single adults, U.S. citizens and refugees. What they have in common is a lack of money and housing.

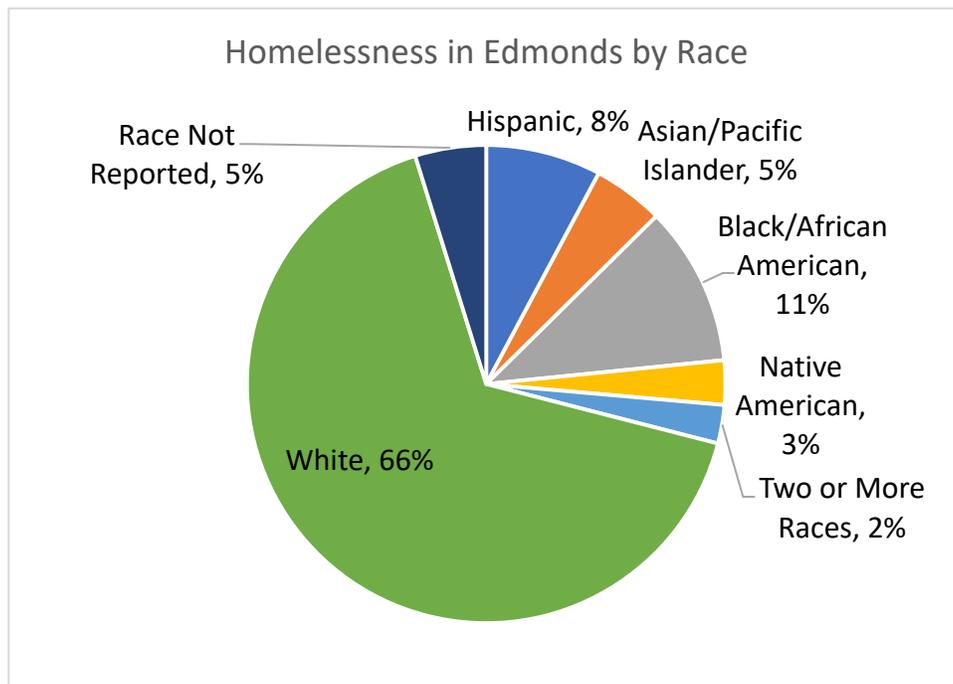


Table 5: Self-reported homeless status among DSHS benefit recipients as of June 2018

<sup>18</sup> PIT survey respondents were asked to identify the factors which contributed to their household becoming homeless, where they stayed the previous night and last city of permanent residence.

<https://snohomishcountywa.gov/DocumentCenter/View/54339/2018-Point-In-Time-Report-PDF>

Like other communities, people of color are disproportionately impacted by homelessness in Edmonds. Though white people are 82% of Edmonds population, they represent 66% of homeless Edmonds residents. People who are Asian make up 8.5% of Edmonds population and 4.8% of Edmonds homeless. **Black/African Americans make up 1% of the population in Edmonds and 11% of the homeless.** Native Americans make up 0.50% of the population and 3% of Edmonds homeless. Hispanic make up 5% of the population and 8% of the Edmonds homeless.

### Homeless Seniors

June 2018 DSHS data indicates there are **77 homeless Edmonds residents who are elderly, blind or disabled**, representing 20% of the DSHS caseload for those receiving Aged, Blind or Disabled Cash Assistance, Housing and Essential Needs assistance, or the State Supplemental Payment for aged, blind, and disabled individuals on SSI.

Edmonds residents age 65 and older represent 21% of the Edmonds population while only representing 2% of the homeless population as shown in Figure 5 below.

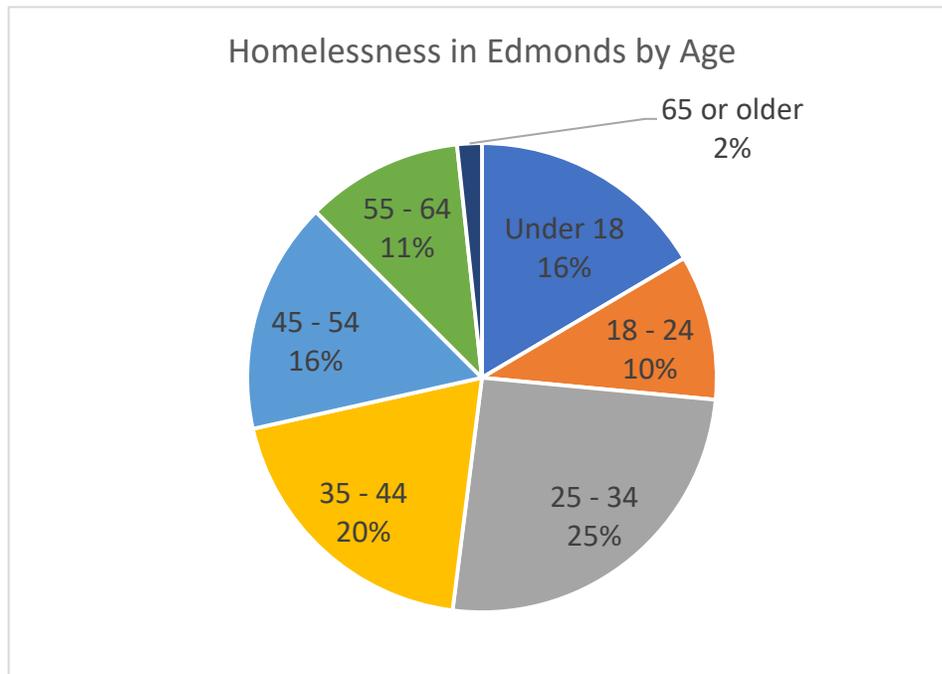


Figure 2: Self-reported homeless status among DSHS benefit recipients as of June 2018

Many of those interviewed believe that Edmonds seniors are the most at risk of becoming homeless. The reasons for this include that many seniors are living on a fixed income such as social security, while housing costs, property taxes and healthcare expenses such as prescription costs are increasing. For example, a 68-year-old retired teacher wrote Edmonds Lutheran Church a letter asking if he could get on the waitlist for an affordable housing project they are sponsoring. He

explained that his rent has been going up 10% a year while his Social Security income only goes up 2% a year. By doing the math, he knows he soon won't be able to afford to live in his current housing.

Emergency responders and providers at the hospital see seniors who experience a fall or a medical crisis and are unable to return to living independently in the housing they have. Sometimes patients linger in hospital or nursing home settings, waiting for options such as Adult Family Homes to become available. But even those resources are not enough to meet the growing demand and often located outside of Edmonds and away from community support. With baby boomers aging, seniors are a subpopulation that is rapidly growing, including amongst the homeless population in many communities.



**If they pay for medication, then they can't cover rent**

Senior housing options are very limited and one waitlist for senior housing is said to be two years long. Low-income seniors with a subsidy have difficulty even renting a shared room in Edmonds. Rental housing for seniors is also increasing, an example of that being a 55+ apartment that recently raised rent by \$120 a month.

Some interviewed believe that people falsely assume Edmonds has sufficient funding and service systems in place to take care of seniors, but even the resources the City does have are not enough to meet the growing need. Edmonds has an opportunity to help seniors age in place and prevent the risk of more seniors becoming homeless in the community.

### **Homeless People and Behavioral Health**

Mental health and substance use, jointly referred to as behavioral health, has a complicated, two-way relationship with homelessness. Mental illness and substance use can strain relationships, disrupt capabilities of self-care, and interrupt the routine of employment, which are all factors that can lead to homelessness. Homelessness can in turn exacerbate mental health, substance use and chronic medical conditions. A person can become chronically homeless<sup>19</sup> when their health becomes increasingly destabilizing and stable housing becomes too difficult to access or maintain without support.

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<sup>19</sup> Chronic homelessness is a total of 12 or more months continuously or four separate occasions totaling 12 months over the last three years – as defined by HUD.

Nationwide, 20% of homeless people reported having a serious mental illness and 16% reported having a chronic substance use disorder.<sup>20</sup> For people who are homeless and struggling with behavioral health issues, navigating homeless services is more difficult, especially when the evidence-based wrap around services that are essential to recovery and accessing housing are limited in south Snohomish County.

### **Trauma, Domestic Violence and Substance Use**

*Lori and Anne, living in a van*

Sheltering in a van and struggling to find jobs or connect with services, Lori and Anne spoke hesitantly and in hushed tones about lives with trauma and domestic violence. Lori said she'd been "homeless for a quite a long time," and neither knew what day it was. Anne had more recently become homeless, having left an abusive relationship. A life of trauma has led to drug use.

Parked in a lot just north of the King-Snohomish County line off Hwy 99, the two said they were from the area a few miles away. They have been looking for work, but without adequate shelter, food or laundry services, have been unsuccessful in landing jobs. "I would like to know how it is determined who gets help and who doesn't," said one of the women.

Preventing homelessness or keeping episodes of homelessness short is particularly important with people who have behavioral health issues as they are more likely to become chronically homeless, are more vulnerable to experiencing trauma while living unsheltered, and are at higher risk of chronic health conditions and dying on the streets. Focusing on homelessness prevention and shorter episodes of homelessness also decrease the use of expensive systems such as emergency rooms, medical detox and jail.



**We know that the longer people are homeless, the higher the chance of developing mental illness or chemical dependency.**

<sup>20</sup> HUD 2018 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations. [https://www.hudexchange.info/resource/reportmanagement/published/CoC\\_PopSub\\_NatITerrDC\\_2018.pdf](https://www.hudexchange.info/resource/reportmanagement/published/CoC_PopSub_NatITerrDC_2018.pdf)

### **Homeless Low-income or Single-parent Families**

DSHS data shows there are **62 homeless Edmonds families** receiving one of the cash assistance programs<sup>21</sup> for families with dependent children, which is about 18% of the DSHS caseload in Edmonds. Cash benefits for families are available for a limited time to those who meet income and resource requirements. Families are also required to participate in the WorkFirst program unless they qualify for an exemption, such as domestic violence. Some low-income single-parent families may have housing but are housing insecure while others may couch surf or car camp before finding a shelter that has space available. Children lose stability when their parents cannot afford housing and must move frequently.

### **Homeless Working Poor**

DSHS data shows 229 people in Edmonds who were receiving Basic Food assistance (formerly known as Food Stamps) reported they were homeless. In order to be eligible for even a minimum benefit of \$15 a month in Basic Food, individuals must have income below 200% of the federal poverty level, which in 2018 was \$47,800 a year for a family of three. At the national level, over half of adults on food assistance who are able to work are working, and over 80 percent had a job before applying for assistance. It is likely that some of the **229 homeless individuals receiving Basic Food in Edmonds** are working and still cannot afford housing.

There is a strong connection between food insecurity, hunger and homelessness. Food and housing are two basic needs that must be met daily. Therefore, low-income people sometimes have to choose between paying rent and buying food. On the other hand, that means providing food assistance like Basic Food and emergency food through food banks, like the Edmonds Food Bank, can help to prevent homelessness.



**As long as housing costs rise more quickly than wages, people will continue to be at risk.**

**Edmonds homelessness trends over time follow a similar trend line to poverty rates** and can be seen in relation in Figure 7 below, confirming the relationship between poverty and homelessness.

What is most significant about this figure, is that even though poverty rates are declining there are still more people experiencing homelessness than when poverty rates were similar in 2010. This

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<sup>21</sup> Includes Temporary Assistance for Needy Families (TANF), Diversion Cash Assistance (DCA), Consolidated Emergency Assistance Program (CEAP) and the Pregnant Women Assistance Program (PWA)

emphasizes the importance of the relationship between the rapidly rising cost of housing and homelessness.

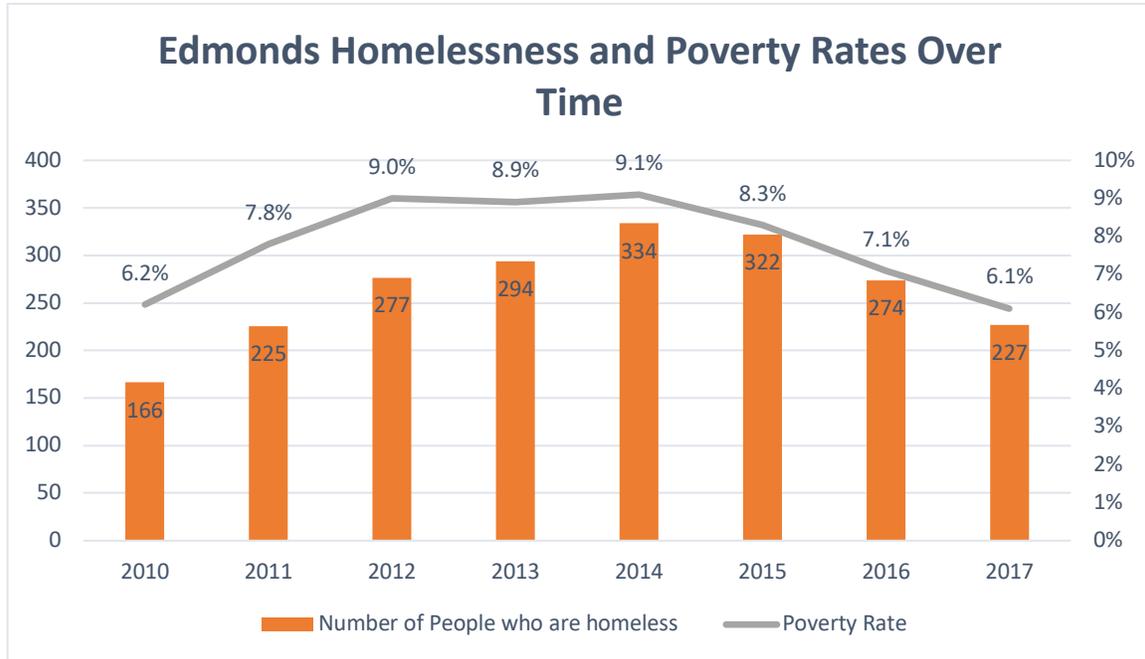


Figure 3: Homeless trends based on DSHS data in relation to ACS poverty rates over time

### Homeless College Students

Local news stories in the past year have highlighted Edmonds Community College (EdCC) students who are homeless. The Everett Herald reported that 18 EdCC students had lived in Shepherd’s Village, a sanctioned tent encampment hosted by the Good Shepherd Baptist Church in Lynnwood over an 18-month period. The Shepherd’s Village was created to provide a home for Edmonds Community College students experiencing homelessness.<sup>22</sup>



In November 2018, the Village opened 6 pallet-built tiny-homes to students. “Just

<sup>22</sup> Giordano, Lizz, “Lynnwood ponders tiny houses for homeless college students”, *The Everett Herald*, July 27, 2018. <https://www.heraldnet.com/news/homeless-edcc-students-hope-for-more-stable-temporary-housing>

having a roof over my head and a door I can close makes studying so much easier," said one resident in a November 2018 My Edmonds News report.<sup>23</sup>



**You can't learn if you're cold, wet and wondering where your next meal is coming from.**

## Types of Homelessness

### Visible Homelessness and Hidden Homelessness

Visible homelessness is homelessness that you see in public areas, such as tent encampments, or where people are sleeping in doorways, parks, greenbelt areas or along the waterfront. This is otherwise referred to as people who are experiencing **unsheltered homelessness**.

Unsheltered homelessness has increased in Snohomish County about 10% since 2013 as shown in PIT counts but decreased between 2017-2018. The municipal breakdown of PIT data indicates three unsheltered homeless individuals surveyed identified Edmonds as their last permanent residence and four unsheltered individuals identified Edmonds as where they slept the night prior. Based on other quantitative and qualitative data compiled for this report, this number would likely be higher and more accurate with more robustly coordinated efforts to survey people who are unsheltered homeless in Edmonds.<sup>24</sup>

Although unsheltered homelessness exists in Edmonds, it is the least common type. “We don’t have large encampments here like in Everett,” reported a first responder, “more like one or two people independently sleeping in a park or doorway.” Senior center volunteers reported there have been occasional homeless people sleeping on the nearby grass or in cars in the adjacent parking lot. People are sometimes seen sleeping on benches in Brackett’s Landing. More people who are visibly homeless in Edmonds are seen panhandling along Highway 99, near supermarkets and other thoroughfares. A lack of significant unsheltered homelessness in Edmonds, coupled by residents quickly alerting police to respond to panhandlers and trespassers in the Edmonds bowl area, makes visible homelessness, and homelessness in general, anecdotally appear less significant an issue than reported by stakeholders.



**Homeless people really try to stay hidden here.**

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<sup>23</sup> Vogel, Larry, “Ribbon Cutting for Lynnwood village aimed at helping homeless students finish college”, *My Edmonds News*, November 2018. <https://myedmondsnews.com/2018/11/ribbon-cut-for-lynnwood-village-aimed-at-helping-homeless-students-finish-college/>

<sup>24</sup> Point-in-Time Count Summary. For the night of January 22, 2018. Snohomish County. <https://snohomishcountywa.gov/DocumentCenter/View/54339/2018-Point-In-Time-Report-PDFPDF>

**“Everyone thinks homeless are drug users and that’s not the case.”**

*Tim, sleeping in a park*

Tim, a 51-year-old white male, grew up in Edmonds. He had a good job when he was younger and was able to save money. He has been homeless for eight years and had spent the night in a sleeping bag in a local park. He has a bicycle and trailer in which he keeps his belongings.

**A devastating moment.** Tim shared that his parents were killed in a car accident; their funeral took all of his savings and retirement. Mourning and without a safety net, Tim became depressed and began drinking heavily, resulting in losing everything.

**Tim would like to see more hot meals offered, especially as cold and wet weather approaches.** Although Tim is receiving Basic Food benefits, he says it doesn’t go very far. He really struggles the last week of the month, especially as food prices have risen and Basic Food benefits have not kept pace. Although he uses food banks and goes to church meal services, his food and nutrition choices are limited as he has nowhere to cook.

Tim prefers to keep to himself and feels safer close to home (Edmonds). Although Tim has looked for Section 8 housing and tried to apply for the Housing and Essential Needs (HEN) program through DSHS, it is hard to find help. Ultimately, Tim would like to find employment and have a roof over his head, **“it would be nice to have a place to go to be warm, safe and dry.”**

When people run out of options for housing, they often resort to sleeping in cars or RVs, more commonly referred to as car camping. Cars and RVs provide minimal shelter as well as much needed transport for those still employed or accessing services, however with maintenance and fuel costs, abandoned and/or broken-down cars and RVs are inevitable. Private RV Parks often require RVs be no more than 10-15 years old, significantly limiting the places where RV owners may park long-term. Hence, RVs are seen overnighting in public parks and parking lots, grocery lots and other public places. Edmonds Unitarian Universalist Church in Esperance provides the only sanctioned car-camping site near Edmonds.

### **No Place to Park and Few Services**

*Maria and Andy, Living in an RV*

At 49, Maria is open to sharing her story and ideas for helping those in a similar situation. Together with her partner, Andy, they bought their RV to travel and visit grandchildren. She explains she is a single mom with three adult children. Her education includes three years of college.

Maria's partner, Andy (58), is a former business owner, and is disabled due to a botched neck surgery. He now suffers from seizures, constant tremors, and communicates with slow, slurred speech, painstakingly retelling the story of his surgeries and illness.

**"I refuse to lie (about having an RV) in order to get services,"** shared Maria, "we are not considered homeless because we have an RV." And despite applying for Social Security, they both have been waiting four years for approval. The couple have tried to access services/vouchers in the past by arriving (at providers) on the first of the month by 8 am, only to be told all the funds are already gone.

**No address and no place to park.** Maria explained most RV parks won't allow RVs manufactured before 2008 or pets, requiring the couple to constantly drive around to different parking lots, curbsides and parks for overnight shelter. "Gas and RV repairs are expensive," said Maria. Although Andy has Compass Health, without a permanent address, he is unable to receive medical transport when he needs critical services.

Often, when RVs break down, people are forced to shelter in cars or live on the street.

**Many unmet needs.** "Most of the homeless RV population are older couples," observed Maria, "we need more support for homeless with disabilities, like a homeless wellness center." Gas vouchers are always needed and appreciated, as would be access to a social worker who could directly deposit funds into rent accounts or provide resource navigation. And more RV parks, which Maria thinks could include access to a community work source bank based on skills of the individual (e.g. bakers, mechanics, etc.) so goods and services may be bartered.

Maria is eager to participate in creative solutions and feel part of a bigger community, **"most importantly, we want a safe place to stay,"** Andy shared.

**No Address**

*Sarah and Tom, living in van, sleeping at library*

In their mid-20s, Sarah and Tom have lived in their van for four years, often overnighing in a library parking lot. Prior to living in their van, they rented a home, however the landlord would not make necessary repairs, and ultimately evicted them even though they kept current on their rent. Without savings, they were unable to find another rental.

**Severe Health Challenges.** For the past 3.5 years Sarah’s mother has lived in the van with them as well. She has diabetes and kidney failure. Both women have applied for Social Security, one utilizing legal assistance for her disability application, however, when she refused to lie as suggested by her legal counsel, she was dropped by her lawyer for being uncooperative.

**Nowhere to cook.** Sarah explained they receive Basic Food (SNAP) benefits and that food banks are helpful but reported “there is nowhere to cook except barbecues in the park during daylight hours.”

**No address means limited or nonexistent services.** “We have been turned away for some support services because we don’t have an address,” explained Tom, “and I’d like to find work, but without a permanent address we’re considered transient everywhere.”

**“Being homeless is not a choice for us.** We’d like to be given a chance because not all homeless are bad people. We’re not drug or alcohol abusers,” Tom said.

In the absence of permanent housing, the couple would like to see an “urban rest stop” with accessible showers (no stairs, wider stalls for people with disabilities), laundry facilities, and a safe place to park.



**People are homeless now that never expected to be homeless 3-5 years ago.**

**Hidden Homelessness.** Another kind of homelessness in Edmonds is less visible when individuals have support from friends or family, or still have some resources, like an automobile or RV, or enough funds to stay in a motel for part of the month. These types of homelessness are more common than visible homelessness in Edmonds and explain the range in data between three and 230. Households in these situations may live on a fixed income or are employed but not making enough money to afford the cost of housing – particularly costly of move-in deposits that most landlords require.

People experiencing homelessness sometimes utilize all resources available to them within one month- transitioning between shelters, hotels, couch surfing and unsheltered homeless situations- in order to have the stability of a community. Unfortunately, there is sometimes a progression of homelessness. Many of the providers and emergency responders spoke to these steps along a pathway that may ultimately lead to living on the streets more permanently after bridges are burned with support systems or resources dry up.



**There are homeless people who have a job but not enough money to have a place to live.**

An example of hidden homelessness in Edmonds includes **couch surfing or doubling up**. Edmonds residents who don't have permanent housing may rely on friends and family for a place to stay. Also, families containing multiple generations or extended family in need of housing will sometimes pool resources and live in a home beyond its intended capacity. Families who are homeless are sometimes forced to split up, sending children to stay with friends or family while parents stay in vehicles or at shelters. HUD definitions of homelessness do not include couch surfing, preventing people in these situations from being able to access any HUD funded services until they have exhausted family and friend supports.

Another important category to consider when discussing homelessness in Edmonds is that of people who are **housing insecure or experiencing housing instability** and at risk of becoming homeless. People who are housing insecure are typically living on fixed or low-incomes, like the elderly or disabled, and may be making choices every month to pay their mortgage or rent but then have inadequate funds for food, utilities, healthcare and clothing or find themselves living in subpar conditions due to aging and unsafe housing stock. These people spend most of their incomes on housing costs (cost burdened) and are living one check or life problem – a layoff, illness or even car trouble - away from becoming homeless.

**Single Mom Working Multiple Jobs**

*Wendy, unable to heat home and no health insurance*

From health challenges to heating bills, Wendy has managed to keep a roof over her and her daughter's heads – barely. Working for the school district (on a contract-basis) and taking on additional part-time or temporary jobs, Wendy says one of the challenges in finding safe, affordable housing is lacking credit history (due to her divorce).

“In a good month, my income is \$2,600,” explained Wendy, “we were renting a house for \$2,500 that had aluminum windows and the original oil furnace. I quickly discovered it cost \$600 every 5 weeks to refill the furnace – so we stopped heating the house.” When the landlord told Wendy they'd be selling the house, she and her daughter were very close to moving into a friend's RV. Fortunately, they were able to rent a house through a friend of a friend. The cost to move was \$7,000. Six-thousand dollars for first/last month's rent and a deposit, plus a U-haul. And deposits to utility accounts because of credit issues. And discovering a rat problem upon moving in added to the stress.

Wendy has a roommate who helps offset the cost of rent, and her daughter qualifies for the free and reduced lunch program – a federal program which, in addition to nutritious breakfast and lunch offered on-site at school, also provides waivers for SAT/SAT testing, qualification for college bound scholarships, textbooks for running start students, and free flu shots among other health care benefits.

Those benefits were at risk, however, when Wendy's aging mother moved out of the house – dropping their eligibility based on the number of family members under one roof. Wendy's daughter will graduate high school and receive her AA degree in 2019, having placed on the Dean's High Scholar list.

“People on the outside, don't see the reality. If they learn too much, then they think you're making bad decisions or asking for a handout,” Wendy shared, “without our friends (who help occasionally), I don't know where we'd be.”



**Families are living just one event away from a crisis—a car breakdown, medical emergency—just one thing.**

# Inventory of Homeless Services in Edmonds and Seven Surrounding Cities

The following is a summary of services available to people who are homeless in Edmonds. A more complete but not thoroughly exhaustive list of services available in south Snohomish County for people who are homeless can be found in Table 7 below. Notably, basic need services for people who are homeless in Edmonds are mostly being provided by area faith-based organizations, the Senior Center/Homage Senior Services, and the Edmonds Food Bank and primarily include warm meals, food, and hygiene services.

The **South Snohomish County cold-weather shelter**, historically hosted by the Edmonds Senior Center where up to 50 people could sleep when temperatures reached below freezing, is now hosted by Maple Park Church in Lynnwood due to pending re-construction at the Edmonds Senior Center.



**Annie's Community Kitchen**, as a service of Edmonds Lutheran Church has provided hot meals once a week on Wednesdays for 14 years, currently cooks 200 meals per week and periodically has a mobile health outreach van.

**Edmonds Unitarian Universalist Church Car Camp** offers up to three months of parking for eligible applicants and features ten overnight car camping spaces and two temporary spots. Vehicles may be parked from 4:00 pm to 9:00 am. The site accepts families with children under 18 and single women (men and couples without children are not eligible). The church has a Car Camp Team which processes applications, manages a waiting list and ensures the on-site exterior portable toilet is maintained. The application process includes a criminal background check and personal interview with two members of the team. Once accepted, campers complete an orientation featuring policies and regulations, information on area services, and a dashboard permit. The team has provided information and training to other churches interested in creating a similar program in their respective communities. YMCA vouchers are available to car campers enabling recreation and hygiene opportunities.

**Trinity Lutheran's Neighbors in Need** is located less than a mile east of the Edmonds city limits in Lynnwood. They have served a Saturday community breakfast for ten years which includes a food pantry, clothing, and hosts volunteer mobile hygiene/shower and mobile laundry facilities. The program currently serves 200-225 breakfasts (plates) with 125-130 people registering each week. A volunteer with the program estimates as many as one-third to one-half of the families served live in Edmonds; the rest are from the Everett to Seattle corridor. The church property is the future site of a

neighborhood service center through a partnership with Volunteers of America, Boys and Girls Clubs of Snohomish County and Rick Steves, and will provide care and services to those in need.

Other local churches providing support include **Edmonds Westgate Chapel Food Bank** who offers a food and clothing bank once a week on Thursdays between 11 am – 2 pm. **Maplewood Presbyterian Church/Korean N.E.S.T. Mission** provides a community dinner on Fridays. **Holy Rosary Church/St. Vincent de Paul** offers a small food pantry, some financial assistance and hotel vouchers to people in need.

**The Edmonds Food Bank** at the Edmonds United Methodist Church provides food to approximately 1,500 households a year as well as distributing 60 food bags to Trinity Lutheran every week. Of households served in 2017-2018, 79 were homeless while many others are living on the margins of homelessness and utilizing the food bank as a way to put food on the table and prioritize household funds towards housing costs. The relationship between food insecurity, hunger and homelessness is important to emphasize, especially in the context of preventing homelessness. The food bank is open limited hours Mondays and Tuesdays. Access to the food bank is not confined to Edmonds residents, however services are tracked between Lynnwood and Mountlake Terrace food banks to prevent duplication.<sup>25</sup>



**The Edmonds Senior Center** provides reduced cost/free lunch to seniors during the week and has a social worker on staff to assist seniors by providing information on resources, and referrals to services based on their needs. This often includes connecting seniors to Homage Senior Services to assist aging in place and fielding requests for information on housing options for seniors on fixed incomes come often. The social worker will also assist people occasionally found sleeping outside or sleeping in their cars in the parking lot.

The **Verdant Health Commission** serves south Snohomish County residents through Edmonds Swedish Hospital and funds programs that serve low-income and underinsured residents. Their programs include a Community Wellness Center (located in Lynnwood) where a 2-1-1 Community Resource Advocate can provide information and referrals to basic needs services, and a Community Social Worker provides free care coordination for clients in south Snohomish County with multiple health and social service needs. Verdant also funds the South Snohomish County Fire & Rescue

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<sup>25</sup> Photo copyright Edmonds FoodBank

**Community Paramedic Program**, the first program of its kind in Washington State, which assists at-risk residents in accessing services they need instead of calling 911.

Medical and dental care may be accessed through the **Community Health Center** of Snohomish County which has an Edmonds location on Highway 99. Services are offered on a sliding payment scale. The Center includes an urgent care walk-in clinic which is open seven days a week.

Behavioral health options for homeless people in the Edmonds area are limited, with **Catholic Community Services** providing mental health and case management services to the broadest population, including eligible children and families, veterans and incarcerated individuals. Aurora House in Edmonds, offering psychiatric services and residential treatment to Medicaid eligible persons, is a program of Compass Health, a non-profit community-based healthcare agency. It was reported that despite these and other options, many people experiencing homelessness are not enrolled in services or eligible for Medicaid.

The Foundation for Edmonds School District's **Nourishing Network** provides weekend, holiday and summer meals with plans to add clothing, rent assistance, transportation and student mentoring to their services; and **Washington Kids in Transition** serves homeless students in the Edmonds School District with 250 after-school small food bags per day.

Stories shared of informal supports for basic needs included the **Edmonds Library** where people may receive a shower pass to the next-door Francis Anderson Center, as well as utilize the library's computers and other public resources; Facebook groups such as **Edmonds Moms** where posts requesting hygiene items or food and snacks are met; and individual citizens and businesses who see a need and fill it.

Agency	Low-income Housing	Emergency Shelter	Hotel Vouchers	Food/Meals	Health	Behavioral Health	Hygiene Services	Services Navigation	Other
2-1-1 Coordinated Entry System								X	
Annie's Kitchen, Edmonds Lutheran Church				X	X				
Bethesda Lutheran Church, Mountlake Terrace				X					
Catholic Community Services	X					X			X
Center for Human Services, Shoreline						X			X
Christ's Heritage Church, Lynnwood				X					
Community Health Center					X	X		X	
Community Paramedics					X			X	
Compass Health Center: PATH						X			
Concern for Neighbors Food Bank, Mountlake Terrace				X					

Agency	Low-income Housing	Emergency Shelter	Hotel Vouchers	Food/Meals	Health	Behavioral Health	Hygiene Services	Services Navigation	Other
Dispute Resolution Center (VOA)									X
Domestic Violence Services of Snohomish County, Everett	X	X							X
Edmonds Community College			X	X				X	
Edmonds Food Bank, Edmonds Methodist Church				X					
Edmonds Library									X
Edmonds Unitarian Universalist Church Car Camp									X
Edmonds Senior Center				X				X	X
Edmonds Westgate Chapel Food & Clothing Bank				X					X
Evergreen Recovery Center						X			
Gloria Dei Lutheran Church, Lynnwood				X					
Good Shepherd Church/Shepherds Village, Lynnwood									X
Holy Rosary Church/St. Vincent De Paul			X	X					X
Homage Senior Services				X		X		X	X
Housing Authority of Snohomish County (HASCO)	X							X	
Housing Hope	X	X						X	X
Lynnwood Food Bank				X					
Maplewood Presbyterian Church/Korean N.E.S.T. Mission				X					
Mercy Housing Northwest	X							X	X
Nourishing Network/Foundation for Edmonds SD				X					X
Neighbors in Need, Trinity Lutheran				X			X		X
New Life Church, Lynnwood				X					
Puget Sound Christian Clinic					X	X			
Snohomish County Office of Neighborhoods/MSW								X	
Snohomish County Veterans Assistance Program	X	X							X
South Snohomish County Cold Weather Shelter		X							
VOA Homeless Prevention Services		X							X
Verdant Health Commission/Swedish-Edmonds					X	X		X	X
Veterans Services									
Washington Kids in Transition (Edmonds School District)			X	X					X
YWCA – Pathways for Women	X	X							X

Table 6: Services available to people who are homeless in Edmonds and south Snohomish County "Other" category includes employment services, life skills, etc.

A reoccurring theme discussed by interviewees was the underrepresentation in Edmonds and surrounding communities of human services, namely availability and proximity of such services in relation to homelessness, and county-wide homeless services are predominately located in Everett, the county seat.

County-wide, the top service needs based on call volume to 2-1-1 are emergency shelters or hotel vouchers, hygiene services, rent and utility assistance, transportation and legal assistance. This corresponds with themes from those interviewed as seen in Figure 8 below.

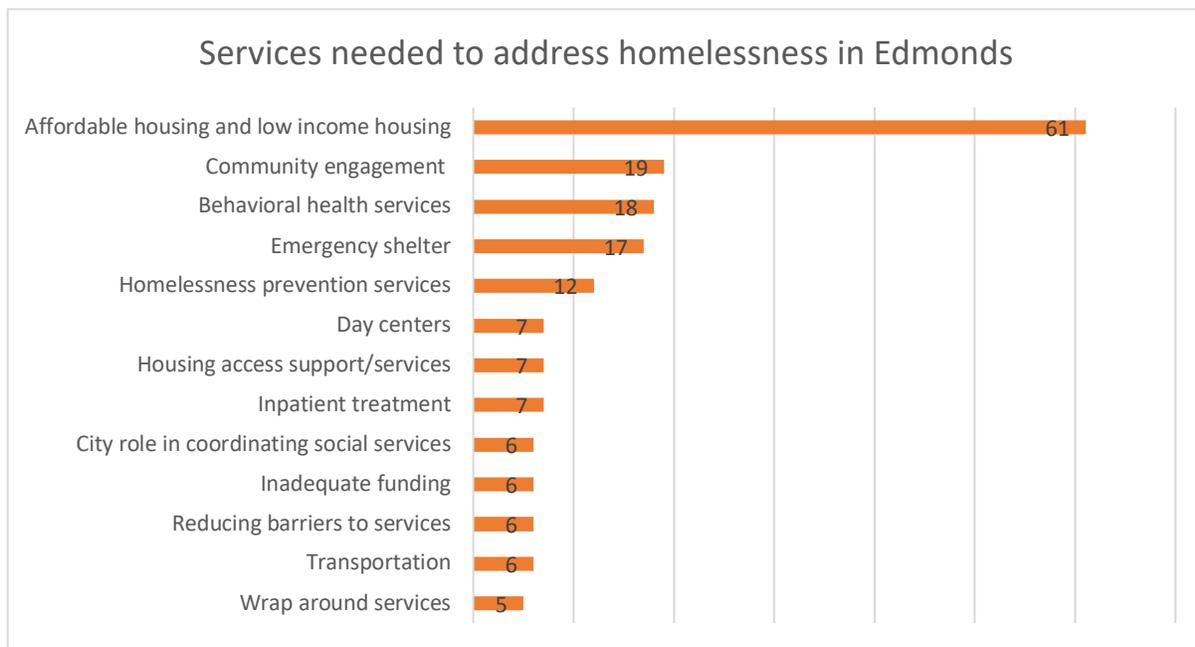


Figure 4: Coded themes from key informant interviews

The need for **affordable housing** was the most common response, by a large margin when asking stakeholders and people impacted by homelessness what the biggest need is for addressing homelessness in Edmonds. There is no **emergency shelter** in Edmonds- the closest facility in Everett. The cold-weather shelter currently operated in Lynnwood is insufficient because it only operates in the cold-weather months.

Mentioned by providers and homeless people alike is the need for **day centers**, particularly in south Snohomish County – a service that offers a safe place to be during the day, hygiene services, meals, information and referrals or case management. An example is the City of Vancouver, Washington that opened a Navigation Center in November 2018 where people who are homeless are able to shower, do laundry, store personal belongings, collect mail, charge phones, and receive clothing as well as access mental health counseling, case management, job search assistance and more.<sup>26</sup>

Misconceptions about homelessness and homeless people in Edmonds was a significant concern expressed by the community members we interviewed. The second most common need identified is for more **community education and engagement** to give the public an opportunity to understand the nature of homelessness in Edmonds and suggest efforts to reduce the risk of homelessness in Edmonds. Those interviewed also see a need for a **City role in coordinating social services** and collaborating efforts within the city of Edmonds and between levels of government, nonprofits, faith-based organizations and private entities. This would ideally be a dedicated staff position with expertise in social services and would increase potential for the City to tap into additional resources to support what is viewed as inadequate funding for community services in Edmonds.

There is also an increasing need for **housing retention and homelessness prevention** services to keep those in Edmonds who are at risk of homelessness housed. This category of services typically includes rent assistance, utility assistance, rental inspections, housing repairs program, legal assistance, landlord engagement & mediation and general renter advocacy education. Residents, especially those renting, are hesitant to raise concerns or issues about maintenance for fear they will be evicted, sometimes resulting in sub-par or unhealthy living situations. Some of these services are being provided by the Dispute Resolution Center in Everett, including tenant dispute resolution, education, and negotiation with landlords, flex funds to help with partial rent payment, and the creation of behavior contracts. The Dispute Resolution Center received about 100 referrals per month in 2017 and saw an increase to more than 140 in 2018. Ultimately, the Center strives to help landlords and renters reach agreements and avoid evictions.

Another gap identified are services and policies around **housing access and services to aid in securing housing**. Barriers to securing housing range from income requirements, credit and criminal background checks, amassing funds for moving costs, first month's rent and deposit. These hurdles, coupled with low vacancy rates, inhibit those attempting a fresh start or who are newly employed to find housing. One interviewee explained that a person with a soft criminal background who now has a job and has become a productive member of society, will be turned down when attempting to rent an apartment. Another area where there are gaps in housing access is in the Section 8 housing program that provides vouchers to low-income participants. Numerous respondents mentioned seven- to eight-year waiting lists for Section 8 housing, which could be alleviated if more landlords were willing to rent to Section 8 participants. Participants we interviewed also suggested another way to increase housing access in Edmonds is to change zoning to allow more detached or attached accessory dwelling units (ADUs).

There is also a need to **reduce barriers to services** for those who are homeless. A difficulty cited by homeless people when attempting to access services was the requirement for a permanent address, something a person who is homeless typically does not have. Also mentioned were those subpopulations likely to be screened out of service eligibility due to complex behavioral health or medical needs.

Access to and availability of **behavioral health services** was also identified as a service gap. Behavioral health services can be difficult to navigate, offer limited inpatient options, especially for those with substance use disorders, and have barriers to eligibility, even for those on Medicaid.

**Transportation** is also a significant barrier for people who are homeless. There are limited regular and connecting public transportation routes to Edmonds historic downtown area where the Edmonds Municipal Court and civic offices are located, which makes conducting business and accessing city services or complying with probation more difficult for those with limited resources.



See these efforts as more of a preventative thing—if we do nothing or don't address the needs, then this area will see much more of an impact from homelessness.

## Funding Sources for Homeless Services

### Actual Funding

According to the Washington Department of Commerce, homeless housing systems are funded by an estimated \$196 million annually in private, federal, state, and local government funding.<sup>27</sup>

**Document recording fees**, collected by county auditors, are the largest single funding source of the homeless housing effort. Sixty-six percent of the fees are retained by local governments for homeless housing, and 34 percent are remitted to the State Home Security Fund (administered by Commerce) for homeless service grant programs. The Snohomish County Affordable Housing Trust Fund is financed exclusively by the first \$10 of the document recording fee and the remainder of the fee funds services for the homeless.

The Alliance for Housing Affordability (AHA) recently announced the availability of \$655,000 in **Housing Trust Fund** (\$650,000 through the Real Estate Excise Tax (REET) 2 and \$5,000 from the town of Woodway) to be used by nonprofit agencies, public housing authorities and cities or towns within Snohomish County to create housing for homeless households.

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<sup>27</sup> Overview of the Homeless Housing System and Funding. Department of Commerce. Washington State. <http://www.commerce.wa.gov/wp-content/uploads/2017/01/hau-overview-homeless-housing-system-2017.pdf>

Snohomish County receives millions in **HUD funding** for several types of programs – the Continuum of Care (CoC), Community Development Block Grant (CDBG), Emergency Shelter Grants Program, Emergency Solutions Grand (ESG), and HOME. See table 8 below for details.

Snohomish County raises approximately \$14 million per year from the **one-tenth of 1% sales tax** for mental illness and chemical dependency services. \$755,000 of that money is allocated to capital construction of affordable housing for those experiencing mental illness and substance use disorders and the remainder of the tax revenue is used to support programs and personnel that serve people with mental illness or substance use disorders.

**Verdant Health Commission** is a program of Public Hospital District No.2, Snohomish County, and works to provide support and opportunities to improve health and well-being. Verdant has a Community Wellness Center which also houses a 2-1-1 Community Resource Advocate and provides grant-funding to programs that provide supportive services to south Snohomish County such as the Community Paramedic Program (funded January 2016 – December 2018) and the Behavioral Health Prevention Program at Therapeutic Health Services (funding renewed July 2017 – July 2019).

## Private Funding Partners

**Building Changes**, a nonprofit partner of the Bill and Melinda Gates Foundation has been focused on ending family homelessness in King, Pierce and Snohomish County. They have funded multiple programs in Snohomish County including Catholic Community Services of Western Washington, Cocoon House, Domestic Violence Services of Snohomish County, Edmonds Community College, Everett Housing Authority, Everett Public Schools, Housing Hope, Snohomish County Human Services Department, Snohomish County Legal Services, Volunteers of America of Western Washington, Workforce Snohomish and YWCA Snohomish. Building Changes is currently focusing strategic granting on diversion - a homeless prevention strategy being utilized to help families out of homelessness quickly, including a pilot in Pierce County.

One of the community engagement strategies of the **Employees Community Fund of Boeing** is to aid military veterans and their families with recover and rehabilitation programs as well as the transition to civilian life.

**Boeing Employees Credit Union (BECU)** has supported homeless housing programs such as Housing Hope, including a grant totaling \$200,000 over three years supporting housing and children's services as well as HopeWorks employment programs.

The **Hazel Miller Foundation** is a private, nonprofit foundation dedicated to the citizens of Edmonds and south Snohomish County, awarding approximately \$500,000 annually to charities and non-profit organizations working in the areas of education and youth services, poverty alleviation and hunger, civic and community services and amenities, the environment, diversity, culture, and the arts. The

Hazel Miller Foundation has also provided some funds to Edmonds Unitarian Universalist Church Car Camp.

The **Whitehorse Foundation** funds organizations working to improve the quality of life for residents of Snohomish County. The foundation focuses on programs that address prevention of problems and community challenges rather than later interventions in response to the full range of child, youth and family needs.

## Potential Funding

The City Council has an opportunity to attract additional funding for homelessness prevention and supportive services by investing in either of these two strategies:

- Attracting additional funding for the community from existing federal, state, and philanthropic grant opportunities, requiring additional staff or consulting time to pursue, win and monitor grants; and/or,
- Directly funding services through City contracts with community-based organizations (CBOs) who could use City funds as match to pursue grants themselves.

Funders often require that a grantee “match” some portion or all of the grant funds provided to make sure costs are fairly shared across jurisdictions or with the private sector. Funders, especially the federal government, specify what sources and types of matching funds are allowed. For example, the federal government prohibits any federal funds from being used to match a federal grant (See table 8 below for more information), sometimes making it difficult for non-profit organizations to meet the match requirement. For this reason, CBOs highly value “match-able” sources of funding- like City contracts- even if the total amounts are modest.

We recommend the City Council experiment with both strategies. Funding could be allocated for a limited period of time- like 24 months- for a staff person or consultant to work with the City Council to pursue funding for additional homeless prevention and supportive services. This person could also represent the City in regional coordination efforts. Table 8 below has examples of funding sources and whether or not that funding has been drawn down in our region recently.

We also recommend the City Council experiment with providing contracts to CBOs to provide some limited homeless prevention or supportive services. The contracts should be performance-based and should require a limited amount of demographic data reporting to enhance the City’s understanding of the homeless and at-risk population in Edmonds.

## Possible Funding Sources for Homeless Prevention and Supportive Services

Funding Stream	Description	Match Req'd?	Recent Grant Award in WA	Nearest Org.	Contact Info
<b>Projects for Assistance in Transition from Homelessness (PATH)</b>	PATH is a federal Substance Abuse and Mental Health Services Administration (SAMHSA) formula grant program that provides financial assistance to states to support services for homeless individuals who have serious mental illness or serious mental illness and substance abuse.	Yes- \$1 for every \$3	Yes- multiple awards across state	North Sound RSN- Compass Health, Everett, WA	Lori Youngquist <a href="mailto:Lori.youngquist@compassh.org">Lori.youngquist@compassh.org</a>
<b>Treatments for Individuals Experiencing Homelessness</b>	The goal of this federal SAMHSA program is to increase capacity and provide accessible, effective, comprehensive, coordinated, integrated, and evidence-based treatment services, peer support and other recovery support services, and linkages to sustainable permanent housing.	No	Yes- \$499,930	Seattle-King County Public Health Dept	Jessica Knaster Wasse
<b>Grants for the Benefit of Homeless Individuals (GBHI)</b>	GBHI is a federal SAMHSA competitively awarded grant program that enables communities to expand and strengthen their treatment services for people experiencing homelessness. Grants are awarded for up to five years to community-based public or nonprofit entities.	No	No	n/a	n/a
<b>Runaway and Homeless Youth- Basic Center Program</b>	The federal SAMHSA Basic Center Program helps create and strengthen community-based programs that meet the immediate needs of runaway and homeless youth under 18 years old.	Yes- 10%	Yes- \$200,000 in FY2017	Friends of Youth, Kirkland, WA	

<b>Funding Stream</b>	<b>Description</b>	<b>Match Req'd?</b>	<b>Recent Grant Award in WA</b>	<b>Nearest Org.</b>	<b>Contact Info</b>
<b>Runaway and Homeless Youth- Transitional Living Program for Older Homeless Youth</b>	The federal SAMHSA Transitional Living Program supports projects that provide long-term residential services to homeless youth. Young people must be between the ages of 16 and 22 to enter the program.	Yes- 10%	Yes- \$973,630 in FY2017	Cocoon House, Everett, WA	
<b>Runaway and Homeless Youth- Street Outreach Program</b>	The federal SAMHSA Street Outreach Program enables organizations around the country to help young people get off the streets. The program promotes efforts by its grantees to build relationships between street outreach workers and runaway, homeless and street youth.	Yes- 10%	No	n/a	n/a
<b>Community Services Block Grant</b>	The Community Services Block Grant funds a network of community action agencies that provide services and activities to reduce poverty, including services to address employment, education, better use of available income, housing assistance, nutrition, energy, emergency services, health, and substance abuse needs.		Yes		Karen Dunn, CSBG Program Manager, Dept. of Commerce  Karen.dunn@commerce.wa.gov
<b>Family Violence Prevention and Services Formula Grants</b>	This federal ACF grant assists state agencies, territories and Indian Tribes in the provision of shelter to victims of family violence and their dependents, and for related services, such as emergency transportation and child care.		Yes- \$2.1 in FY2016	Domestic Violence Services of Snohomish County, Everett, WA	<a href="http://www.dvs.snoco.org">www.dvs.snoco.org</a>
<b>Child Care and Development Fund</b>	Administered by the Office of Child Care (OCC), is a multi-billion dollar Federal and State partnership that	No- Block grant			

<b>Funding Stream</b>	<b>Description</b>	<b>Match Req'd?</b>	<b>Recent Grant Award in WA</b>	<b>Nearest Org.</b>	<b>Contact Info</b>
	promotes family economic self-sufficiency and helps children succeed in school and life through affordable, high-quality early care and afterschool programs. 2014 reauthorization added ability to use CCDF funds for outreach to homeless families.				
<b>Community Development Block Grant</b>	HUD provides grants to states and localities to provide decent housing and a suitable living environment, and to expand economic opportunities, principally for low- and moderate-income persons.		\$3 million to Snohomish County in 2018	Human Services of Snohomish County	Jackiem.anderson@snoco.org
<b>Emergency Solutions Grants Program</b>	HUD provides grants to localities for street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS.		\$246,064 to Snohomish County in 2018	Human Services of Snohomish County	Jackiem.anderson@snoco.org
<b>Continuum of Care</b>	HUD funding to provide permanent housing, transitional housing, supportive services, HMIS and sometimes homelessness prevention.		\$880,000 to Snohomish County in 2017	Office of Homeless and Community Services, Snohomish County	<a href="mailto:Stephanie.wong@snoco.org">Stephanie.wong@snoco.org</a>
<b>HOME</b>	HUD provides grants to localities for building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.		\$2 million to Snohomish County in 2018	Human Services of Snohomish County	Jackiem.anderson@snoco.org
<b>Basic Food (SNAP) E&amp;T 50/50 Grants</b>	The Washington State Basic Food Employment and Training (BFET) program provides employment readiness opportunities to Basic Food (SNAP) recipients	Yes- 50% reimbursement		Edmonds Community College, Lynnwood, WA	

<b>Funding Stream</b>	<b>Description</b>	<b>Match Req'd?</b>	<b>Recent Grant Award in WA</b>	<b>Nearest Org.</b>	<b>Contact Info</b>
	who are not participating in the Temporary Assistance for Needy Families (TANF) WorkFirst program. Services are provided through contracted community & technical colleges and/or community-based organizations (CBO).			Housing Hope, Everett, WA	

Table 7: Funding for Homeless Prevention and Supportive Services

### Programs that Support Individuals or Families

<b>Program</b>	<b>Description</b>	<b>Benefits</b>	<b>Means-tested?</b>	<b>Nearest Service Delivery Office</b>	<b>Contact Info</b>
<b>Temporary Assistance for Needy Families-WorkFirst</b>	Temporary Assistance for Needy Families (TANF) provides temporary cash for families in need. Some families participate in the WorkFirst Program. The WorkFirst Program helps participants find and keep jobs.	Monthly cash assistance; employment and training services	Yes	Alderwood CSO, Lynnwood, WA	
<b>Basic Food (food stamps)</b>	The US Department of Agriculture (USDA), Supplemental Nutrition Assistance Program (SNAP), called Basic Food in Washington, helps low income people make ends meet by providing monthly benefits to buy food.	Monthly benefit allotment	Yes	Alderwood CSO, Lynnwood, WA	

Program	Description	Benefits	Means-tested?	Nearest Service Delivery Office	Contact Info
<b>Apple Health-Medicaid</b>	Medicaid, called Apple Health in Washington, is a jointly funded, federal-state health insurance program for certain low-income and needy people.	Washington Apple Health has a number of benefits and services dedicated to providing health care coverage for low income residents. <a href="#">Covered services</a> under Apple Health are available through managed care or fee-for-service.	Yes	Swedish Medical Center, Edmonds	Judy McKee <a href="mailto:judy.mckee@swedish.org">judy.mckee@swedish.org</a>
<b>Apple Health for Kids- Children's Health Insurance Program</b>	The Children's Health Insurance Program (CHIP) is jointly financed by the Federal and State governments and is administered by the States. In Washington, Apple Health for Kids provides free or low-cost health insurance if income eligible.	Same benefits as Apple Health.	Yes	Swedish Medical Center, Edmonds	Judy McKee <a href="mailto:judy.mckee@swedish.org">judy.mckee@swedish.org</a>

Table 8: Programs that Support Individuals or Families

# Best Practices

Homelessness is affecting many communities throughout the Puget Sound region, Washington State and the nation. There are lessons to be learned from other communities that have addressed homelessness and have been able to decrease or prevent homelessness. Based on the recommendations of experts, we talked to multiple cities that are viewed as model communities in their approach to homelessness.

The top themes from these best practice interviews include the:

- 1) Importance of regional collaborative response;
- 2) Housing preservation and homelessness prevention;
- 3) Ongoing data collection, monitoring and improvement; and
- 4) Seeking new funding sources.

## Importance of Regional Collaborative Response

No one city can solve homelessness on their own and homelessness does not easily fit within municipal or even county boundaries. Homelessness is a complex and expensive challenge to address. Lessons learned in other cities begin with having a shared vision and collaborative regional response.

One State/County/City collaborative identified as utilizing promising and best practices in addressing homelessness is the state of **Minnesota, Minneapolis & Hennepin County**. The emphasis of their efforts is on coordination and staff support. Minnesota's statewide plan, "Heading Home Together" provides a framework for addressing homelessness, along with managing some of the systems change initiatives. Hennepin County is the top tier governing board and the city of Minneapolis provides funding and regular collaboration meetings and calls with the Mayor's office.

Having a Human Services Coordinator has been a key part of the city's role due to their ability to coordinate between city, county, and state eligibility, case management, and child welfare colleagues. This has been key in some of the innovations that Minneapolis has been able to implement as well as obtaining resources. An example of this level of coordination is bringing in child welfare with housing and homeless services so that families have a provider who can work with them and navigate child welfare which is very rule bound and focused on risk management and risk aversion. This requires building trust over time, developing a deeper understanding of each other's approach, the kind of services available, and the constraints they are facing.

Minneapolis also underscored the importance of bringing everyone to the table, including academic and philanthropic partners. They worked with academic partners who looked at risk factors for

evictions and those that lead to homelessness and piloted an eviction prevention program in north Minneapolis based on what they learned. When working with the philanthropic sector it is important to have a strategic direction and approaches that are proven to work through pilots and can be scaled up through their investment and impact in a meaningful way.

Collaborative efforts to address homelessness in **Salt Lake City, Utah** included a state driven initiative that was then coordinated throughout the valley and the City using a Collective Impact approach and included a broad range of shelter providers, first responders, foundations, housing providers and resource centers.

A city closer to Edmonds that has made progress in addressing homelessness is **Spokane, WA**. Spokane has two boards – Community Housing and Services Board and a CoC Board<sup>28</sup>. The CoC board is relatively new and has been greatly expanded to include representatives from all other service sectors that need to interface with the system like healthcare and education.

Spokane recently made improvements in how they conduct the PIT, which prior to January 2018 had not been a truly regional effort. Having regional partners at the table from the very beginning of PIT planning to discuss how the count would be conducted was instrumental in improving efforts and therefore the quality of data collected. After the count, they made sure to share what they learned with as many regional agencies, groups, and boards as possible. Spokane emphasized homelessness must be approached as a regional issue with pooled resources. Converting compartmentalized services into a truly focused housing response program (coordinated entry) was also instrumental. It is important to provide pathways for folks to get through the system.

A Regional Coalition for Housing (**ARCH**) is a nationally recognized partnership of King County and 14 East King County cities who have joined together to assist with preserving and increasing the supply of housing for low- and moderate-income households in the region. The coalition is a diverse array of cities ranging in size from Bellevue and Kirkland, to Bothell, Medina and Clyde Hill. ARCH is an example of an innovative approach that includes a consortium of jurisdictions as they work with member governments, local organizations and private developers to create housing policies, strategies, programs, and developmental regulations to support the creation of affordable housing for low- and moderate-income households. The cities pay membership dues and in return the Coalition does all the housing data collection, administration, and assists people looking for rental housing or home ownership.

Another example of regional collaboration to address homelessness is the South King Housing & Homelessness Partnership (SKHHP). SKHHP was started in 2015 to bring together a network of South

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<sup>28</sup> Snohomish County's CoC board is the Partnership to End Homelessness (PEH). The PEH's goals are to promote community-wide commitment to the goal of ending homelessness in partnership with nonprofit providers and local governments.

King County stakeholders on issues related to affordable housing and homelessness. SKHHP works with cities, nonprofits, developers, faith communities, businesses, civic clubs, and others. SKHHP goals are to maintain and improve healthy affordable housing, increasing funding for affordable housing development, increase local and state tenant protections and decrease displacement, provide emergency homelessness services, improve awareness and connections between housing and other key issues and to build public awareness. SKHHP aims to regularly convene, organize, and expand the network of stakeholders working to end homelessness and address affordable housing needs in South King County; improve the alignment of county and state affordable housing and homelessness interventions and funding opportunities with South King County interests and provide technical assistance to support the implementation of comprehensive plan policies; improve South King County stakeholders' understanding of promising practices and their potential for local impact, and determine and implement strategies that achieve program sustainability.

## Housing Preservation and Homelessness Prevention

The goal of what gets rolled into the category of housing preservation and homelessness prevention or sometimes called homelessness diversion - is to reduce the number of people experiencing homelessness by providing more prevention-oriented services that either keep people in the housing they already have or more quickly help people out of homelessness. The cost of reentering housing once it's lost is very high.

Spokane has incorporated homelessness prevention as one of their main strategies to reduce the incidence of homelessness by providing diversion or direct financial assistance to families and individuals at-risk of becoming homeless. There are benefits to both people and costs when people are prevented from entering the homeless system. Strategies include providing case management and funding so households can avoid being evicted and providing funding for emergency services through CDBG funds. Minneapolis, Salt Lake City and **Beaverton, OR** also have housing prevention efforts. The City of Beaverton funds rental assistance, rehabilitation loans for home repairs and has hosted "Know Your Rights" housing forums where information on tenant rights is shared with the community.

ARCH works with community partners to preserve already existing housing through minor repair programs and rental inspections, and to prevent homelessness through tenant and landlord education, dispute resolution, and rental and utility assistance. The Alliance for Housing Affordability plays a similar, if slightly less robust role for Snohomish County, the Housing Authority of Snohomish County and 13 Snohomish County cities.

One example of how preserving affordable housing has already worked in Edmonds is a building downtown that was purchased by the Housing Authority of Snohomish County (HASCO). Most of the tenants continue to live there but rent has remained affordable rather than increasing as it likely would have in the private rental market.

## Ongoing Data Collection, Monitoring and Improvement

Spokane emphasizes the importance of collecting, monitoring and improving upon data in order to measure outcomes. Spokane has a system performance dashboard that allows them to analyze different intervention types and how they are performing. It helps them to figure out a better way to support the people coming through the homeless system. Spokane is continuing to develop and share the dashboard with partners on a quarterly basis, including talking with Snohomish County about the benefits of the dashboard.



**We are constantly analyzing what is working and what isn't.**

The City of Beaverton also tracks measures, though not in a sophisticated dashboard like Spokane. They track American Community Survey data and have completed a Housing Needs Analysis to guide decisions on what types of housing are needed in order to create a mixture of housing for all incomes.

The data compiled into this report serves as good baseline for tracking changes in homelessness in Edmonds. Data is important to monitoring performance and outcomes, and it is also helpful in bringing funders to the table.

## Seeking New Funding Sources

There is a bottom line to both collaboration and data collection for Minneapolis in that it brings more money into the community, allows for more services, and allows for greater efficiency and effectiveness of resources already in the system. Using this cycle of best practices more than justifies their existence and has allowed them to lead the way in some major change initiatives.

Spokane also mentioned the collaboration, data, and funding as inter-related best practices. They each play a role in grant applications for funders, reports to local stakeholders, and legislative decisions on investments.

### City Comparisons

City	Population	Median Household Income	Median Rent	Vacancy Rate: Homeowner (Rental)	Dedicated Human Services Funds	City Staff solely dedicated to human services
Beaverton, OR	89,803	\$64,619	\$1,172	1.4 (1.7)	\$300,000	Yes
Bothell, WA	44,082	\$89,477	\$1,565	1 (3.5)	\$350,000	No
Burien, WA	50,729	\$60,732	\$1,109	1.5 (3)	\$370,000	Yes
Edmonds, WA	41,309	\$82,697	\$1,275	0.5 (6.3)	None	No
Issaquah, WA	35,629	\$100,844	\$1,756	1.8 (6)	\$371,500	Yes
Lynnwood, WA	35,836	\$58,852	\$1,114	1.4 (3.3)	\$100,000	No
Minneapolis, MN	382,578	\$55,720	\$941	1.8 (3.1)	\$6 million	Yes
Salt Lake City, UT	194,188	\$54,009	\$881	2.2 (3.8)	\$13 million	Yes
Shoreline, WA	53,007	\$76,271	\$1,287	0.6 (1.4)	\$500,000	Yes
Spokane, WA	212,982	\$44,768	\$805	2.4 (4.7)	\$5 million	Yes

Table 9: City Data. 2013-2017. American Community Survey 5-Year Estimates. Funds and staffing confirmed via city website or key informant interview

Information on comparable cities was compiled to look at other efforts in the region. **Bothell, WA** is located both in Snohomish and King Counties and is only slightly more populated than Edmonds. Bothell dedicates \$350,000 annually in grants to human services providers. The City also provided land to create affordable senior housing and have housing complexes operated by the King County Housing Authority.

**Burien, WA** is south of Seattle in King County and where about 50,000 people reside. Burien allocated \$370,000 towards human services funding in their 2019-2020 budget, including \$6.50 per capita and close to \$45,000 from the federal Community Government Block Grant Funding. The City has a Human Services Manager who is responsible for planning, facilitating and funding depending on the need, as well as a Human Services Commission which is an advisory body to the City Council and responsible for providing advice and recommendations related to the human services issues.

**Issaquah, WA** is located in east King County and is slightly smaller than Edmonds at about 36,000 people. The City allocated \$371,500 in the 2017-2018 budget towards human services and recommended an allocation of \$495,000 in 2019-2020. Issaquah has a Human Services Commission which advises the Mayor and City Council on matters concerning human services planning and funding, including studying emerging issues and concerns in the human services area to ensure that the basic needs of Issaquah residents are met and that support systems are in place to help people through economic and personal crisis. The City's Sustainability Director is currently serving as a staff liaison while they are in the process of recruiting for a Human Services and Social Sustainability Coordinator.

**Lynnwood, WA** directly borders Edmonds to the east and is slightly smaller in population, however the city sees almost 100,000 people commute in every day due to the number of jobs, retail stores and restaurants in and around the mall. Lynnwood has a Human Services Commission which acts as the advisory commission for Lynnwood's lower income residents, the homeless, seniors, veterans, victims of abuse, youth and others in need. They also prepare the Lynnwood Human Services Plan for adoption by the City Council and evaluate program success in meeting service goals. The grant program served 2,000 Lynnwood residents over the past year with services they wouldn't have otherwise received.

**Shoreline, WA** directly borders Edmonds to the south with a population about 10,000 more residents than Edmonds. Shoreline dedicates approximately \$500,000 in human services funding every year and has a Human Services Manager who manages contracts with service providers in the City and pools funds with some other King County cities. In partnership with North County Coalition the City provides funding for a homeless outreach worker. They also have a utility assistance program and home repair program.

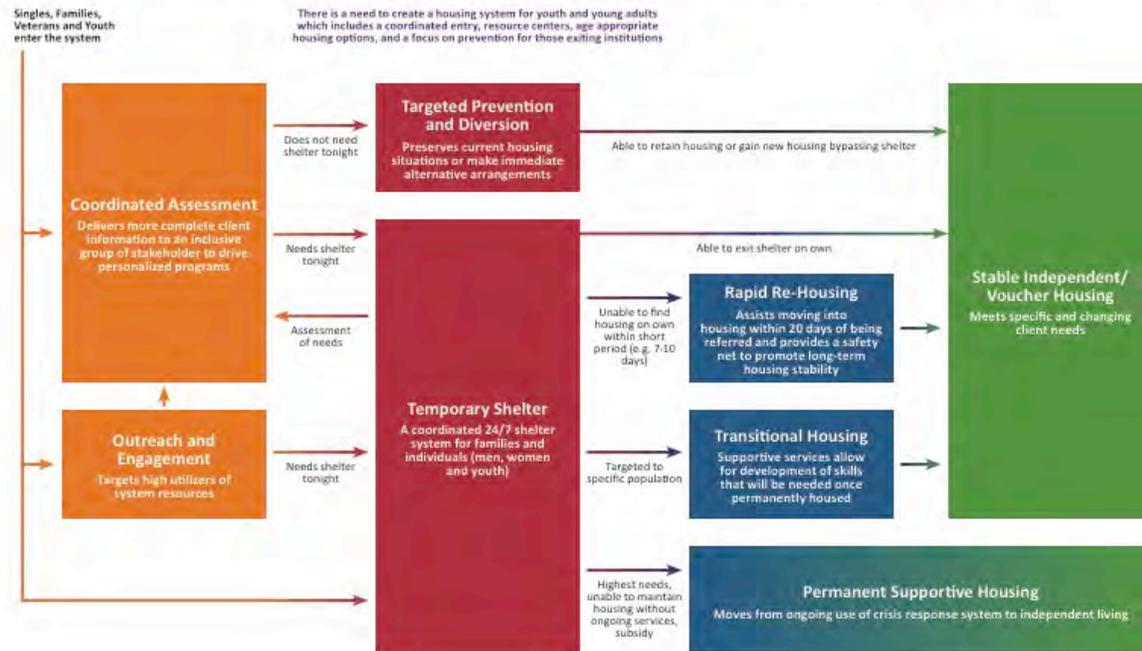
**Spokane, WA** is significantly larger than Edmonds at over 200,000 people but has some aspirational approaches to homelessness. Their strategy includes a coordinated entry system, targeted prevention and diversion assistance, temporary shelters, rapid re-housing, transitional housing, permanent supportive housing, and stable, independent housing with vouchers.<sup>29</sup>

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<sup>29</sup> <https://my.spokanecity.org/endinghomelessness/about/faqs/>



Significant progress has been made toward meeting the needs of homeless persons in Spokane. Partnerships at all levels have improved coordination and resources, increased the number of beds available to stabilize homeless persons, increased our ability to prevent homelessness and greatly improved our systems for outreach and placement of homeless persons entering our system of care. Homelessness remains persistent in our community, and much remains to be accomplished in meeting our goal of ultimately ending homelessness.



**Beaverton, OR** has a population approaching 90,000 and is 7 miles and 20 minutes outside of Portland. Beaverton was a bedroom community of homogenous and predominately middle-class residents. Rising housing costs in Portland displaced many residents to neighboring communities such as Beaverton, especially those who were lower income. Beaverton is rapidly changing and becoming increasingly diverse both economically and racially. Based on McKinney Vento data from the school district, homelessness has recently reached the highest rates ever. Many families are doubling-up or housing insecure. Car camping, tent encampments and panhandling have all increased. Beaverton allocated \$202,000 for FY 2018-19 for social services. A community services program was created in the mayor's office in 2016 and consists of a Community Services Coordinator and a Community Services Specialist. Beaverton also has a Social Services Funding Committee that makes recommendations on the basis of several criteria, including a set of priority areas for the fiscal year. Funds are used for rental assistance, tenant education and advocacy, senior housing and housing repair for seniors and those who fall under certain income limits.

Beaverton opened a severe weather shelter for the first time in January 2017 and is currently developing a Safe Parking Pilot Program in partnership with neighborhood associations which will include portable toilets, storage and case management services. Beaverton created an

interdepartmental team to create their Housing Implementation Strategy. It includes shelter, zoning, affordable housing and development. They are rapidly developing new housing for a range of incomes – including permanent supportive housing through a regional bond and 4,000 units of housing for 30% or less Area Median Income (AMI).

# Recommendations

Economic and population growth continue to be on the rise in the region, while housing costs increase at a faster pace than wages and lead to difficult household choices between paying for housing costs, food or medicine and putting individuals and families at risk of displacement. Interviewees were very pleased to hear the City of Edmonds is conducting this assessment and developing a response to homelessness. The following are areas of opportunity for the City to take action:

## **A. Community Education and Outreach**

The most common theme that emerged from the over 50 interviews KC conducted is there is a misperception of who is homeless in Edmonds. Oftentimes perspectives on homelessness are limited to who can be seen in public or urban spaces when the more common experience of someone who is homeless in Edmonds is a someone who may be working but not earning high enough wages to keep up with increasing housing costs.

Other cities have found that efforts to share information on homelessness and the stories of people who are experiencing homelessness, as well as providing a space for community engagement are helpful to dispel misperceptions and share experiences, and ultimately to find creative solutions. For example, Beaverton worked towards educating decision makers, housing providers, and developers and over time developed "Voices of Beaverton".<sup>30</sup> They learned they needed dedicated staff resources to conduct community engagement and hold regular meetings with varied stakeholders over an eight-month period of time where relationships were built between the housing authority, for-profit developers, nonprofit developers, advocates, etc. The group established core values around what it looks like to develop housing, which then gave them the space to be innovative and try new approaches. Beaverton is now working on the next iteration of Voices of Beaverton, called "Heads, Hearts, Minds" and will be utilizing speakers and vendors at a fair.

It is also important for community members to better understand the scope of what a city can or cannot do in response to homelessness. For example, based on a federal appeals court ruling, **cities cannot prosecute people for sleeping outside** if they have no other reasonable place to be.

## **B. Increase collaborative efforts with providers, neighboring cities and Snohomish County**

Lessons learned from other cities were very clear about the importance of regional collaboration in addressing homelessness and the county, surrounding municipalities, providers, coalitions and advocates are eager to have more representation from Edmonds at the table. Increasing collaboration includes, but is not limited to, the following activities:

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<sup>30</sup> <https://www.beavertonoregon.gov/2083/Voices-of-Beaverton>

- Coordinating existing community services and faith-based organization efforts in Edmonds and providing information and referrals to Edmonds residents who call when experiencing hardship.
- Participating in regional collaborative efforts with neighboring municipalities (including Shoreline), Snohomish County leaders, the School District, HASCO, Housing Consortium, Verdant Health Commission, and others.
- Drawing down matching funds to enhance community services through grants and partnering with the philanthropic sector.
- In-reaching with other City departments to provide information, support, and coordination. Other cities advise being thoughtful about which department to position a community services manager (i.e. Parks Dept. vs Planning).
- Working with Puget Sound Regional Council (PSRC) and transit partners to better understand transportation models and applying them to housing in preparation for the light-rail expansion.

**C. Preserve already existing affordable housing and prevent displacement of Edmonds residents and increased homelessness**

- Support the protection of current affordable housing stock. Consider partnering with HASCO again.
- Consider implementing a rental inspection. People in rentals where there is black mold or lead exposure are not motivated to report it for fear that they could be asked to move and not be able to find housing at the same price.
- Consider funding a minor repairs program to help low-income and disabled residents stay in their homes.
- Fund homelessness prevention services through piloting city grant funding. Start with enhancing food bank and senior center services so Edmonds residents don't have to make hard choices between having a place to live or putting food on the table.
- Consider increasing rental assistance and utility payment programs to prevent Edmonds residents from being displaced or becoming homeless.
- Consider opportunities to support Edmonds seniors in aging in place. Other cities are supporting Accessory Dwelling Unit development so seniors can move into ADU's and rent their larger home or vice versa. Support the development of senior companionship programs through senior services.
- Enact and support local tools and policies that seek to prevent displacement by assessing the impact of development.
- Provide information on tenant protections and fair housing. Provide information and referrals to dispute resolution services, tenant rights services. Provide training for landlords, including information on working with rent subsidy programs such as Section 8. Require distribution of federal fair housing information to tenants by landlords.

**D. Increase quality of data reporting to monitor the community needs and measure outcomes of services**

- Get better data - work with providers to monitor and collect data to continue to track needs and for performance measurement purposes. Grantees can require data through the granting process.
- Work with faith-based organizations to provide technical assistance and support in collecting data to better understand the service gaps they are filling.
- Increase coordination efforts with Snohomish County to conduct a more robust Point-in-Time count in 2020 and collect better data on homelessness in Edmonds.

**E. Pursue additional funding streams through grant opportunities and philanthropic giving**

- Write grant proposals to increase funding streams for services that meet the needs of the community
- Leverage general City funds for potential federal or state matching funds

**F. Ensure the City has enough community services staff or consultant resources to carry out the other recommendations**

The City of Edmonds is in a unique position to develop a proactive approach to address homelessness early enough to prevent what has become an overwhelmingly tragic and visible challenge in other cities nearby.

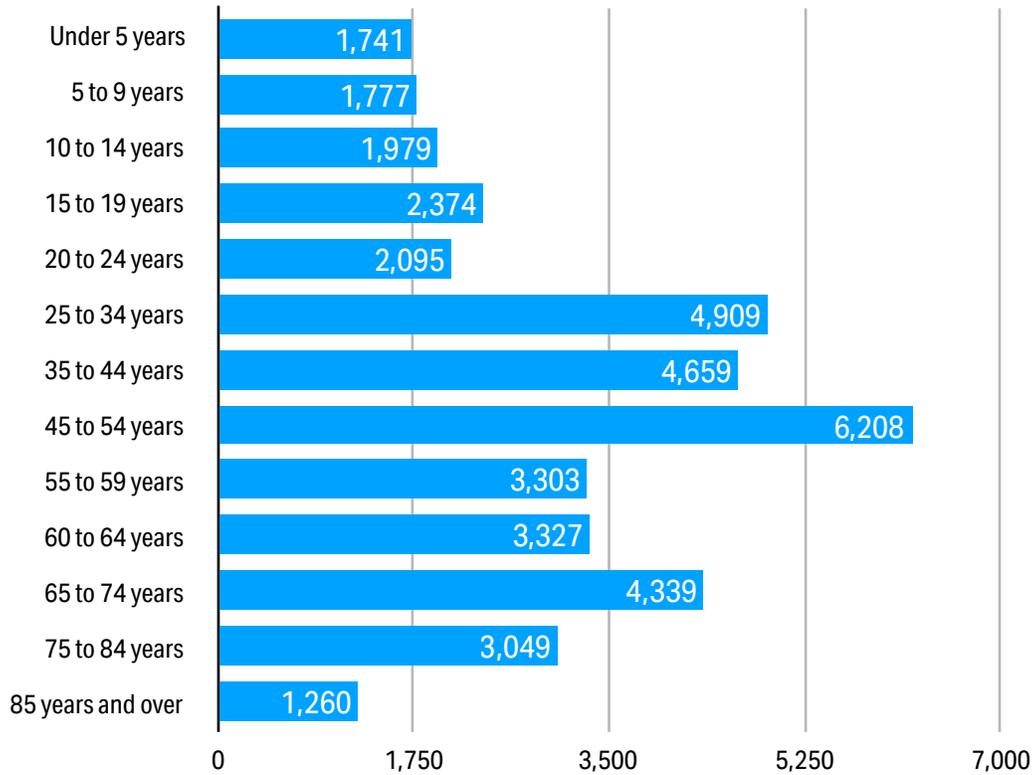
# Appendices

## Appendix 1: Cities, Agencies, and Organizations Contacted

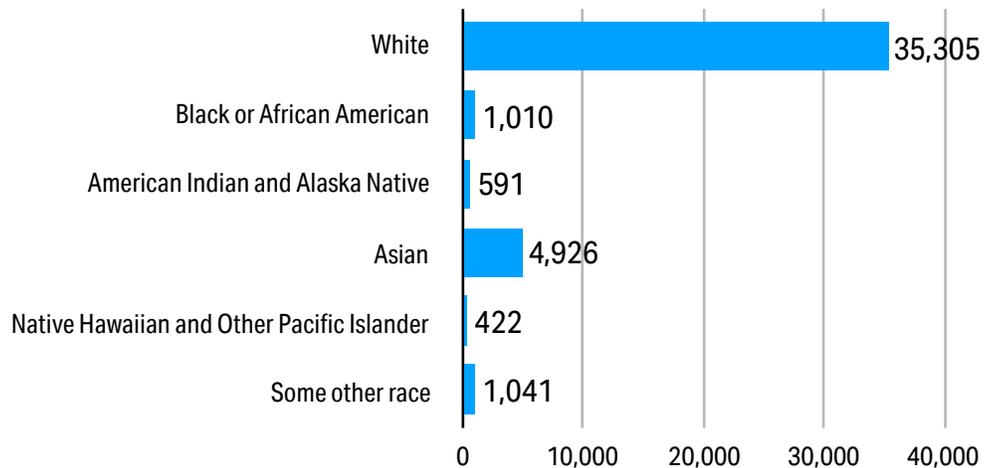
<b>Area Municipalities</b>	<b>Snohomish County Agencies and Departments</b>
City of Brier	2-1-1 Coordinated Entry System
City of Edmonds	Domestic Violence Services of Snohomish County
City of Everett	Everett Safe Streets
City of Lake Forest Park	Homeless Management Information System (HMIS)
City of Lynnwood	Housing Authority of Snohomish County (HASCO)
City of Mountlake Terrace	Partnership to End Homelessness
City of Shoreline	Snohomish County Health District
Town of Woodway	Snohomish County Human Services
	Snohomish County Office of Housing & Community Development (OHCD)
<b>Emergency Services</b>	
Edmonds Police Department	Snohomish County Opioid Response MAC Group
Lynnwood Police Department	Snohomish County Veteran's Assistance Program
South Snohomish County Fire & Rescue	WRAPS – Housing Liaison Services
Swedish Hospital Edmonds Emergency Department	
	<b>School District/College</b>
<b>Community Partners</b>	Edmonds Community College
Community Health Center Snohomish County	Edmonds School District
Compass Health, Project for Assistance in the Transition from Homelessness (PATH)	
Compass Health, Project for Assistance in the Transition from Homelessness (PATH)	<b>Faith-based Organizations</b>
Edmonds Housing Instability Coalition (EHIC)	Edmonds Lutheran Church/Annie's Kitchen
Edmonds Senior Center	Edmonds United Methodist Church/Food Bank
Foundation for Edmonds School District/ Nourishing Network	Edmonds Unitarian Universalist Church/Car Park
Housing Consortium of Everett/Snohomish County	Holy Rosary Church/St. Vincent de Paul
Housing Hope	Trinity Lutheran/Neighbors In Need
Hazel Miller Foundation	
National Health Care for the Homelessness Council	<b>Informal Community Supports</b>
South Snohomish County Cold Weather Shelter	Edmonds Library
Verdant Health Commission	Rodeo Inn
Volunteers of America, Disability Services	Safeway
Volunteers of America, Dispute Resolution Center	
Washington Low Income Housing Alliance	<b>Courts</b>
YWCA	Edmonds Municipal Court
	Snohomish County Public Defender Association

## Appendix 2: Edmonds Population Demographic Charts

**Age of Edmonds residents**

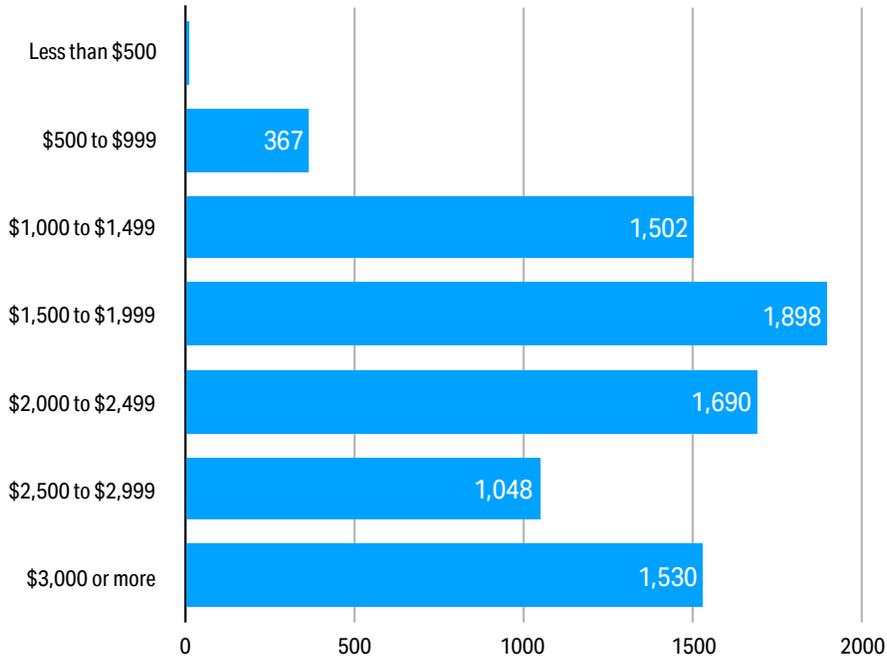


**Ethnicity of Edmonds residents**

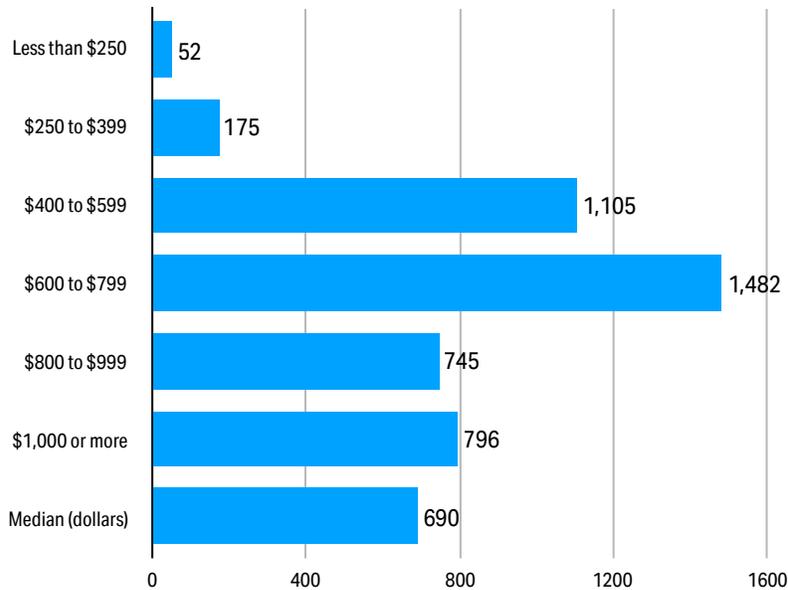


Selected monthly owner costs (SMOC) are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.

**Housing units by selected monthly owner costs (SMOC) with a mortgage**

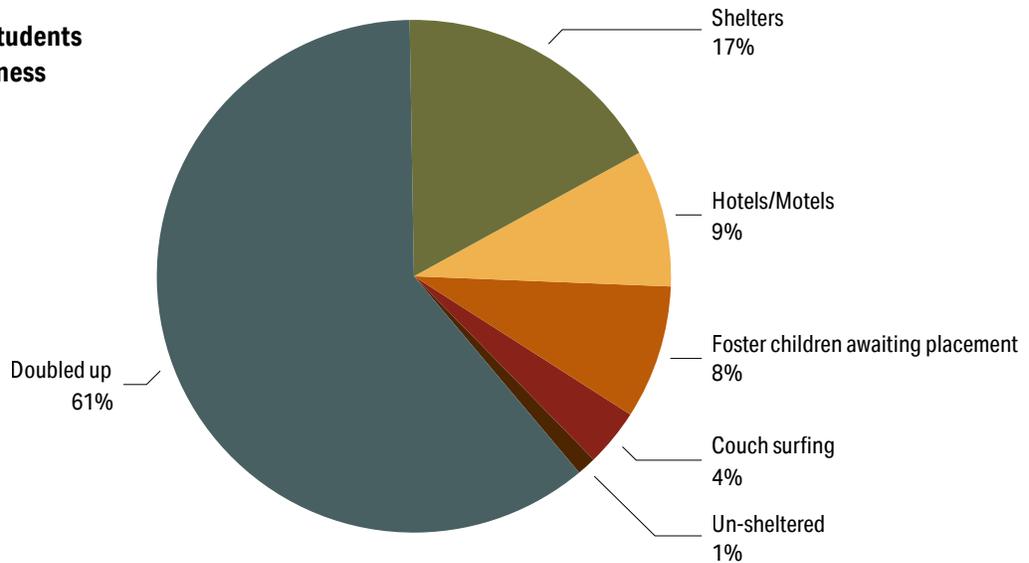


**Housing units by selected monthly owner costs (SMOC) without a mortgage**



## Appendix 3: Edmonds School District McKinney-Vento Data

**McKinney-Vento Students  
Types of Homelessness**



Doubled up	303
Shelters	86
Hotels/Motels	43
Foster children awaiting placement	42
Couch surfing	18
Un-sheltered	6
<b>Total McKinney-Vento served homeless students in Edmonds School District</b>	<b>498</b>

### McKinney-Vento homeless students by school

Alderwood Early Childhood Center	8	Madrona K-8	1
ECEAP Pre School	9	Maplewood Parent Cooperative	3
Beverly Elm.	22	Edmonds Heights K-12	4
Brier Elm	3	Alderwood Middle	21
Cedar Valley Elm	23	Brier Terrace Middle	15
Cedar Way Elm	27	College Place Middle	24
Chase Lake Elm	15	Meadowdale Middle	25
Challenge Elm	3	Edmonds Woodway HS	30
College Place Elm	25	Lynnwood HS	14
Edmonds Elm	7	Meadowdale HS	34
Hazelwood Elm	4	Mountlake Terrace HS	23
Hilltop Elm	6	Scriber HS	20
Lyndale Elm	10	Voice	1
Lynnwood Elm	13	Career Access	3
Martha Lake Elm	13	eLearning	4
Meadowdale Elm	12		
Mountlake Terrace Elm	19		
Oak Heights Elm	4		
Seaview Elm	7		
Sherwood Elm	13		
Spruce Elm	11		
Terrace Park Elm	7		
Westgate Elm	15		

## Appendix 4: Edmonds Homeless Data

Compiled quantitative data sources on the extent of homelessness in Edmonds. Various sources are defined and noted in table. \*Not a disaggregate of the DSHS data.

<b>Data Definition</b>	<b>Data Source</b>	<b>Timeframe</b>	<b>Number of People</b>
Cash/Food Benefit Recipient Self-Reported Housing Status	Washington Department of Social and Health Services (DSHS)	As of June, 2018	231
McKinney Vento data disaggregated by Edmonds schools	Edmonds School District	2018-19 school year	Approximately 120
Number of individuals served at car camp	Edmonds Unitarian Universalist Church	2017	81
Homeless individuals served at food bank	Edmonds Food Bank	State FY 2017-18	79
Number of calls to 2-1-1 referred to Housing Coordination	2-1-1	2017	32
Homeless individuals who received services through provider outreach	Snohomish County Coordinated Entry	January–August 2018	11
Homeless people in Edmonds on caseload of social worker	Police Embedded Social Worker	As of June, 2018	10
Homeless offenders on probation at any given time	Edmonds Court Probation Officer estimate	Point-in-time	5-10
Homeless individuals counted in the annual PIT	Snohomish County Annual Point-in-Time	2018	4