

*Yamhill County, Oregon*

**TEN YEAR ENDING HOMELESSNESS PLAN**

---



Report to the Community:  
**Year Three**

September 1, 2010-August 31, 2011

Ending Homelessness Governing Council

It has been three years since the launch of the draft of Yamhill County's Ten Year Ending Homelessness Plan, a ten-year housing plan with special focus on chronic homelessness. The plan (available at [http://www.co.yamhill.or.us/homelessness/ten\\_year\\_plan.pdf](http://www.co.yamhill.or.us/homelessness/ten_year_plan.pdf)) is a comprehensive effort to better utilize existing resources and generate new resources to address the county's affordable housing and homelessness crisis.

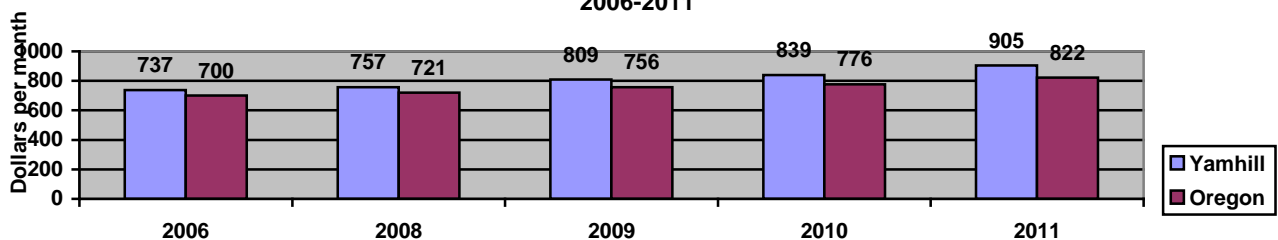
The decision to develop the plan began in fall 2006 with the Yamhill County Commissioners passing a resolution indicating backing for efforts to move forward with a 10-Year Plan to end homeless. The End Homelessness Now Committee (now the Ending Homelessness Governing Council) was formed in Fall 2007 with one of the goals being to develop a 10-Year Ending Homelessness Plan to present to the community, which was done in September 2008.

Yamhill County's Ten Year Ending Homelessness Plan has an ambitious goal: our plan is not to "manage" homelessness, but to end homelessness. Our plan is to see homelessness disappear and see that every citizen has a decent, safe and affordable place to call home. The 10-year housing plan for Yamhill County focuses especially on chronic homelessness and provides perspectives on what is going on nationally and in Oregon. The original plan identified 10 major action steps and 47 individual tasks. In September 2011 the 47 tasks were modified to take the current economic times into consideration and there are now 40 individual tasks within the plan.

**Current Needs**

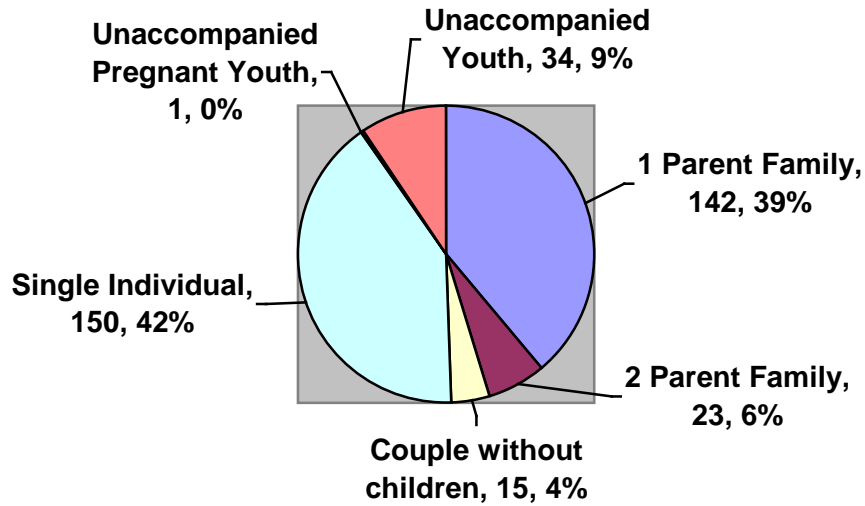
In 2011 in Yamhill County, the Fair Market Rent (FMR) for a two-bedroom apartment is \$905 per month. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn around \$3,017 monthly or \$36,200 annually. Assuming a 40-hour workweek, 52 weeks per year, this level of income translates into an hourly Housing Wage of \$17.40. In Oregon, a minimum wage worker earns an hourly wage of \$8.50. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 82 hours per week, 52 weeks per year. Or, a household must include over 2 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable. For those receiving Monthly Supplement Security Income (SSI) payments, the outlook is even bleaker. Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Yamhill County. If SSI represents an individual's sole source of income, \$202 in monthly rent is affordable, while the FMR for a one-bedroom is \$726. An estimated 56 percent of renters are unable to afford the Fair Market Rent for a 2 bedroom rental.

Fair Market Rent for a two-bedroom apartment in Yamhill County, Oregon and Oregon  
2006-2011



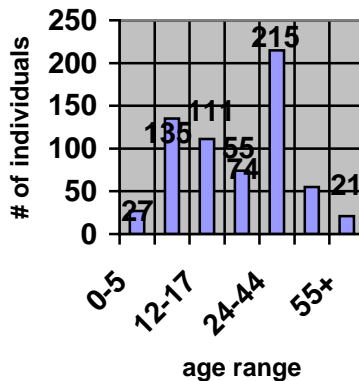
Homelessness in Yamhill County comes in many forms. Based on the data from the Point In Time Count that was conducted in January 2011, 365 families with a combined total of 638 individuals (does not include all school aged children) were counted as being homeless on that particular day.

### Household Type



*Household Type:* Out of the 365 families counted, 200 or 55% were families with children or unaccompanied youth under the age of 18. Of the 638 individuals counted, 341 or 53% were female with 297 or 47% were male.

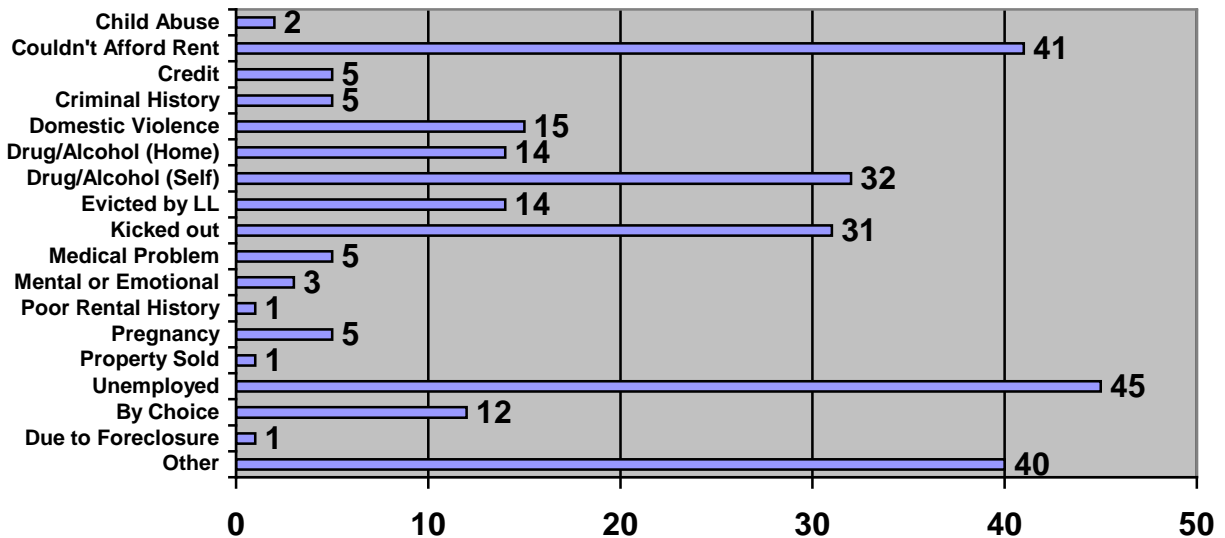
### Age Distribution



*Age Distribution:* The number of children experiencing homelessness is of concern as

43% (273 individuals) of the homeless population are children under the age of 18. In addition, for the school year 2010-11, the McKinney-Vento count through the Oregon Department of Education found 444 homeless school-aged children identified in Yamhill County. 185 of these were identified within the Newberg School District and 133 within the McMinnville School District.

### Top Causes for Homelessness



*Top Causes for Homelessness:* Of the respondents, 45 indicated they were homeless due to being unemployed, 41 due to not being able to afford rent, 32 due to drug/alcohol use and 31 due to being kicked out by family/friends. Other reasons provided by respondents for being homeless include domestic violence, child abuse, criminal history, credit history, use of drug/alcohol in the home, being evicted by a landlord, medical problems, mental or emotional disorder, poor rental history, pregnancy, property being sold, due to foreclosure, and by choice.

Others, who live from month-to-month, are very susceptible to becoming homeless. One medical emergency, job loss, eviction notice, or other calamity and they too, are one paycheck away from becoming homeless.

For the Ending Homelessness Governing Council, Ending Homelessness means:

- ✓ Community buy-in
- ✓ Rapid re-housing with services and extended follow-up
- ✓ Economic development and jobs
- ✓ Community and private resources

## Current Progress

The third year of the Yamhill County's 10 Year Ending Homelessness Plan was filled with a great variety of activities requiring strong communication and coordination among our community partners to accomplish desired outcomes. In the third year of the plan, we have made progress on 27 of the 40 individual tasks identified in the plan thanks to the investment of time and energy by a number of organizations and people. These are some of the third year highlights:

### Action Step 1: Complete full homeless count, update strategies and goals of 10-Year Plan

- ✓ **Action Step 1, task 1: Lead agency Yamhill Community Action Partnership (YCAP) - completed full countywide homeless count – January 26, 2011.**

### Action Step 3: Stop Discharging People into Homelessness

- ✓ **Action Step 3, task 1: Two initiatives, the Evidenced Based Decision Making Initiative and the Adult Mental Health Initiative both work to address having approved discharge plans in place. The Evidenced Based Decision Making Initiative is led by Yamhill County Community Corrections and plans to target both pre-trial and post-sentencing jail release plans. The Phase II Application was completed in June 2011. Yamhill County was selected for Tier II and will be moving into an additional 18-months of Technical Assistance. The Adult Mental Health Initiative is led by Yamhill County Adult Mental Health and targets hospital discharge. Year one of the initiative has been completed and additional funding is expected for FY2011-2012.**
- ✓ **Action Step 3, task 2: Memorandums of Agreement are in place between the Housing Authority of Yamhill County and Yamhill Community Action Partnership (YCAP), Yamhill County Community Corrections (YCCC), Yamhill County Health and Human Services (YCH&HS) and the Department of Human Services (DHS) to provide prioritized and expedited voucher processing for clients meeting specified criteria.**
- ✓ **Action Step 3, task 3: As a supplement to 2-1-1, Love INC created a referral sheet to be handed to individuals that are homeless specifying housing options in Yamhill County. Referral sheet has been distributed to Providence Medical Center and Coffee Creek.**

### Action Step 4: Improve Outreach to Persons Experiencing Homelessness

- ✓ **Action Step 4, task 1: Progress to date includes the following: Salvation Army allows individuals to wash a load of laundry/week and provides showers 1-4:30 M-F; Love INC provides showers 9-2 T-TH; First Baptist hands out laundry cards; 2-1-1 assists with resource location; Hope on the Hill provides gas vouchers and bus passes to the homeless and those in need.**

- ✓ **Action Step 4, task 2:** Lead agency **Yamhill Community Action Partnership (YCAP)** - 2011 Community Connect Event was held on April 20, 2011. Over 400 individuals were served with participation from 77 service providers and 70 volunteers.
- ✓ **Action Step 4, task 4:** **First Federal** and the News Register co-sponsored a place to post volunteer needs on Facebook. The Facebook page is a volunteer hub for Yamhill County, connecting local people with volunteer opportunities. The page can be reached from the "Volunteer Connection" link on First Federal's home page at <https://www.firstfedmcm.com/home/home>.
- ✓ **Action Step 4, task 5:** During the reporting period, there was a 42% increase in the total number of message sent through the Yamhill Providers List Serve (**211**). Membership increased from 43 to 66 members for a 53% increase in members.
- ✓ **Action Step 4, task 6:** Faith-based organizations in McMinnville under the umbrella of the **Love in Action** have increased the number of community meals in McMinnville to eight per week. This includes **Love, Unconditional** feeding the homeless lunch on Thursdays in Wortman Park through an event known as "Friends in the Park."
- ✓ **Action Step 4, task 7:** Faith-based organizations in Newberg have increased the number of community dinner meals from 3 nights to 4 nights a week.

#### Action Step 5: Preserve and Increase the Supply of Affordable/Transitional Housing in Yamhill County

- ✓ **Action Step 5, task 2:** Between September 1, 2010 and August 31, 2011, 5 units of Affordable Workforce Housing were created. **McMinnville Habitat for Humanity** completed 2 units in McMinnville and 1 in Sheridan. **Newberg Habitat for Humanity** completed 2 units in Newberg. **Community Home Builders** initiated construction on 11 units in Lafayette.
- ✓ **Action Step 5, task 4:** In 2010, **Henderson House** sheltered 84 women and 58 children. From January through August 2011, Henderson House sheltered 46 women and 44 children.
- ✓ **Action Step 5, task 5:** Between September 1, 2010 and August 31, 2011, **Thugz off Drugz** in Yamhill County housed 119 adults and 22 children for a total number served during the reporting period of 141.
- ✓ **Action Step 5, task 6:** In Winter 2010 through **C-WISH**, Newberg inclement weather shelters were open 20 nights serving 32 individuals and McMinnville inclement weather shelters were open 22 nights serving 192 individuals. During September 1, 2010 and August 31, 2011 the **Yamhill Community Action**

**Partnership (YCAP)** served 37 families through their shelters. **Yamhill County Gospel Rescue Mission (YCGRM)** served 106 men, 54 women and 26 children for a total of 186 individuals.

#### Action Step 6: Review and Change Development Policies to Encourage Affordable Housing Development

- ✓ **Action Step 6, task 1:** The **Newberg Affordable Housing Committee** worked to support adoption of multiple, extensive changes to the Newberg Development Code that will 1) lower housing construction costs; 2) a new batch annexation option that will allow multiple properties to come into the city under a single application, lowering overall development costs; and 3) creation of a new zone specifically for manufactured housing.

#### Action Step 7: Prevent Homelessness Before it Starts

- ✓ **Action Step 7, task 1:** The **Yamhill Community Action Partnership (YCAP)** assisted 51 individuals with security deposits and made 43 rental payments to prevent evictions.
- ✓ **Action Step 7, task 2:** In April 2011 the **Housing Authority of Yamhill County** began offering Ready-to-Rent® classes. In conjunction with these classes, the Housing Authority has a contract with Oregon Housing and Community Services to access rent guarantee funds for damages.
- ✓ **Action Step 7, task 4:** The **Housing Authority of Yamhill County** has developed curriculum for education of landlords and will begin offering quarterly landlord education classes in November 2011.
- ✓ **Action Step 7, task 5:** **Love INC** has opened up a Relational Ministry to provide homeless individuals with a 1 on 1 mentor as well as classes on money management and successful living. New opportunities to pair individuals with mentor is offered every quarter: March, June, September and December.
- ✓ **Action Step 7, task 6:** The **Yamhill Community Action Partnership (YCAP)** sheltered 13 youth last year under the Safe Shelter program.

#### Action Step 8: Expand Economic Opportunities

- ✓ **Action Step 8, task 2:** **Hope on the Hill** provides EDGE classes. EDGE is a free jobs skills program available to the community that teaches individuals how to create a resume, cover letter and interview with confidence. Hope on the Hill also provides an adult literacy program. The adult literacy program is free and helps people increase their reading and math skills to succeed in life. It is the goal to help students complete their GED and also increase their employable skills.

- ✓ **Action Step 8, task 3: Love INC** provides job opportunities to individuals that are homeless by connecting them to Love Links.
- ✓ **Action Step 8, task 4:** During the reporting period 2,868 more Yamhill County children were enrolled in the **Healthy Kids Program** for a total as of August 31, 2011 of 10,303 Yamhill County children enrolled in the program.

#### Action Step 9: Improve and Better Assess Homelessness and Housing Data

- ✓ **Action Step 9, task 1:** The **Yamhill Community Action Partnership (YCAP)** has started to utilize Service Point to track homeless individuals.
- ✓ **Action Step 9, task 2: Linfield College** developed a countywide Housing Needs Assessment. The data collection for the needs assessment is complete. Linfield has completed a draft report of the qualitative needs assessment data analysis survey and some from interviews conducted at the Community Connect Event last spring.

#### Action Step 10: Promote Housing and Homelessness Education

- ✓ **Action Step 10, task 1:** All housing organizations participating in the plan actively market existing housing programs and services as well as making referrals to other housing support agencies.
- ✓ **Action Step 10, task 2:** Press releases on ongoing events are made available to the local papers. Marketing of progress through the plan will continue.
- ✓ **Additional:** 1) **Hope on the Hill** partners with Operation Backpack each year to provide 750 kids with backpacks and school supplies. 2) **Newberg Habitat for Humanity** opened a ReStore and began a new program geared to low income homeowners called “A Brush with Kindness” which allows Habitat to help those in need with repairs or accessibility projects.

### 2012 Goals

Some of the main goals for 2012 include the following:

- Utilize YCAP AmeriCorps Volunteer to establish community capacity to annually facilitate homeless count and Community Connect Event.
- Continue working on Evidenced Based Decision Making Initiative and Adult Mental Health Initiative.
- Establish Daytime Service Center/Resource space that will provide immediate access to social services, housing placement assistance, lockers, showers and

other basic service needs. Include access to rental assistance, resource information, transportation, phones and provide a place for clients to use as a mailing address/mail access.

- Increase the number of community dinner meals to 5 nights a week in Newberg.
- Increase the number of breakfast bags and sack lunch kits from 300 to 500 a month.
- Secure funding for multi-family development on Meridian Street in Newberg.
- Work with Thugz Off Drugz, Henderson House, Yamhill County Gospel Rescue Mission and Newberg Community Shelter to assess existing capacity and determine ability/desire to expand service.
- Continue to work with cities to change development codes to enable more affordable housing to be developed.
- Advocate at the state and federal levels for increased investment in affordable housing programs.
- Implement education programs for private landlords.
- Implement strategies for runaway and homeless youth up to age 24.
- Address stigma of criminal background and spotty employment history with employers. Engage employers to open doors for chronically homeless people in exchange for service support. Connect people to job training and placement programs.
- Fully implement Service Point system to track homeless individuals.
- Continue ongoing community education on housing and homeless issues.

### **In Closing**

Our first three years of progress has been encouraging, but there is still much work to be done. If you have an interest or expertise, would like more information, or would like to become involved in these solutions please contact one of the organizations listed below.

**For more information:**

**General information on the plan:**

Kathy George  
[georgek@co.yamhill.or.us](mailto:georgek@co.yamhill.or.us), 503-434-7501

Elise Hui  
[ehui@hayc.org](mailto:ehui@hayc.org), 503-883-4318

**Organizations listed in the update:**

**211**

Mid-Valley 211, an initiative of the United Way of Mid-Willamette Valley  
455 Bliler Avenue, NE  
Salem, OR 97301  
John Olinger, [jolinger@unitedwaymwv.org](mailto:jolinger@unitedwaymwv.org), 503-363-1651 x314

**C-WISH**

Denise Bacon, [denise.bacon@newbergoregon.gov](mailto:denise.bacon@newbergoregon.gov), 503-537-2602

**Community Home Builders**

1107 NE Baker Street  
McMinnville, OR 97128  
Darrick Price, [darrickp@communityhomebuilders.org](mailto:darrickp@communityhomebuilders.org), 503-434-5265

**First Baptist Church**

125 SE Cowsls Street  
McMinnville, OR 97128  
Pastor Kent Harrop, [kharrop@macnet.com](mailto:kharrop@macnet.com), 503-472-7941

**First Federal**

118 NE Third Street  
McMinnville, OR 97128  
Erin Stephenson, [ERStephenson@FirstFedWeb.com](mailto:ERStephenson@FirstFedWeb.com), 503-472-6171

**Healthy Kids**

P.O. Box 14650  
Salem, OR 97309-5020  
Danielle Sobel, [danielle.sobel@dhs.state.or.us](mailto:danielle.sobel@dhs.state.or.us), 503-884-1175

**Henderson House**

610 SE 1<sup>st</sup> Street  
McMinnville, OR 97128  
Rhonda Fabreth, [RFabreth@hendersonhouse.org](mailto:RFabreth@hendersonhouse.org), 503-472-1503

**Hope on the Hill**

700 N Hill Road  
McMinnville, OR 97128  
Kathy Togstad, [ktogstad@hillchurch.com](mailto:ktogstad@hillchurch.com), 503-472-8476

**Housing Authority of Yamhill County (HAYC)**

135 NE Dunn Place  
McMinnville, OR 97128  
Elise Hui, [ehui@hayc.org](mailto:ehui@hayc.org), 503-883-4318

**Linfield College**

900 SE Baker Street  
McMinnville, OR 97128  
Robert Gardner, [rgardne@linfield.edu](mailto:rgardne@linfield.edu), 503-883-2677

**Love in Action**

Howie Harkema, [howieharkema@comcast.net](mailto:howieharkema@comcast.net)  
Joyce Wolcott, [oblatejoyce@gmail.com](mailto:oblatejoyce@gmail.com)

**Love INC**

209 S. Main Street  
Newberg, OR 97132  
Polly Siler, [polly@loveincnewberg.org](mailto:polly@loveincnewberg.org), 503-537-3999

**Love, Unconditional**

Charlie Armfield, [cearm54@yahoo.com](mailto:cearm54@yahoo.com), 503-538-6344

**McMinnville Area Habitat for Humanity**

1024 SE 1<sup>st</sup> Street  
McMinnville, OR 97128  
Gretchen Phelps, [gretchen@machabitat.org](mailto:gretchen@machabitat.org), 503-472-9637

**Newberg Affordable Housing Committee**

414 E. First Street  
Newberg, OR 97132  
David Beam, [david.beam@newbergoregon.gov](mailto:david.beam@newbergoregon.gov), 503-537-1213

**Newberg Habitat for Humanity**

620 N. Morton Street  
Newberg, OR 97132  
Rick Rogers, [rick@newberghabitat.comcastbiz.net](mailto:rick@newberghabitat.comcastbiz.net), 503-537-9938

**Salvation Army**

1950 SW 2<sup>nd</sup> Street  
McMinnville, OR 97128  
Major Dennis Trimmer, [Dennis.Trimmer@usw.salvationarmy.org](mailto:Dennis.Trimmer@usw.salvationarmy.org), 503-472-1009

**Thugz Off Drugz**

Alan Evans, [alan\\_evans@thugzoffdrugz.com](mailto:alan_evans@thugzoffdrugz.com), 503-440-9357

**Yamhill Community Action Partnership (YCAP)**

1317 NE Dustin Court

McMinnville, OR 97128

Lee Means, [LeeM@yamhillcap.org](mailto:LeeM@yamhillcap.org), 503-883-4172

**Yamhill County Adult Mental Health**

627 NE Evans Street

McMinnville, OR 97128

Silas Halloran-Steiner, [halloras@co.yamhill.or.us](mailto:halloras@co.yamhill.or.us), 503-434-7523

**Yamhill County Community Corrections (YCCC)**

615 E. 6<sup>th</sup> Street

McMinnville, OR 97128

Jessica Beach, [beachj@co.yamhill.or.us](mailto:beachj@co.yamhill.or.us), 503-434-7513 x4534

**Yamhill County Gospel Rescue Mission (YCGRM)**

1340 NE Logan Street

McMinnville, OR 97128

Cheryl Blevins, [cheryl@ycgrm.org](mailto:cheryl@ycgrm.org), 503-472-9766