



# HOME BASE

Coming together to keep people in their homes



## WE KNOW WHAT IT TAKES TO FIGHT OUR COMMUNITY'S HOMELESSNESS CRISIS: INCOME AND HOUSING.

The crisis of homelessness requires bold and urgent action. Many generous people are looking for an effective way to help. At United Way, our vision is to harness that philanthropic power and put it to work to prevent or end the nightmare of homelessness for thousands of our neighbors in King County. Collectively, our community needs to meet the homelessness crisis with a strong and efficient emergency response system and an effective and comprehensive approach to prevention.

We bring thought leaders and innovators together to disrupt the status quo. We work alongside government and advocate for improved systems, affordable housing options and educational opportunities that can lead to better jobs and increased wages. We bring demonstrated expertise in strategies that prevent and end homelessness. We are a trusted intermediary that can act as a liaison between government, business, philanthropy, and nonprofit partners.

That's why when the **Seattle Mariners** wanted to be a catalyst for stopping the pipeline into homelessness they brought **United Way of King County** and the **King County Bar Association** together to attack the problem.

## WHAT THE DATA TELLS US

Count us in, the Point in Time survey conducted each year, gives us a snapshot of homelessness in our region. Results showed that 12,112 people experienced homelessness in King County on January 26, 2018. Our county-wide information system indicates that 30,000 people experienced homelessness over the course of the year. 6,320 people counted were unsheltered- staying in vehicles, tents, and on our streets. Data indicates that homelessness impacts people of color and other historically marginalized populations at a disproportionate rate, the Black or African American disparity for example—27% in the Point in Time count compared to 6% in the general King County population.

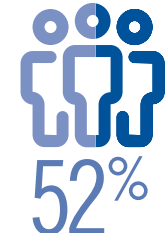
This disparity exists because these groups are less likely to have benefited from multigenerational inherited wealth, they may have experienced displacement due to gentrification and are more likely to experience employment and housing discrimination. Furthermore, the 2018 report LOSING HOME reports that 51.7 % of eviction filings in the City of Seattle in 2017 were people of color and African Americans received 4.5 times the amount of eviction notices than what would be expected based on their demographics.

Overall, 87% of the eviction filings in Seattle in the last year were for nonpayment of rent. Survey data showed the top cited reasons for nonpayment were lost employment or income, a medical emergency, or a death in the family. In most cases, eviction was initiated for one month or less in late rent, with a median amount of \$1,237 owed to the landlord.

Homelessness impacts people of color at a disproportionate rate



33%  
people of color in King County



52%  
people of color in King County who are homeless



“I’m grateful for this help. If I hadn’t had it, I would have been homeless with an eviction on my record.”

—Jodah, who struggled to pay rent after three months in the hospital

<sup>1</sup><http://allhomekc.org/wp-content/uploads/2018/05/FINALDRAFT-COUNTUSIN2018REPORT-5.25.18.pdf>

<sup>2</sup>[https://www.kcba.org/Portals/0/pbs/pdf/HJP\\_LosingHome\\_%202018.pdf](https://www.kcba.org/Portals/0/pbs/pdf/HJP_LosingHome_%202018.pdf)

## DESIGNING A SOLUTION

Through the Housing Justice Project, the King County Bar recruits volunteer attorneys to appear each day at the King County Courthouses in Seattle and Kent to assist almost 2,000 clients annually facing eviction. Clients are frequently able to negotiate payment plans and lease extensions to prevent imminent homelessness upon eviction. The idea is that tenants with lawyers have a better chance of reaching agreements with landlords so they can stay in their homes — and avoid having an eviction on their record, which leads to increased homelessness.

However the program faces some major challenges:

- Lack of readily available emergency funds to pay the amount of rent that is due
- Lack of trained social workers to work directly with the tenants to prevent the person or family from facing eviction again
- Lack of awareness that a negotiated solution is possible means many tenants never seek assistance at all which results in an eviction record and many additional costs

**DID YOU KNOW?**

Washington law allows evictions to be filed in as little as 3 days after rent is due.

## BUILDING ON RECENT SUCCESS

United Way of King County has piloted and brought to scale an innovative program that targets people living on the streets. Last year **Streets to Home** helped more than 1,500 people move out of homelessness through an individual approach; outreach workers assess each individual's situation and have discretionary dollars to help people get back on their feet.

Additionally, United Way's long standing **Free Tax Prep** program has experienced sustained growth through outreach and marketing that targets the populations most in need of the services. Our expertise in creating and distributing culturally appropriate materials serves as a national model.

United Way of King County is combining these program elements and taking best practices from other programs across the nation—including New York—to supercharge **The Housing Justice Project**.

## HOME BASE: COMING TOGETHER TO KEEP PEOPLE IN THEIR HOMES

The design of the Home Base program will expand the reach of the existing Housing Justice Project and bring the effective Streets to Home model to people before they lose their housing. Thanks to the catalytic \$3 million investment from the Seattle Mariners we will launch by March 15, 2019, with a phase one budget of \$12 million. Prior to March 15, 2019 we will conduct an RFP process to establish several key provider agencies which will co-locate social workers with the enhanced King County Bar Association staff and volunteer attorneys. Home Base will be located at Seattle and Kent Courthouses.

When people have access to emergency funds and representation, we all win—tenants stay in their homes, landlords receive their due and there are fewer people living on the streets.

EXPENSE	2019	2020	2021	TOTAL
Legal Services	\$391,760	\$472,000	\$519,200	\$1,382,960
Flexible Funds	\$2,100,000	\$3,000,000	\$3,000,000	\$8,100,000
Streets To Home Contracts/Social Workers	\$250,000	\$350,000	\$350,000	\$950,000
Outreach	\$25,000	\$25,000	\$25,000	\$75,000
Program Management and Evaluation	\$100,000	\$100,000	\$100,000	\$300,000
Program Administration	\$300,000	\$450,000	\$450,000	\$1,200,000
<b>TOTAL</b>	<b>\$3,166,760</b>	<b>\$4,397,000</b>	<b>\$4,444,200</b>	<b>\$12,007,960</b>

## HOW CAN I JOIN THE EFFORT?

This partnership lends itself to individuals and companies having an active role in ending our community's homelessness crisis. For more information on how you can donate and make a difference, contact Peter Lutovsky at **206.461.3735** or email [plutovsky@uwkc.org](mailto:plutovsky@uwkc.org).