

Health, Housing
& Human Services



CLACKAMAS COUNTY

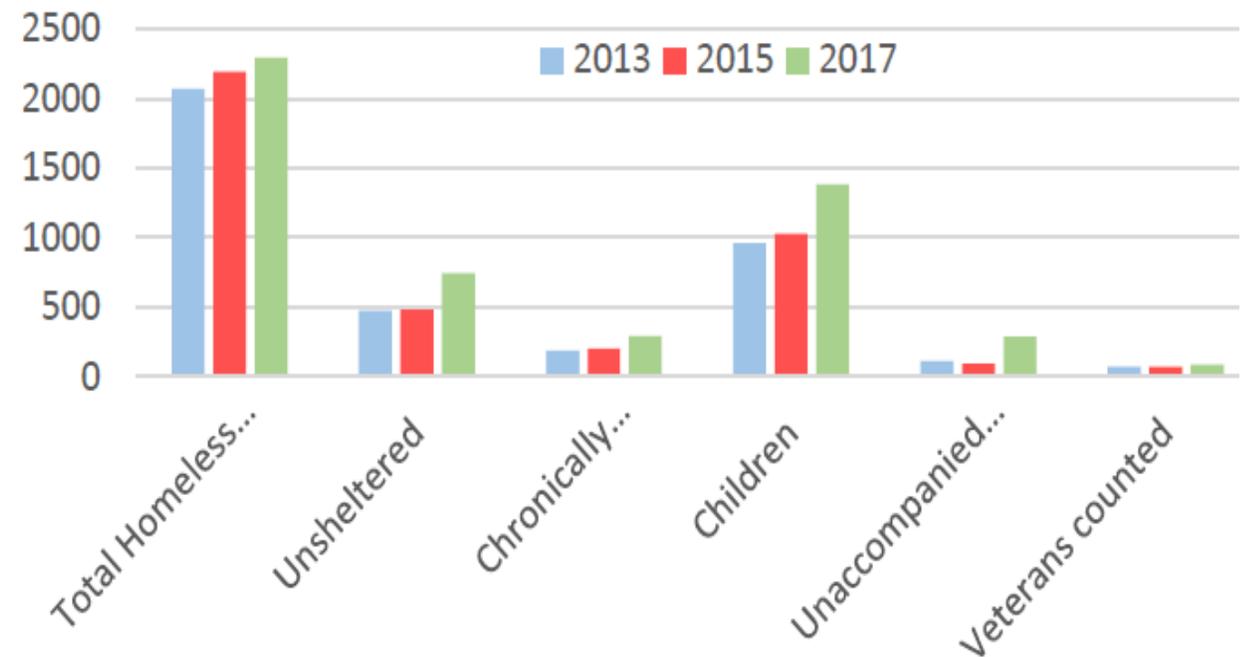
Housing Clackamas Pressures and Opportunities

Homelessness in Clackamas County

The Point-in-Time Count over past years

Homeless Count Totals per year

	2017	2015	2013
Total Homeless counted	2293	2196	2070
Unsheltered	746	484	478
Chronically Homeless	294	205	191
Children	1384	1026	965
Unaccompanied youth	290	95	113
Veterans counted	85	74	75



*2017 includes Homeless School Liaison numbers where applicable for accurate year-to-year comparison.

The total number of homeless counted in 2017 is 4% higher than the 2015 count total. Counts are much higher in number of unsheltered individuals (↑54%), homeless children (↑35%), and chronically homeless individuals (↑43%). The count of homeless veteran increased (↑15%).

Clackamas County Children's Commission Head Start Programs

Resident District	Doubled-Up	Shelter	Unsheltered	Motel	Total	Unaccompanied
Canby	52	1	2	0	55	1
Colton	2	0	2	0	4	
Estacada	13	0	0	0	13	1
Gladstone	33	0	0	0	33	1
Gresham/Barlow	4	1	0	0	5	
Lake Oswego	1	0	0	0	1	
Molalla River	21	0	1	0	22	
North Clackamas	175	5	1	1	182	1
Oregon City	64	1	1	0	66	2
Oregon Trail	16	0	0	0	16	1
Silver Falls	1	0	0	0	1	
West Linn -Wilsonville	11	0	0	1	12	
Totals	393	8	7	2	410	7

Percentage* 63% 1.20% 1.10% 0.30% 65.20%

* Number based on children enrolled an received services (628 children)

Percentage** 49% 1% 0.80% 0.25% 51.70%

**Number based on total number of children enrolled/accepted and abandoned who did/did no received services (793 Children)

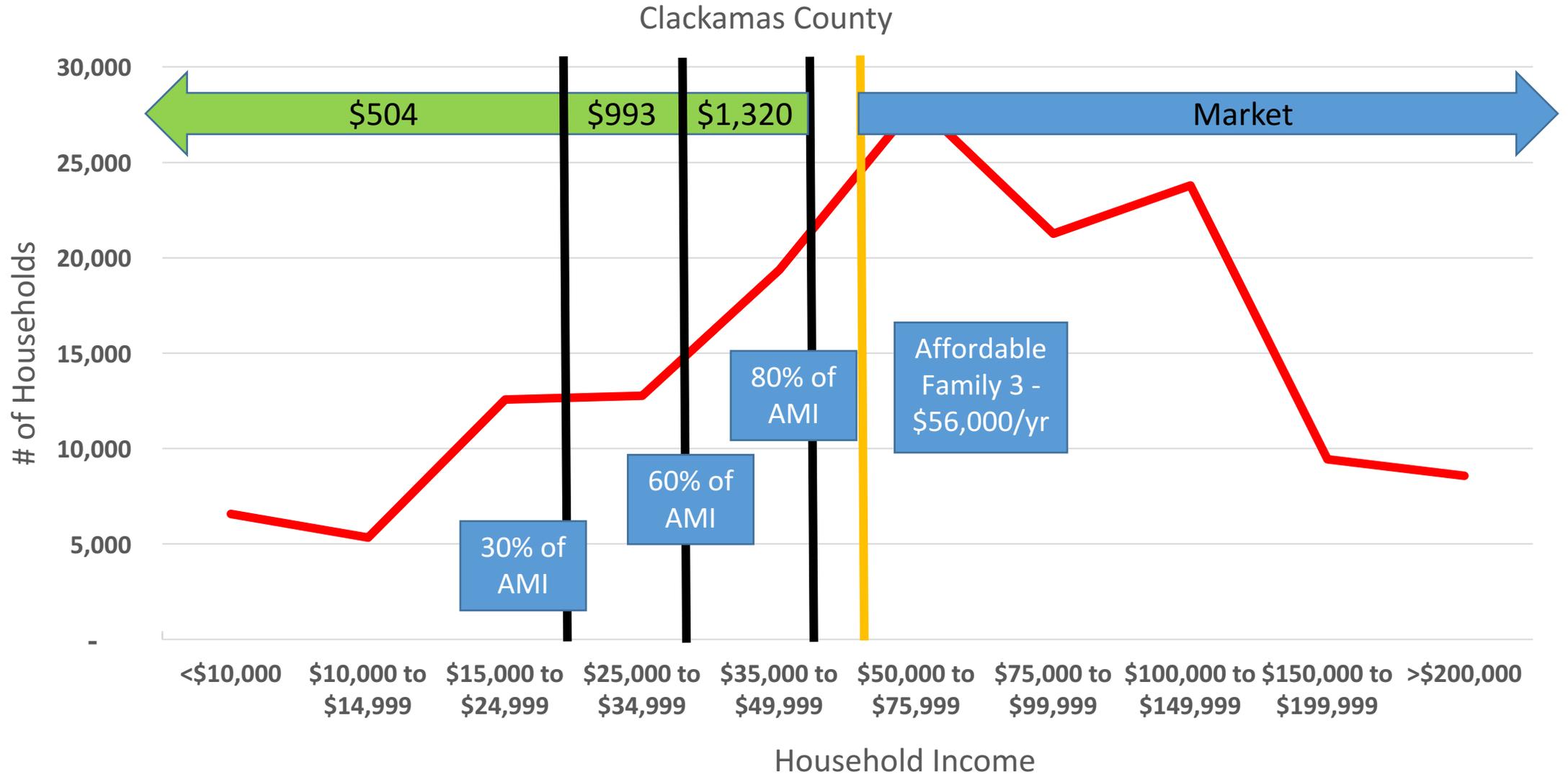
Causes of Loss of Housing

Contributing factor	Count
Couldn't Afford Rent	483
Unemployment	437
Eviction	251
Kicked Out by Family / Friends	226
Criminal History	167
Domestic Violence	164
Mental/Emotional Health Issues	159
Drugs or Alcohol Abuse (self)	139
Medical Health Issues	115
Drugs or Alcohol in the Home	89
Problems at Rental Property	85

Assessing the Gap

- 2,369 people waiting for placement in 569 total program beds, more than half of which (323 units of Permanent Supportive Housing) rarely open up.
- 401 non-chronic adult-only households waiting for 5 units
- 255 family households waiting for 99 units
- 115 youth waiting for 31 beds

Household Data – Clackamas County



Who Needs Subsidized Housing?



Social Security Income \$16,000 Full-time minimum wage worker \$19,000

0-30%
area median income

Annual household salary
(three-person household)
\$0-\$20,000

Affordable monthly housing costs
\$0-\$500



Library Assistant \$29,300 Office Specialist \$32,200 Two full-time minimum wage workers \$38,000

30-60%
area median income

Annual household salary
(three-person household)
\$20,000-\$40,000

Affordable monthly housing costs
\$500-\$1,000



Case Manager \$42,500 Accountant \$44,400

60-80%
area median income

Annual household salary
(three-person household)
\$40,000-\$53,000

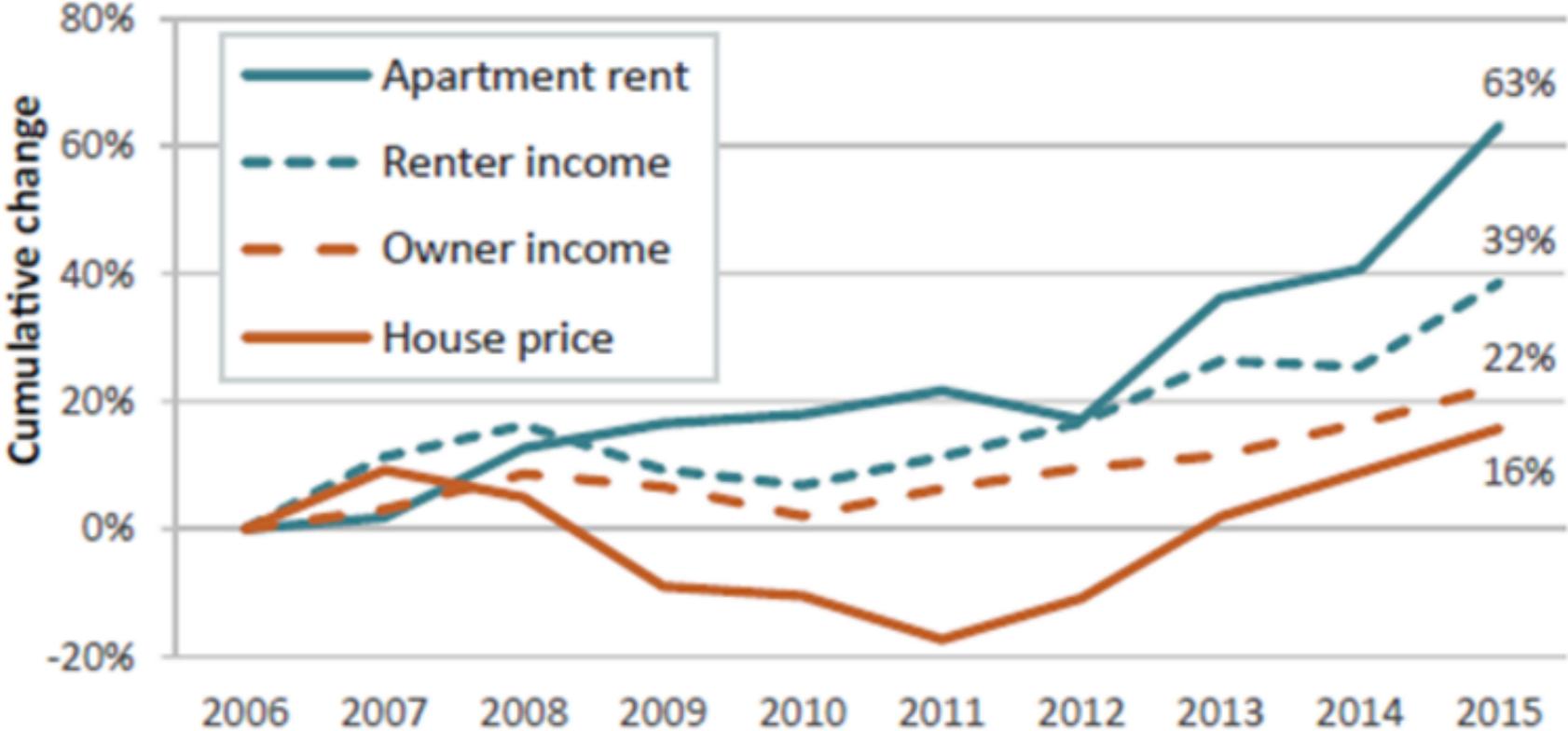
Affordable monthly housing costs
\$1,000-\$1,300

Average Rent for a 2-Bedroom Apartment - \$1,400

For a 1-Bedroom Apartment - \$1,200

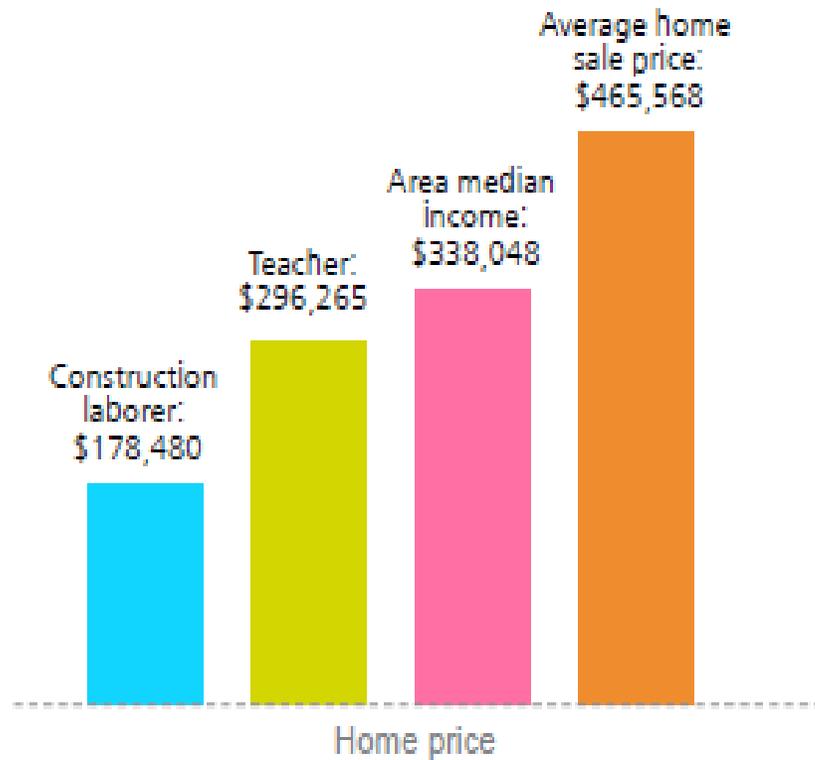
Changes in Income and Housing Costs

Figure 5 Change in income and home prices | Source Multifamily NW, RMLS, U.S. Census Bureau, Johnson Economics



Homeownership is out of reach for many

Average home price an individual can afford



\$465,568

average home sale price,
in 2017



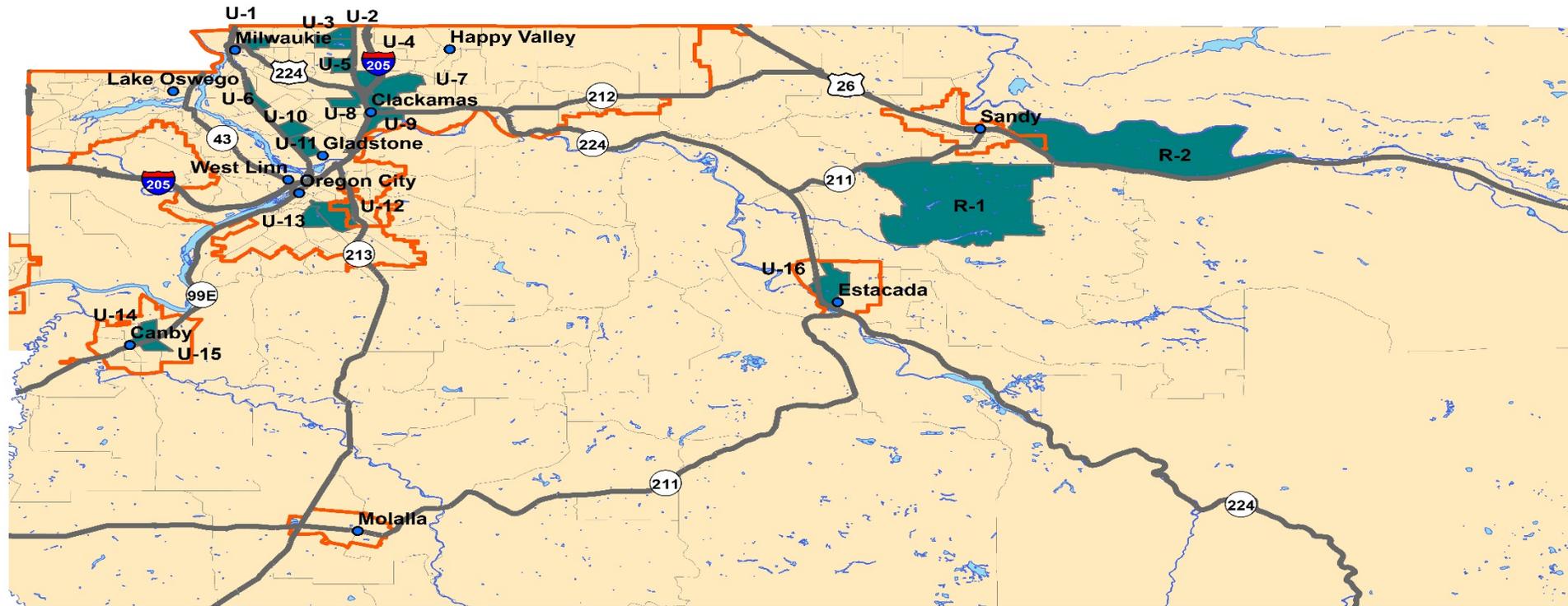
...up 6.8% from 2016

Equity Pilot Project

The Equity Pilot project seeks to empower communities to drive meaningful change through effective partnerships and coordinated efforts. The Equity Pilot Project grows out of the County's June 2017 update to the County Strategic Plan. The project includes several components:

- Identify several pilot areas of the county where there is a need for focused, coordinated effort to assist in alleviating poverty and food insecurity.
- Bring a diverse set of government and non-government resources and assets together with community input area to develop a plan and program unique to each area. We anticipate that local governments, healthcare institutions, economic development entities, social service providers, schools and public safety partners may participate in the planning and program.
- Help to build local capacity among grassroots organizations.

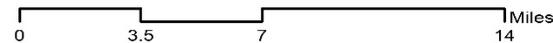
Intersection of High Poverty Indicators including Overall Poverty, High Childhood Poverty, and Number of SNAP Recipients



Legend

- Major Cities
- Major Highways
- ▭ Urban Growth Boundary- 2015
- ▭ Water Bodies
- ▭ High Poverty Intersection

The teal areas indicate the intersection where overall poverty is in the upper 20% for the entire county, childhood poverty is in the upper 20% for the county, and upper 20% of those receiving SNAP benefits.



Clackamas County Public Health Department
 Data Source: ACS 5-year estimates, 2011-2015 and
 Clackamas County Public Health Department
 Produced by: OSU Spatial Health Lab; 9/2017

Metro Affordable Housing Bond

- Referred to the November ballot
- Would raise \$652.8M
- Core Values:
 - Lead with racial equity
 - Create opportunity for those in need
 - Create opportunity throughout the region
 - Ensure long-term benefits and good use of public dollars

Constitutional Amendment on Ballot

- Currently Bond proceeds limited to build and acquire housing owned and operated by a government entity.
- Ballot title: **“Amends Constitution: Allows local bonds for financing affordable housing with nongovernmental entities. Requires voter approval, annual audits.”**
- If amendment passes bond proceeds can be used to leverage additional funding and partnerships with nonprofits, counties and cities.

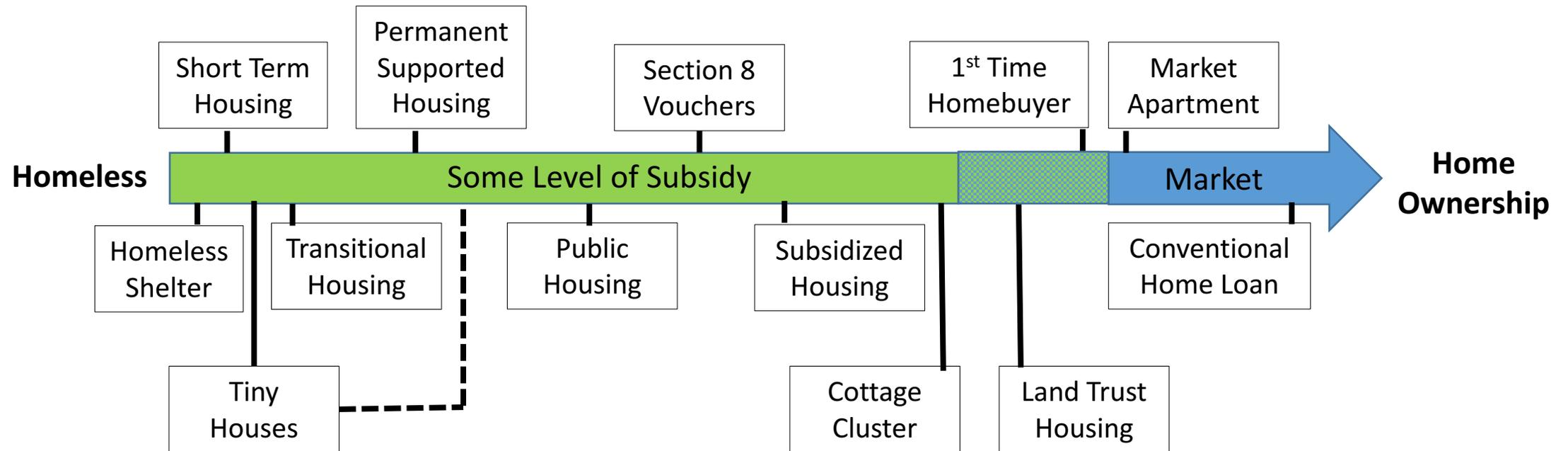
Why the Amendment Matters

- Without the amendment, the Metro bond would create affordable housing for **7,500** households, or **2,400** homes.
- **WITH** the amendment, the bond would house **10,000** households, creating **3,900** affordable homes.

How can the Economic Development Commission help?

- Support targeted investment in Equity Pilot Areas (Milwaukie, Canby, and Estacada)
- Support the Metro bond and Constitutional Amendment
- Support multi-use zoning (Live/Work)

Housing Continuum



Questions and Comments

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