

2023

Clallam County Coordinated Entry

ANNUAL REPORT



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Summary

The Clallam County annual report includes population, demographics, housing units available, annual Point In Time (PIT) count data, funding and expenditures, number of community members served, and county homeless response services. Our report does not cover work force information but references local median income to rental costs and subsidy fair market value index for 2023.

Included in this report is information from planners from Clallam County, the City of Forks, and the City of Port Angeles, Peninsula Housing Authority, Homeless Task Force members, Housing Solutions Committee members, and survey data from responsive agencies, supplying services to low income and homeless populations.

Demographic information was extracted from Washington State Office of Financial Management (OFM) and Washington State Employment Security Department (ESD). Serenity House of Clallam County financial data was used for the Consolidated Homeless Grant annual expenditure report. Data from Homeless Management Information System (HMIS) is used in this report. Additionally, Serenity House of Clallam County conducted a survey with Homeless Task Force members in August 2023 with a 69% response from those members.

The report is not meant to draw conclusions, but to report the current low income and homeless conditions and the response from agencies in Clallam County for 2023.

Thank you to all the contributors!

Demographics

Clallam County housing and populations as reported by Office of Financial Management and Clallam County Website. Our county has experienced a growth of 9% since 2021.

Area	2021	2022	2023
Clallam	77,750	77,625	78,371
Unincorporated	46,170	45,850	46,386
Incorporated	31,580	31,775	31,985
Forks	3,335	3,360	3,395
Port Angeles	20,120	20,200	20,240
Sequim	8,125	8,215	8,350

The table below compares the demographics of Clallam County to those of Washington State.

Clallam County demographics are used to measure the effectiveness of the shelter, housing, and equity programs.

Ethnicity	Clallam County	Washington State
White	87.10%	78.50%
Black	1.20%	4.40%
American Indian	5.60%	1.90%
Asian/Pacific Islander	2.10%	10.40%
Hispanic	6.60%	13.00%

2% percent of Clallam County residents are under housed or Homeless.

Housing units under construction: Port Angeles – 41, Forks – 9
Number of Apartments: Port Angeles – 1,695, Forks - 177

Jurisdiction	2021 Postcensal Estimate of Total Housing Units ¹	2022 Postcensal Estimate of Total Housing Units	2023 Postcensal Estimate of Total Housing Units
Clallam County	38,228	38,384	38,608
Unincorporated Clallam County	22,750	22,804	22,948
Incorporated Clallam County	15,478	15,580	15,660
Forks	1,406	1,418	1,433
Port Angeles	9,630	9,661	9,782
Sequim	4,442	4,501	4,547

Owner Occupied 72.15%, Renter Occupied 27.85%

MEDIAN INCOME

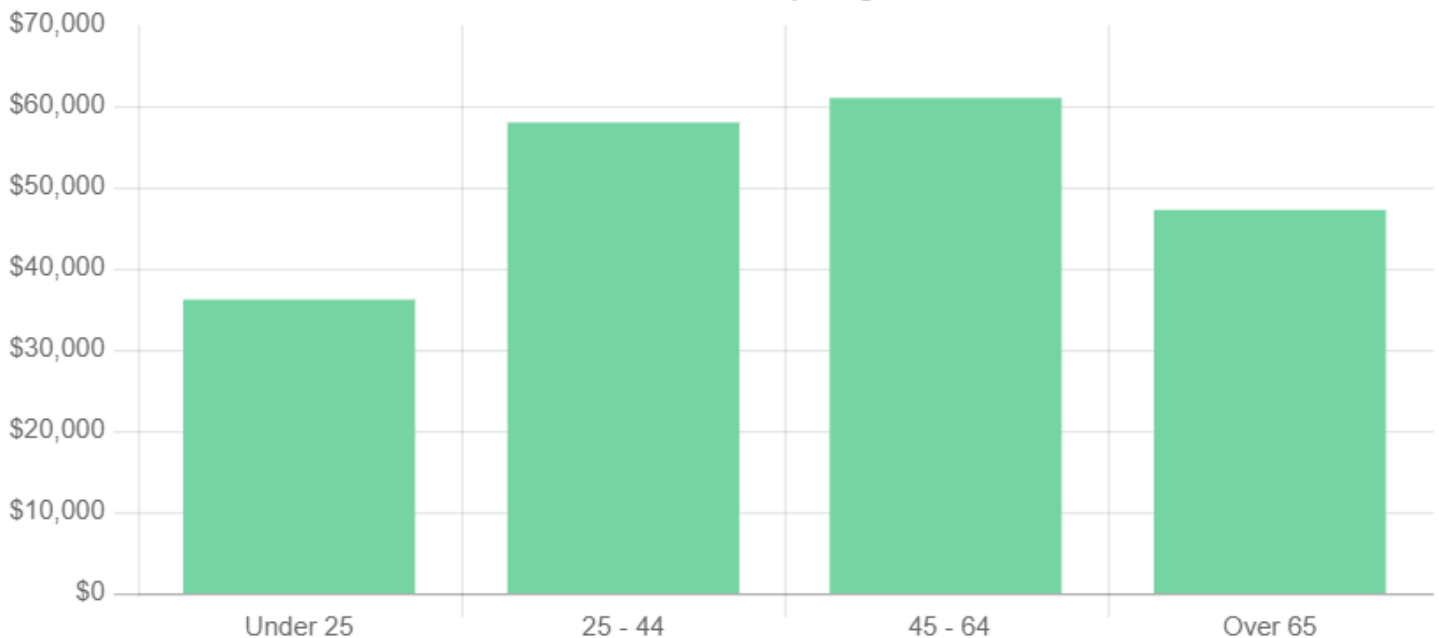
“The average annual household income in Clallam County is \$67,877, while the median household income sits at \$54,154 per year. Residents aged 25 to 44 earn \$57,973, while those between 45 and 64 years old have a median wage of \$61,006. In contrast, people younger than 25 and those older than 65 earn less, at \$36,164 and \$47,212, respectively.”

2020 data from Washington State Employment Security Department indicates 13.3% of the Clallam county population is below the poverty level or 10,423 persons. This is almost 4% higher than Washington State average.

The Clallam Economic Development Council stated, “Clallam County is the second least affordable county in the state,” according to a report from the Washington Center for Real Estate Research.

Sources are listed as links below the table.

Median Income per Age



Data Sources

Point2: <https://www.point2homes.com/US/Neighborhood/WA/Clallam-County-Demographics.html>

ESD: <https://esd.wa.gov/labormarketinfo/county-profiles/Clallam#population>

WCER: <https://wcrer.be.uw.edu/wp-content/uploads/sites/60/2023/05/Housing-Market-Snapshot-Q1-2023.pdf>

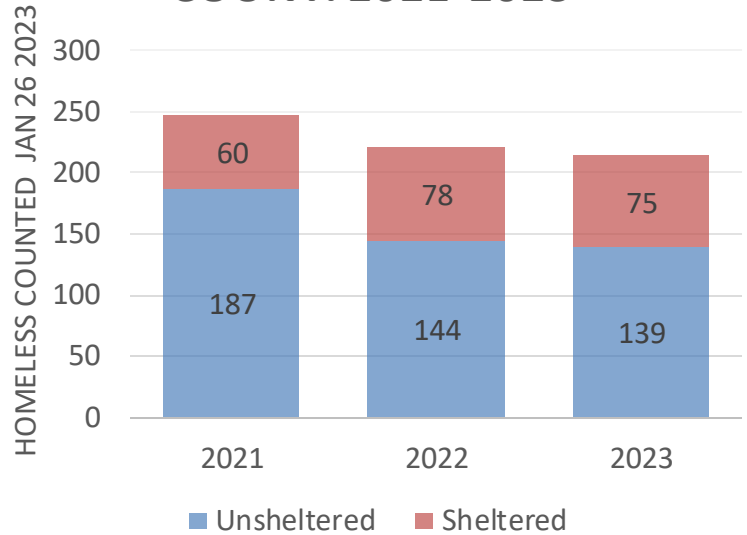
Point-In-Time (PIT) Count

Continuums of Care (CoCs) are required to conduct a **Point-in-Time (PIT) count** of sheltered and unsheltered individuals and families experiencing homelessness every other year on a designated day, in the first quarter of each year. Clallam County elects to participate in the PIT Count annually. The graph to the right is the Clallam County PIT Count data for 2021, 2022, and 2023.

The count is conducted by 22 agencies that include local government agencies such as county sheriff, fire departments, local tribes, and most of the agencies that provide homeless services.

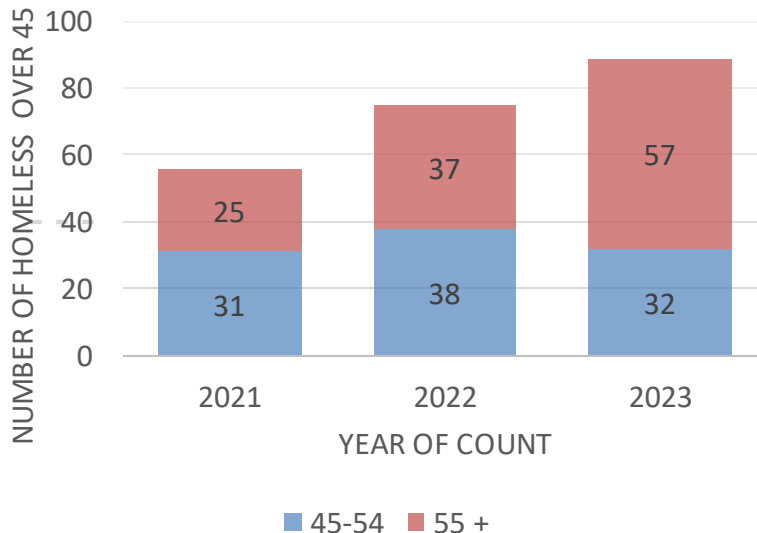
The data is placed and used in Homeless Management Information System (**HMIS**).

CLALLAM COUNTY PIT COUNT: 2021-2023



Ethnicity	2023 PIT	Clallam	Washingt
White	71.22%	87.10%	78.50%
Black	1.00%	1.20%	4.40%
American Indian	14.00%	5.60%	1.90%
Asian/Pacific Islander	0.72%	2.10%	10.40%
Hispanic/other	5.04%	6.60%	13.00%

AGING TRENDS: 45-54 AND 55+



AGING DEMOGRAPHIC

Since 2021, we have seen a 37% **increase** in homeless individuals over the age of 55 in Clallam County.

Many of these seniors are displaced from their housing after loss of income, loss of spouse/partner, medical debt, and/or inability to care for themselves at home, creating evictions.

In 2023, Clallam County's Homelessness Task Force and Department of Health and Human Services have reached out to Washington State offices for the aging and have requested case managers for Adult Protective Services and medical and non-profit agencies that specifically deal with aging issues.

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The contributing factors to homelessness in Clallam County is like the nationwide problem:

- Lack of affordable housing because no new housing has been built for some time.
- Rental price increases, due to high demand for rentals. This leads to limited housing options for people lower on the income scale.
- Aging population with life changes such as medical debts/costs, loss of spouse/partner, or losing homes because they require care. Nursing care options are not affordable.
- Mental health and substance use issues are beyond what families can provide. Clallam County does not have long-term in-patient care for those with mental health and/or substance use issues.
- HUD Funding does not cover full cost of rent, nor does HUD require people to participate in social services to stabilize mental or medical issues during subsidy payments. This creates a pattern of losing housing again.

2023	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Apartment	\$990.00	\$1,140.00	\$1,290.00	\$2,200.00	
House	\$1,500.00	\$1,200.00	\$1,700.00	\$2,400.00	\$3,500.00

Sequim pricing is higher and Forks pricing is closer to HUD FMR. However, the HUD FMR for Clallam County does not reflect the price our community pays.

The FY 2023 Clallam County, WA FMRs for All Bedroom Sizes

Clallam County, WA is a non-metropolitan county.

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2023 FMR	\$804	\$913	\$1,202	\$1,681	\$1,884
FY 2022 FMR	\$749	\$857	\$1,127	\$1,597	\$1,759

<https://www.rentcafe.com/cheap-apartments-for-rent/us/wa/clallam-county/>

https://www.realtor.com/apartments/Port-Angeles_WA/with_petsallowed

<https://www.zillow.com/sequim-wa>

<https://www.zillow.com/forks-wa/rentals/>

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn

Households actively looking for or waiting for open units

Waiting List	Serenity House	Healthy Families	Forks Abuse	Peninsula Housing	PBH	Sarges Place	Totals
Room Rentals	11						11
1 Bedroom /studio	51	6	2	731	45	5	840
2 Bedroom	27	2	4	195			228
3+ Bedroom	19	3	4	82		1	109
Total by Agency	108	11	10	1008	45	6	1188

Peninsula Housing Authority (PHA) - Clallam County: 517 units listed by income limits

Property	Program	Units	Set Aside	Income Limits	Owner	Location
Burke Place	HUD 811	14	14 Chronically Mentally Ill	50%	SHCC	Forks
Catherine of Sienna	Low-Income Housing Tax Credit (LIHTC)	30	23 HOMELESS	30%, 40%, 50%	LIHTC	Forks
Homestead Apartments	HTF/Project Based Section 8 (PBS8)	16	5 DISABLED	50%	PHA	Forks
Peninsula Apartments	HUD Multi-family	36		50%	PHA	Forks
Wildwood Terrace	USDA 515	56		50%	PHA	Port Angeles
Public Plaza	LIHTC	218	SR/44 DIS	60%	LIHTC	Port Angeles
Sea Ridge	LIHTC	63	10 HOM/13 DIS/ 13 LARGE HOUSE	30%, 40%, 60%	LIHTC	Port Angeles
Mt. Angeles View Family (NEW)	General low-income housing/PBS8	67		80%	PHA	Port Angeles
Eklund Heights	HOME	13		50%	PHA	Port Angeles
The Outpost	VASH Project Based	4	VETS	30%	NORVHN	Port Angeles

Other agency housing and shelter supply by type

Housing Units	Serenity House	Health Families	Taffy	Forks Abuse	Sarges Place	Total
Emergency Shelter Beds	152	18	2	5	8	185
Perm Supportive Housing Units	61			8	26	95
Transitional Housing units	10	6		5		21
Emergency and temporary	2		2			4

Total Low-Income Housing: 655

Total Shelter Beds: 168

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In the tables below, you will find the Clallam County Health and Human Services and the known agencies response services to clients. Most agencies that provide homeless services include distribution of sleeping bags, tarps, hats, gloves, socks, coats, and food.

United Way of Clallam County provided \$305,993.82 dollars to 17 organizations to support the prevention of homelessness and creating housing solutions between July of 2022 and June of 2023. Clallam County Health and Human Services was awarded \$392,360.00 for rapid rehousing and was able to assist 14 households with a total of 980 hotel night stays. In addition, CCHHS subcontracted with 5 organizations across Clallam County to perform this work.

Clallam County Health and Human Services			
Description	2022	Jan - Sept 2023	Total
Naloxone Doses distributed	3084	1380	4464
Naloxone Partner Training	15	20	35
Naloxone Overdose Reversal Reported	132		132
Tent Distribution		83	83

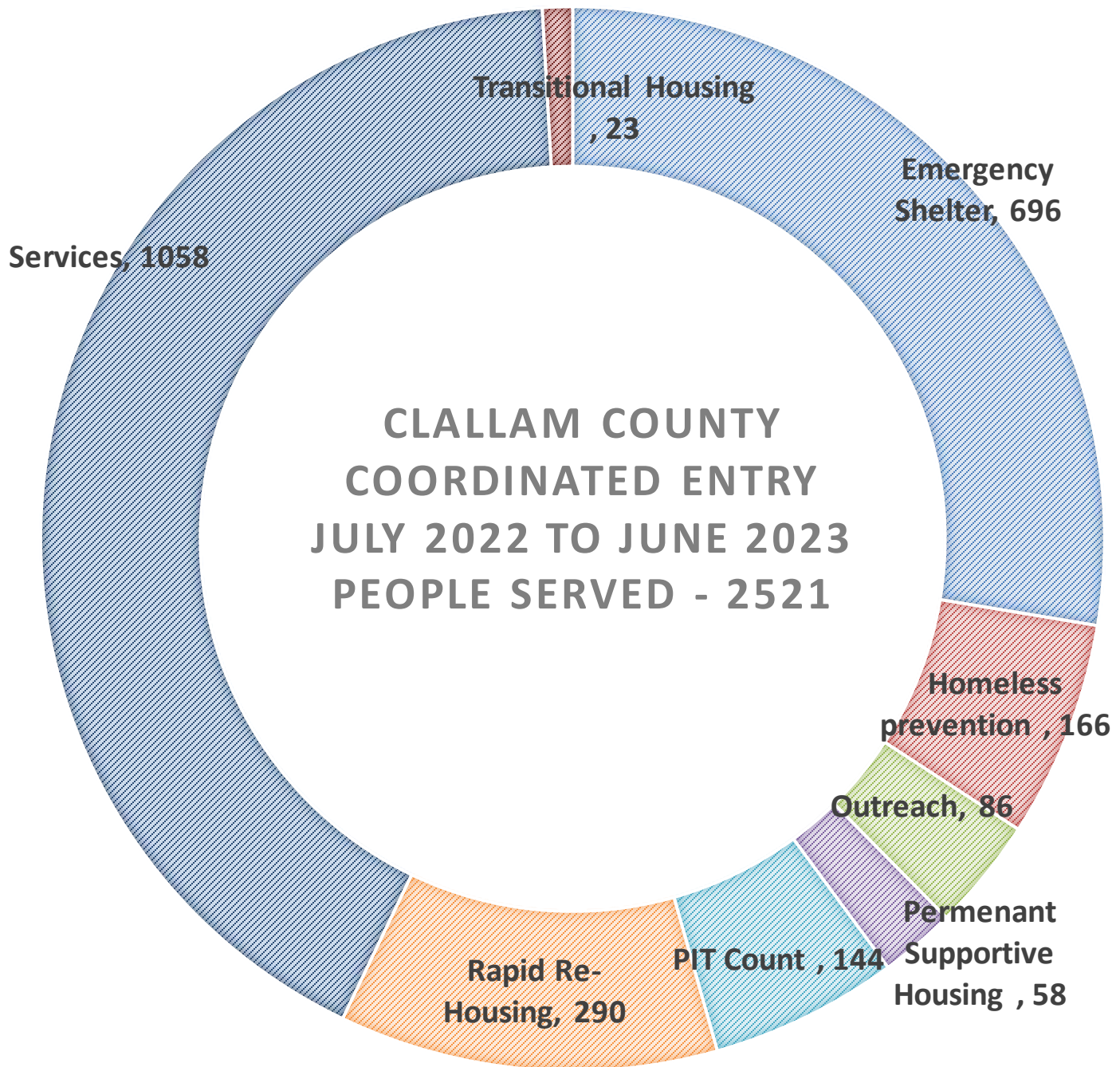
Homeless Services Providers

Description	SHCC	HF	TAFY	PHA	PBH	NORVHN	Lutheran Comm. Serv.	City of PA	OlyCAP	Forks Abuse	Totals
Emergency Shelter	696										696
Homeless Prevention	166			73		8	1500				1747
ERAP 2.0	1755										1755
Permanent Housing				103							103
Permanant Supportive Housing	58				32	135					225
Transitional Housing 2yr Rapid Rehousing	313	6	3		21	37			36		416
Hotels	65	75				5				3	148
Emergency Housing/Families	60	63									123
Respite Beds	6										6
Services Only	1058	153	243		3400	105	3500		13		8472
PIT Count	144										144
REdisCOVERY								9724			9724
Paramedics								748			748
Totals	4321	297	246	176	3453	290	5000	10472	49	3	24307

Clallam County Coordinated Entry – 2023 Annual Report

Expenditures for Clallam County low-income and homeless programs totaled \$4,949,053. Agency, projects, and expenditures are listed in the table below. Additionally, SHCC distributed \$6,897,529 in ERAP 2.0 funds and Clallam County Health and Human Services distributed an additional \$251,008 in Local Homeless Document Fees and Local Affordable Housing Fees, for a total of \$12,097,590.

Agency	Project Name	TOTAL Expenditures
Clallam County Health & Human Services	CCHHotel Vouchers	\$336,268
Clallam County Juvenile Detention Center	CCDSCRC (LSA)	\$330,417
First Step Family Support Center	FSF RRH	\$67,906
Forks Abuse	FAPTerra Eden PH	\$38,916
Forks Abuse	FAPTerra Eden Shelter	\$42,500
Forks Abuse	FAPVictims Of Crime Shelter	\$3,410
Forks Abuse	FAPVouchers	\$515
Healthy Families of Clallam County	HFCC Emergency Housing	\$42,807
Healthy Families of Clallam County	HFCSHP Vouchers	\$18,750
Healthy Families of Clallam County	HFCRose House	\$18,063
Healthy Families of Clallam County	HFCsafely Home HP	\$56,373
Healthy Families of Clallam County	HFCServices for Victims of DV/SA and Child Abuse	\$251,570
Lower Elwha Family Advocacy	LEFLower Elwha Family Advocacy(LSA)	\$15,581
North Olympic Regional Veteran's Housing Network (NORVHN)	NORSarges Place	\$126,614
Olympic Community Action Program (Clallam)	OCCHome Fund assistance (NP)	\$49,427
Peninsula Behavioral Health	PBH_Peer Pathfinder	\$115,844
Peninsula Behavioral Health	PBHPATH Street Outreach	\$58,071
Peninsula Behavioral Health	PBHPATH Supportive Services	\$10,769
Peninsula Housing Authority (Clallam)	PHATBRA RRH (Clallam)	\$56,795
Serenity House of Clallam County	SHCCBRA Other	\$92,424
Serenity House of Clallam County	SHCCHG HP	\$41,265
Serenity House of Clallam County	SHCCHG RRH	\$184,871
Serenity House of Clallam County	SHCClallam Families Rapid Rehousing	\$87,147
Serenity House of Clallam County	SHCESG-CV RRH	\$52,579
Serenity House of Clallam County	SHCESG-CV Street Outreach	\$6,000
Serenity House of Clallam County	SHCEvergreen Family Village OPH	\$193,533
Serenity House of Clallam County	SHCFamily Shelter Services	\$28,465
Serenity House of Clallam County	SHCHARPS - HP	\$31,289
Serenity House of Clallam County	SHCHARPS - RRH	\$23,036
Serenity House of Clallam County	SHCHARPS - Services Only	\$50,000
Serenity House of Clallam County	SHCHEN HP	\$394,523
Serenity House of Clallam County	SHCHEN RRH	\$394,524
Serenity House of Clallam County	SHCHousing Resource Centers - Services Only	\$138,035
Serenity House of Clallam County	SHCHUD Over 55 RRH	\$3,363
Serenity House of Clallam County	SHCMaloney Heights	\$280,538
Serenity House of Clallam County	SHCNight-by-night Shelter	\$711,953
Serenity House of Clallam County	SHCSerenity Court	\$17,219
Serenity House of Clallam County	SHCSOC	\$2,393
Serenity House of Clallam County	SHCSunbelt PSH	\$280,428
Serenity House of Clallam County	SHCYHDP RRH	\$57,111
Serenity House of Clallam County	SHCYHDP Street Outreach	\$89,421
Volunteers in Medicine of the Olympics (VIMO)	VIM RRH	\$39,687
Volunteers in Medicine of the Olympics (VIMO)	VIMO Medical/Dental	\$108,652
TOTAL		\$4,949,053



All numbers in chart are unduplicated and collected from the Homeless Management Information System (HMIS). Clallam County Coordinated Entry serves the community in three locations: our main office in Port Angeles with satellite offices in Forks and Sequim. Long wait times are often a result of lack of available housing or housing that is substandard.

The Eviction Rental Assistance Program 2.0 (ERAP 2.0) was not tracked via HMIS, per grant guidelines. Serenity House tracked applicants, months of assistance, and dollar amount distributed.

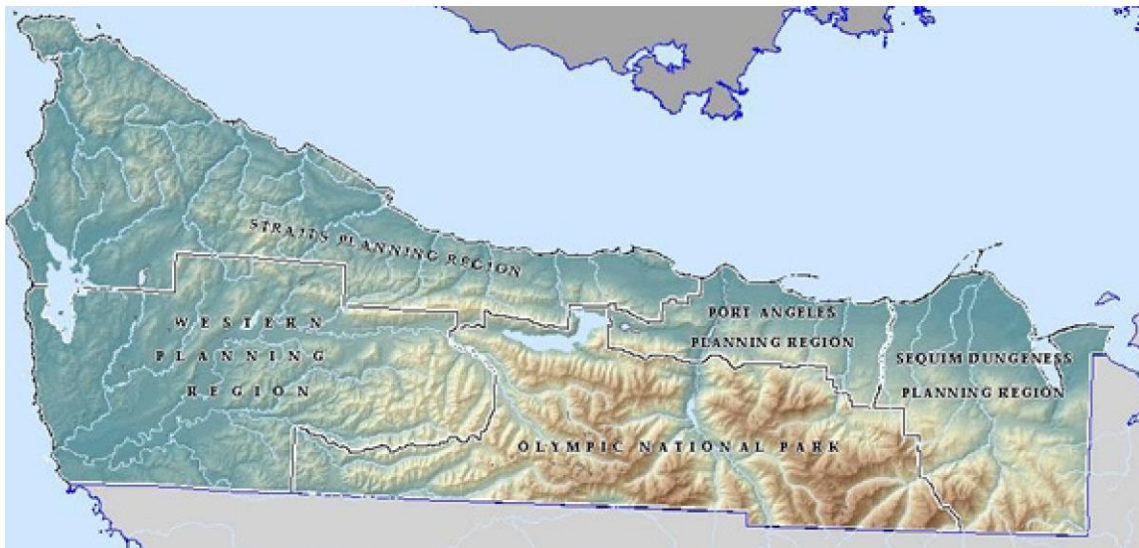
Total number clients for ERAP 2.0: 1,755

Total months of assistance provided: 11,817

Dollar amount distributed to landlords: \$6,897,529

The table below is the Clallam County Housing Solutions Committee 5-Year Capital Plan.

Project Name	# of Units	Housing Type	Population Served	Cost	Current Shortfall	Current /Potential funding sources	Agency	Anticipated Time Frame
Minsky Place	6	Group Home	Veteran 30-80% AMI	\$550,000	\$150K		NORVHN	Oct. 2023
Eklund Heights Self-Help Phase 3	12	Homeownership	Under 80% of AMI	\$320,000	\$0	PHA, City of PA CDBG, SHOP	PHA to develop	2023 - development complete. Lots to be sold to participants in Aug/Sept 2023, construction to start immediately
Brownfield Rd Sequim	52	Homeownership	Under 80% of AMI	\$4.24M	\$1.6M	ARPA,	Habitat for Humanity	Site plan under development
Eklund Heights Phase 4	25	Multifamily rental	1 bedroom units under 80% of AMI with set asides for Seniors/Vets/Singles	\$5M	\$5M	HTF	PHA	2023-2024, considering modular construction, in pre-development phase
2nd and Oak	24-30	Multifamily rental	Individuals and Veterans engaged in behavioral health treatment with priority given to homeless, primarily 1 bedroom	\$6M	\$6M	Will apply for Apple Health and Homes funding in 2024.	Peninsula Behavioral Health with consultation support from Peninsula Housing Authority	Phase 1 ESA; Lot combination; Architectural design; tear down/removal of existing buildings. Construction 2025 or 2026 depending on Commerce funding
Mt. Angeles View Senior Housing	33	Multifamily rental	Seniors	\$9M	\$9M	Waiting for HUD 202 NOFA, which includes project based rental assistance	PHA	2025
Shane Place	12	Home ownership	Under 80% of AMI	250k	250K		PHA	2025
Mt. Angeles View Family Phase II	60	Multifamily rental	2023 Serving 60% or below of AMI Variety of 1, 2, 3 bed with set asides for Disabled/Vets/Homeless/Seniors	\$20M	\$20M	Will apply for LIHTC (combination of 4% and 9%)	PHA	2025-2026
Mt. Angeles View Self-Help	17	Homeownership	Under 80% of AMI	\$100,000	\$100,000		PHA to develop	2025-2026
Mt. Angeles View Family Phase III	59	Multifamily rental	Serving 60% or below of AMI Variety of 1, 2, 3 bed with set asides for Disabled/Vets/Homeless/Seniors	\$20M	\$20M	Will apply for LIHTC (combination of 4% and 9%)	PHA	2026-2027
Owen Crossing Self Help	24	Homeownership	Under 80% of AMI	\$750,000	\$750,000		PHA to develop	2026-2027
Miller Rd. Sequim	40	Homeownership	Under 80% of AMI	\$3.2M	\$2.65M		Habitat for Humanity	Future Project
Fairmont & Hazel Port Angeles	4	Homeownership	Veteran 30-80% AMI	\$500,000	475k	Ben Phillips Grant \$25K	Habitat for Humanity	2023 Sewer/Storm water pipe replacement
8th St. Bridge PA	2	Homeownership	Veteran 30-80% AMI	\$550,000	550k		Habitat for Humanity	Future Project



GOAL 1: QUICKLY IDENTIFY AND ENGAGE ALL PEOPLE EXPERIENCING HOMELESSNESS.

Action 1: Create a plan for medical discharge coordination - **2022 Status:** 4 bed and rooms medical respite set up in Serenity House of Clallam County Shelter with Olympic Peninsula Community Clinic (OPCC) managing and operating as of Nov. 2022 with contract awarded by Olympic Community of Health.

2023 Update: After one year of operations, OPCC served 21 patients and has expanded to 6 beds.

Action 2: Create a plan for behavioral health discharge coordination. **2022 Status:** Ongoing = Justice system established Mental Health Court; Peninsula Behavioral Health (PBH) started renovating 27 units for mental health respite called Dawn View Court.

2023 Update: PBH opened Dawn View Court with 27 new beds for mental health permanent supportive housing.

Action 3: Create a plan for those exiting incarceration - **2022 Status:** In Process = REDisCOVERY (offering MOUD)

2023 Update: SHCC started a program with the Clallam County Sheriff's Department to create plans for people ages 18 to 24 before they are released from jail.

Action 4: Affordable Housing Inventory and Needs Report - **2022 Status:** Complete = Cloudbursts Gaps and Needs Analysis Resource Guides

Action 5: Resource Guide – **2023 Status:** In Process = Outreach Committee created pamphlet and distributed to community in 2023.



GOAL 2: PRIORITIZE HOUSING FOR PEOPLE WITH THE GREATEST NEEDS.

Action 1: Identify & Engagement. Status Ongoing: PATH, Rediscovery, Sequim Health & Housing Collaborative, REAL teams, Port Angeles Fire Dept, Forks Police all take part in this work.

Completed 2022 – 2023: Serenity House put in place sign-up sheets at the shelter for our support agencies. A weekly schedule has been set for agencies to provide services at the shelter. We have our satellite offices open in Sequim and Forks. Additionally, our Housing Resource Center staff is starting to participate in community meetings.

Action 2: Coordinated Entry/Prioritize Based on Need. Status Ongoing: Serenity House updated Coordinated Entry manual and practices. CE continues to use HUD by-name list to prioritize housing placements. Weekly meetings for referrals are open to partner agencies with approved release of information (ROI).

Complete 2021. Verified that By Name List is implemented. Review for Serenity House vacancies occurs every Wednesday. Referrals are accepted from all agencies.

Action 3: Coordinated Entry involving racial equity. Status complete: CE Forms, racial equity inclusions and processes changed to be consistent in both Clallam and Jefferson Counties.

Complete 2022: process in place

Action 4: Coordinated Entry processes updated to properly house American Indigenous/Alaska Native and mixed-race clients.

Complete 2022: Processes were investigated and validated to have no race, gender, or religious biases.

Action 5: Immediate Shelter - Sequim to determine need for new shelter(s). Status: Ongoing = Port Angeles shelter expanded 50 beds to 152 beds total. Forks City Planner met with Clallam County Health and Human Services (CCHHS) and SHCC to explore a homeless shelter in Forks but not recommended for 2021. Sequim Homeless demographics are under review for a possible shelter.

Closed 2022: The ability to fund shelter operations is limited. A 12-hour/day shelter costs \$660K and a 24/7 shelter costs roughly \$1.2million. Community appetite to fund and support such shelters are low.



GOAL 3: OPERATE AN EFFECTIVE AND EFFICIENT HOMELESS CRISIS RESPONSE SYSTEM THAT SWIFTLY MOVES PEOPLE INTO STABLE PERMANENT HOUSING.

Action 1: Employment & Education Planning. **2023 Status:** Ongoing = WorkSource, Peninsula College, Healthy Families, Serenity House, NORVHN, Forks Abuse, High schools, Homeless Task Force Outreach

Action 2: Social Security Disability Benefits & VA Benefits. **2023 Status:** Ongoing = Peninsula Behavioral Health provides FCS support to clients and county. VA visits shelter and accepts shelter referrals.

Action 3: Ongoing Youth Peer Network. **2023 Status:** Ongoing = Received OHY SOC Grant to better serve YYA who have had contact with systems of care (i.e., institutional settings like incarceration, psychiatric holds, foster care); Creating new partnerships with Port Angeles City Jail and Port Angeles Juvenile Detention Center to support their homeless inmates; Strengthening and maintaining partnerships/relationships with community partners who help or have similar populations like PA Healthy Youth, Healthy Transitions, Reflections, United Way, etc., Peninsula College, Sequim School District, and Jefferson County; Outreach with Peninsula Behavioral Health, North Olympic Healthcare Network, Salish Behavioral Health Administrative Services, and Sequim Health & Housing Collaborative, and Peninsula College; Housed 31 SSO clients and 2 SOC clients and maintained housing for 5 families through RRH

Action 4: Ongoing unpaid work in the community for able bodied adults without dependents.
2023 Status: Not Started

Action 5: Create additional affordable housing. **2022 Status:** In Process = NORVHN added Hobucket House, 7 new beds for veterans in Forks and has another house planned for Sequim. Peninsula Housing Authority (PHA): streamlined conversion of 170 units to Section 8, RAD 33 public housing to Section 8 (Sea Ridge), and started Eklund Heights, streamline conversion of 59 units public housing to Section 8. Completed 9/30/22

2023 Status: Ongoing = Housing Solutions Committee worked with PHA to create a 5-Year Capital plan which is included on page 12 of this report.

Action 6: Permanent Supportive Housing/Housing First. **2022 Status:** Completed = A Housing Solutions Committee was created to focus on Clallam County housing shortages.



GOAL 4: PROJECT THE IMPACT OF THE FULLY IMPLEMENTED LOCAL PLANS ON THE NUMBER HOUSED AND THE NUMBER OF HOUSEHOLDS LEFT UNSHELTERED, ASSUMING EXISTING RESOURCES AND STATE POLICIES

Action 1: A Housing Solutions Committee was created to focus on Clallam County housing shortages.

2022 Status: Completed

Action 2: Started in this report – pending Housing Solutions Committee approval for format

- Page 1 - Washington State Department of Financial Management, Cities were approached to provide numbers which they did not have at this time. We will work to have validated numbers for next year's report.
- Page 2 – Pit Count data and significant trend
- Page 3 – Coordinated Entry Data
- Page 4 – Median Income
- Page 5 – Housing Authority waitlist

Complete: 2023 Report