

## Sustainable Housing Work

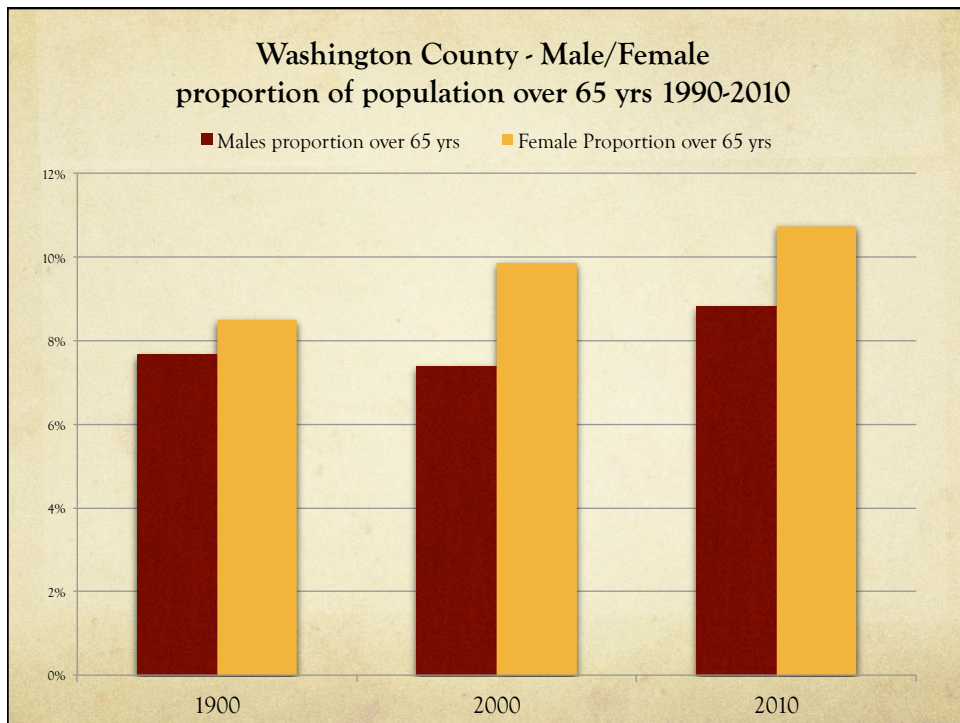
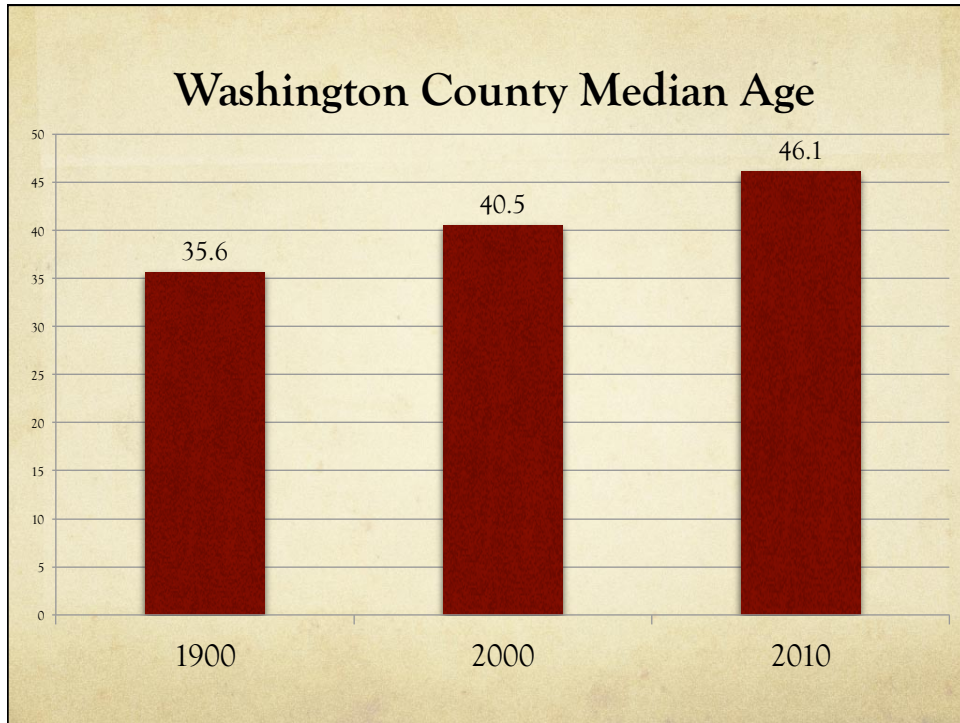
- Development of County Housing Plan
- 3 meetings
- Housing Issues in Washington County
- Review of baseline data - needs, barriers, health issues, access, homelessness
- Programs - USDA, WHCA, MSHA
- Next Steps - Discussion

## Housing Issues - Challenges

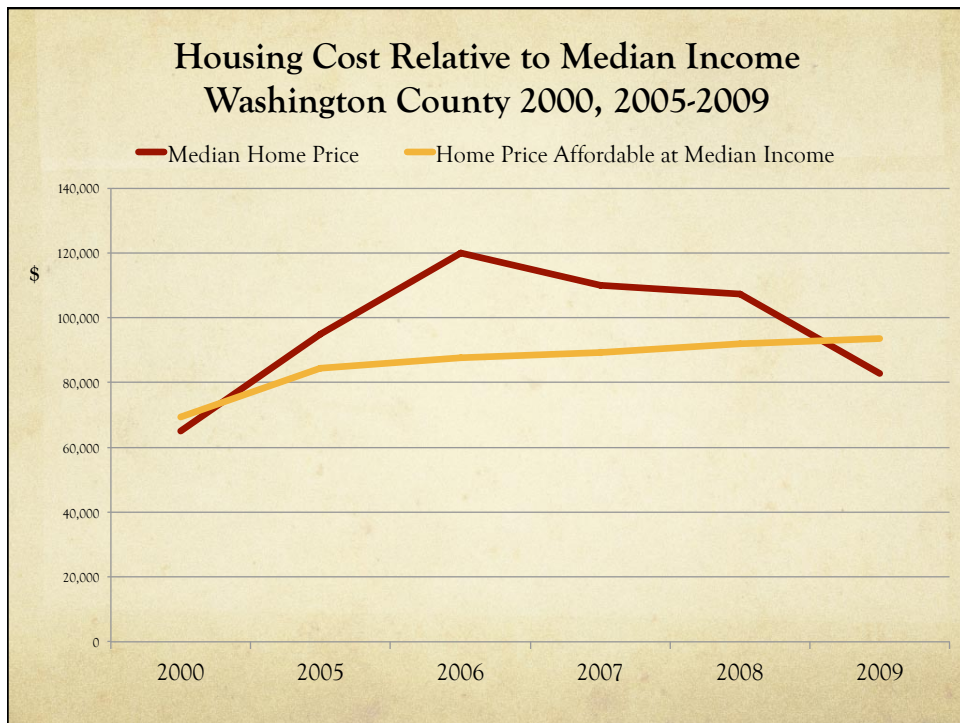
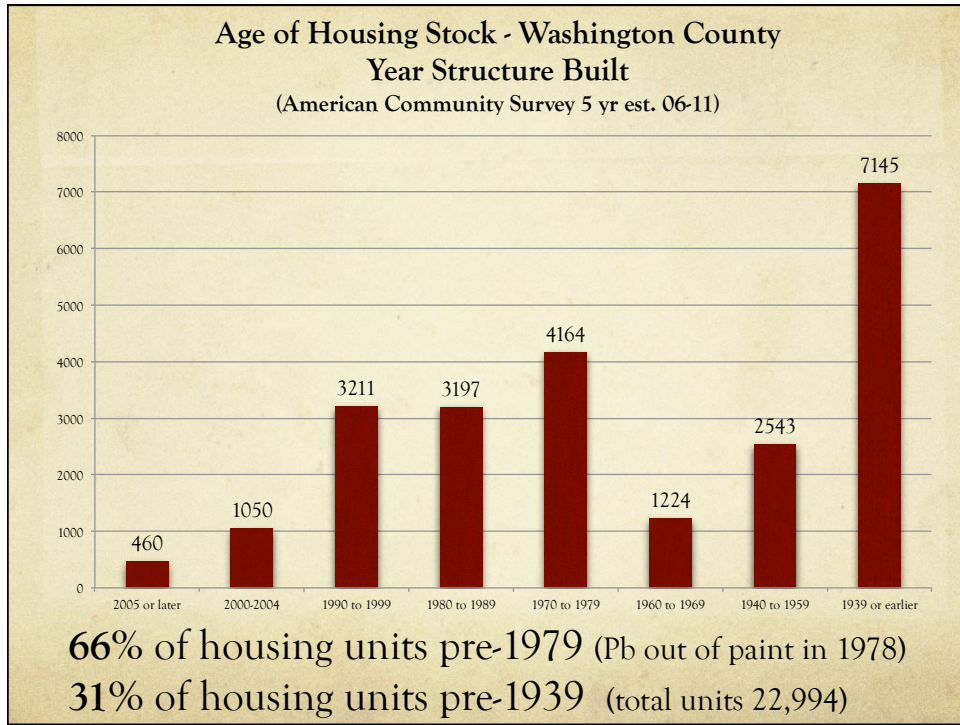
1. Aging Population/Aging Housing Stock
  - more cost effective and preferred by elders to age at home
  - older housing: in disrepair; massive sizes; heating costs
2. Inadequate Rental Housing
  - not affordable for low income persons especially young families
  - disproportionate %age of income for rent
  - quality issues for all income levels (related to age of housing stock)

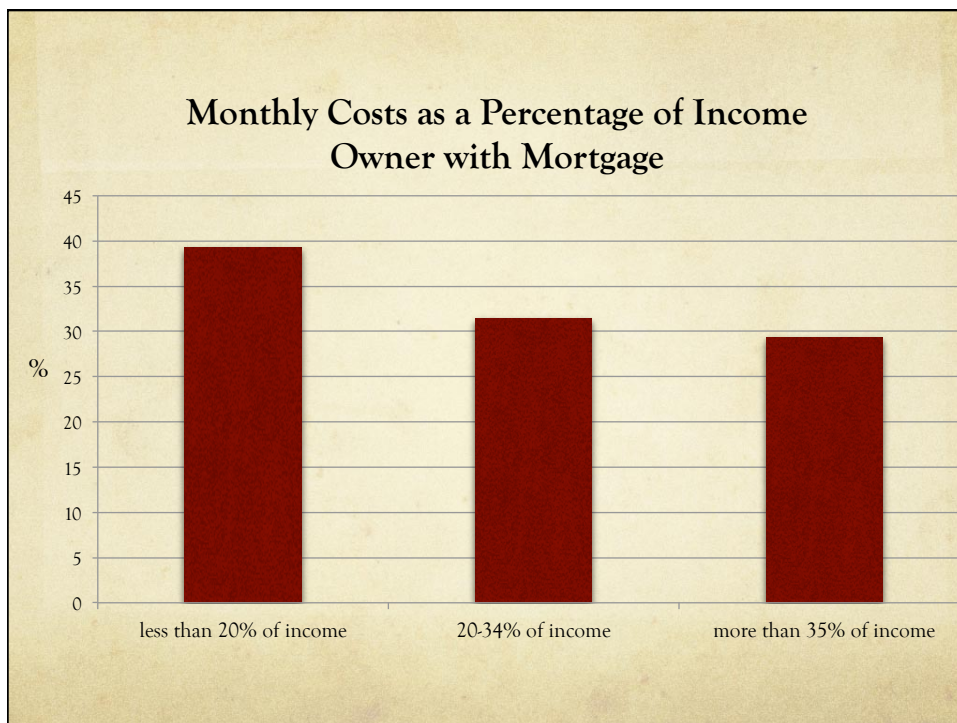
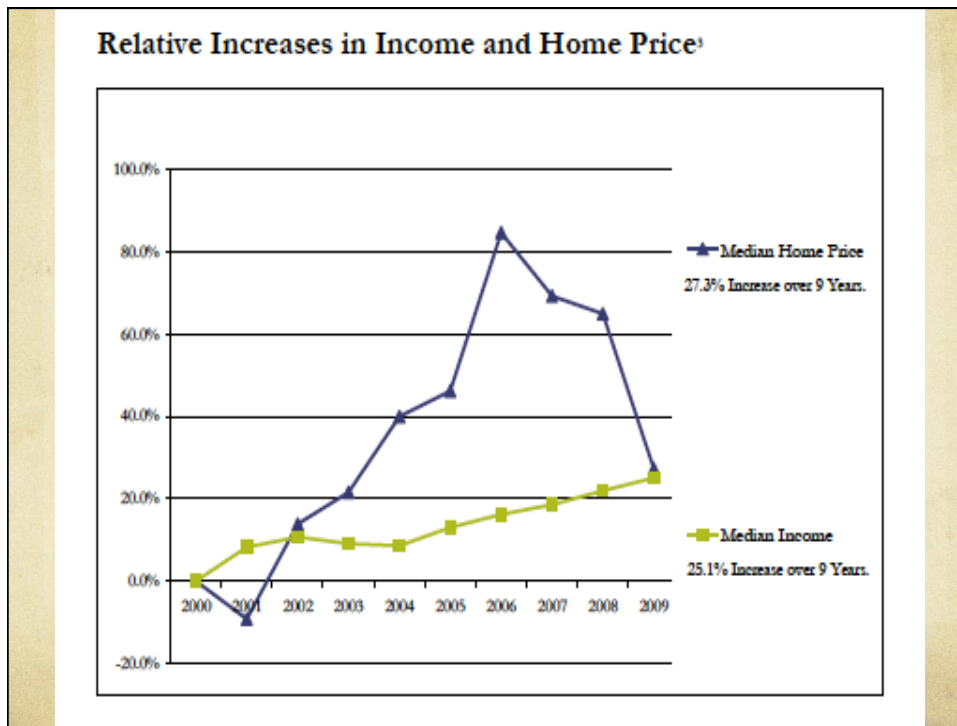
## Housing Issues cont'd

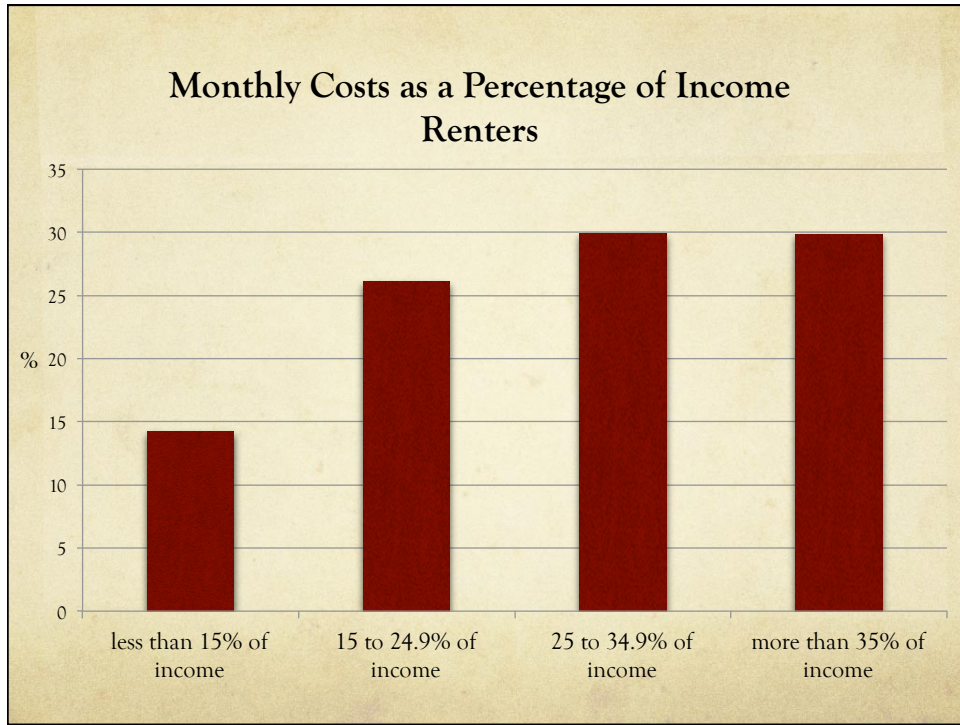
3. Catch-22 subsidized housing issues
  - Insufficient # of vouchers in relation to need
  - Vouchers expire due to inability to find adequate housing that meets standard for a voucher with only a 30 day window to find the rental;
  - Landlords opting out because of voucher requirements to upgrade the housing (also related to age of housing stock)
  - Mismatch between employment and housing location
4. Homelessness - invisible but present
5. Unhealthy homes; housing quality and its age



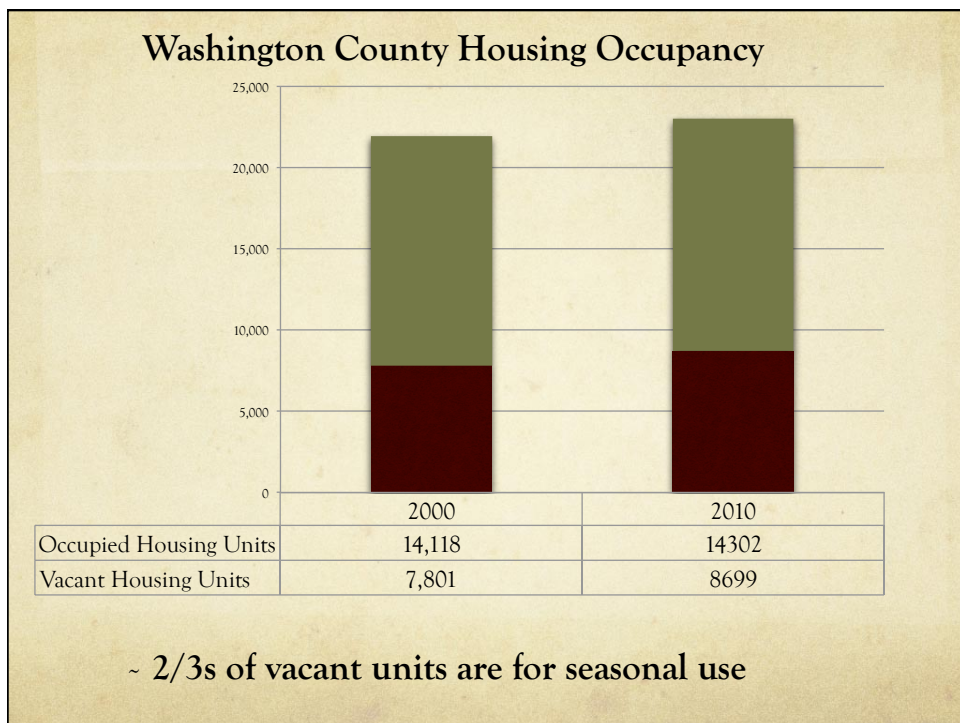












## Rental Assistance Programs

- Section 8 Rental assistance; income limits based on 30-40% of household income
  - Rental assistance for portion of monthly rent
- Family Self Sufficiency
  - Helps start savings accounts; job training, transportation, child care
- Stability through Engagement Program (STEP)
  - Short term (6-12 months) rental assistance
- Subsidized Apartments
  - Affordable Apartments in various locations statewide

## Section 8 Voucher Issues

- 2-3 year waiting list Statewide; must reapply every year
- 150 vouchers available for Washington County
- #s of vouchers that are not used is unknown ((MSHA wont provide data)
- when eligible: 30 days to find a rental; often can't find a rental in 30 days
- Stricter HUD standards for lead abatement and safety
- Landlords must be certified to provide safe, healthy housing (eg. lead remediated)
- Getting MORE and MORE unattainable for Local Landlords
- Costs are forcing many to pull out of program

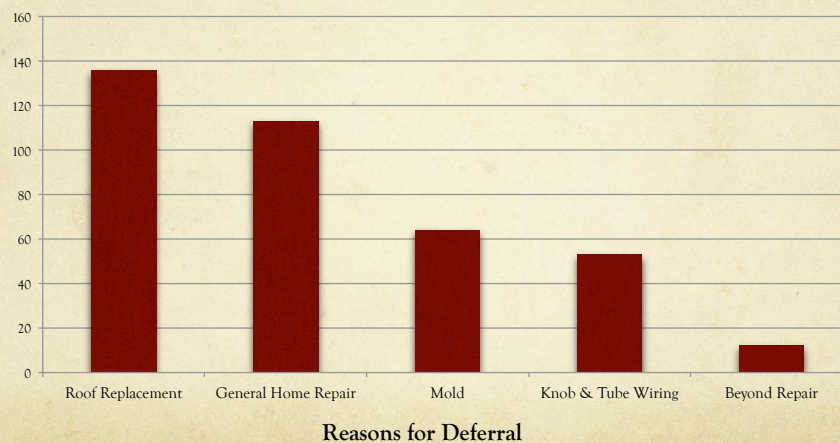


## Location and Transportation

- Rural transit services get some to medical and other services but **not to employment** on any regular basis
- Young couples get in homes that are not near employment and /or have no transportation to get to work (**1,131 housing units had no vehicle available**)
- Several initiatives currently working on rural transit issues (not easy given rural low density)
  - GROWashington-Aroostook
  - Washington County: One Community
  - Washington Hancock Community Agency

## Housing assessments and audit data

WHCA Weatherization Audit Deferrals  
Washington County: 2008-2012  
378 deferred of 715 completed (53%)

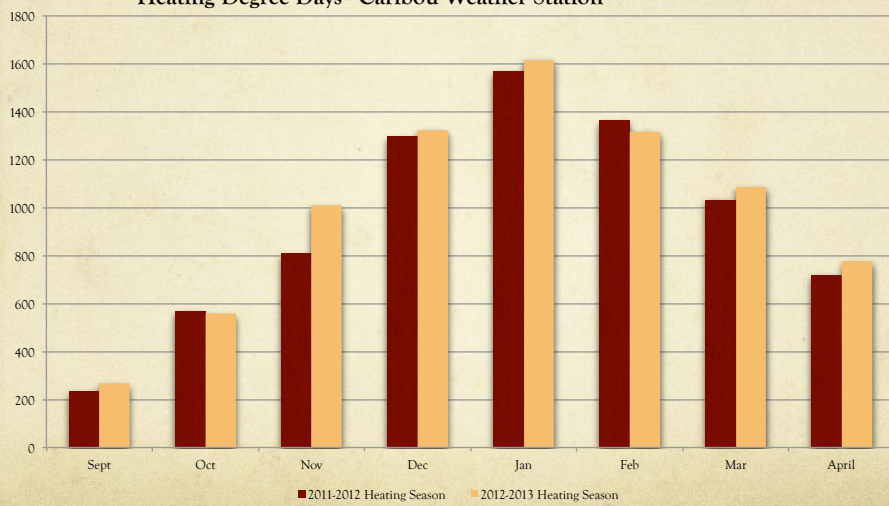


## Fuel Assistance Washington County

Year	# of Clients	Average Benefits Paid	Total Benefits Paid
2012	4,887	\$536	\$2,620,268
2013	3,964	\$668	\$2,650,657

## Heating Degree Days

Heating Degree Days - Caribou Weather Station



## Homelessness

Problem is known but not quantified

- No homeless shelters
- Point in time counts done once/year (end of January)
- 15 were counted in Washington County in 2012 (domestic violence shelters)
- **Does not include**
  - “couch surfing” (16-25 yrs old)
  - doubling up in houses meant for 1 family
  - campers; tents; camps; school busses

## Heath Concerns

### Indoor Air Quality

- Mold
- Radon
- Lead
- Chemical Contaminants (Outdoor/Indoor)
- Environmental Tobacco Smoke
- Combustion Products (Heating/Cooking Devices)
- Biological Contaminants

### Water Quality (Well Water)

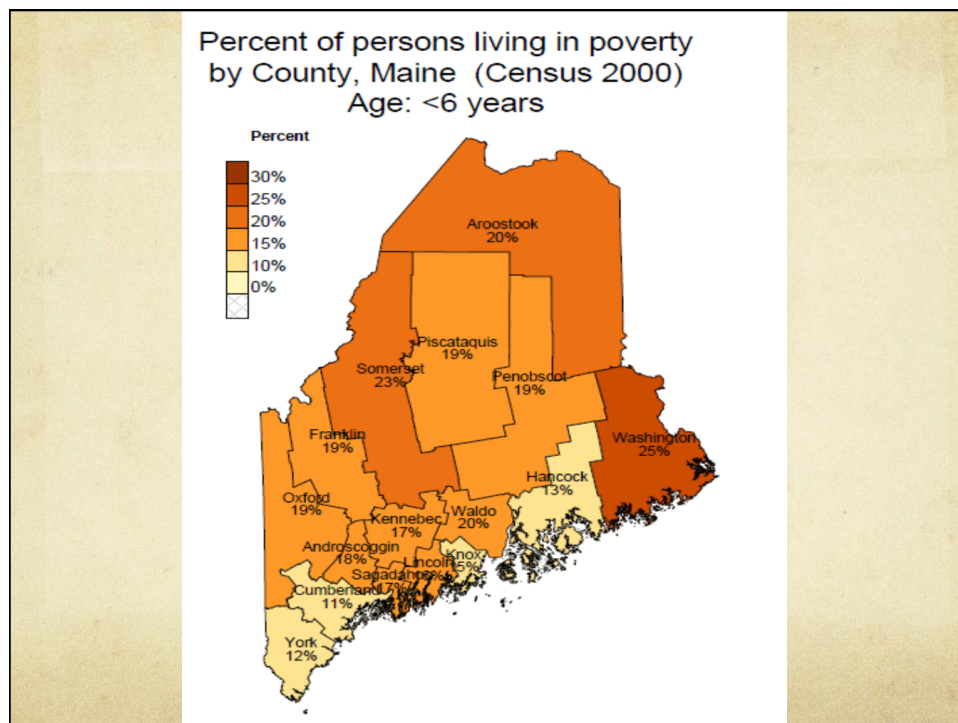
- Bacteria
- Arsenic
- Uranium
- Radon
- Fluoride
- Manganese
- Nitrates/Nitrites
- Other (Iron, Salt, ph/ Hardness, Smell)



## Who is at Higher Risk for Poorer Health?

Individuals who face:

- Low Socioeconomic Status (Poverty)
- Consistent Unemployment Status
- Lack of Accessible Housing (rent or owned)
- Lack of Affordable Housing (rent or owned)
- Lack of high school education (literacy)
- Lack of Social Support/Interactions
- Exposure to Toxic Substances or Physical Hazards



High Risk Indicators (see handout)					
Indicator	Washington County	Hancock County	Aroostook County	Maine	US
<b>Source: Maine CDC 2012 State Health Assessment</b>					
Poverty= under 100% of Federal Poverty Level	19.8%	11.5%	15.4%	12.6%	13.8%
Unemployment=Percent Unemployed	10.7%	8.6%	9.5%	7.5%	8.9%
Persons 25 and older with less than a HS education	14.8%	9.0%	16.1%	10.2%	15.0%
Disability status	23.0%	15.9%	22.0%	15.7%	12.0%
65+ living alone	32.4%	30.3%	31.1%	29.8%	27.3%
Veterans Status	15.5%	13.2%	13.5%	13.2%	9.9%
Current asthma - adults	15.7%	10.0%	9.2%	10.0%	9.1%
Current asthma - children and youth (ages 0-17)	11.3%	7.3%	8.7%	8.9%	NA
Homes with elevated radon	7.5%	18.6%	12.7%	14.8%	NA
Homes with private wells tested for arsenic	34.3%	54.2%	30.1%	NA	NA
Children with elevated blood lead levels per 10,000 population	0.9	0.5	0.3	1.0	0.6
Carbon monoxide poisoning ED visits per 100,000 population	7.1	10.3	6.3	9.9	NA
<b>Source: 2013 County Health Rankings</b>					
Percent of adults aged 20 and over reporting no leisure time physical activity	31%	20%	33%	NA	NA
Hospitalization rate for ambulatory-care sensitive conditions per 1,000 Medicare enrollees	87	65	73	NA	NA
Percent of adults without social/emotional support	20%	18%	18%	NA	NA
Violent crime rate per 100,000 population	279	74	64	NA	NA
Percentage of population exposed to water exceeding a violation limit during past year (community system)	16%	1%	25%	NA	NA

## Existing Strategies



- *At Home Downeast* - Aging in Place:
  - nursing care; risk assessment of safety issues; home repair; monitoring; transportation to services
- Helping Hands Garage
- Home Repair Network (decreasing \$\$)
- Weatherization (funding now at pre-2008 levels)
- CDBG Housing development and repair (decreasing \$\$)

## Existing Strategies

- Healthy Homes Initiatives
  - bringing all repair programs together
- Homeless Prevention & Rapid Re-Housing (ARRA\$ - not currently funded)
  - prevented homelessness through case management and stabilizing client(s) with housing & financial assistance over a 6 month period
- Mighty Women - Social Capital work team
  - exploring development of homeless shelter
  - attempting to measure homeless population

## Existing Strategies

### Volunteer and Ecumenical

- Neighbors Helping Neighbors - part of Downeast Mission for Home Repair
- YouthWorks - house painting +
- Maine Sea Coast Mission - home repair program
- Voluntourism
- Private Donations to Leverage
- Habitat for Humanity



## Discussion

- Programs/initiatives/people we missed?
- Programs/initiative under development?
- Given budget realities - best next steps?
- Use of work group meetings (2 more)?
- Job creation opportunities

Healthy - Affordable - Efficient