

***10-Year Homeless Plan
for
Mason County***

Phase I

Developed by: ***Mason County Housing/Homeless Work Group***
Adopted by **Mason County Commissioners on December 27, 2005**
Submitted to: **Washington State Department of Community, Trade and Economic**

Outline of 10-year Homeless Plan – Phase I

- A. Summary
- B. Mason County Homeless Census Data for October 2003
- C. Mason County Continuum of Care
 - 1. System Diagram for Mason County’s Continuum of Care
 - 2. Continuum of Care: Homeless Provider System
 - a. Prevention
 - b. Shelter, Transitional and Permanent Supportive Housing
 - c. Permanent Affordable Housing
 - d. Supportive Services
 - e. Special Needs Housing
- C. Gaps in Current System
- D. Strategies and Budget for Phase I activities.
- E. State Submission Section

Section 1 – Contact Information

Section 2 – Homeless Populations and Subpopulations

Section 3 – Housing Activity Charts

Section 4 – Homeless Service Needs

Section 5 – Summary Homeless Strategic Plan

Section 6 – Recommendations for State Legislative and Policy Change Needed to Address Homelessness

A. Summary

Anecdotally, we know that the Mason County's capacity to meet the needs of our homeless population is inadequate. However, our capacity to develop a comprehensive "10-year Homeless Plan" and provide the resources to meet the unmet needs is limited by our lack of concrete data describing who our homeless population is and why they are homeless. Mason County has not completed a Homeless Count since 2003; and due to capacity limitations, this count did not include a comprehensive strategy to count our unsheltered homeless population.

The legislative intent of the ESSHB2163 was that a well-planned and implemented Homeless Count is necessary to serve as a foundation for the Homelessness Housing and Assistance Act. The state is strongly encouraging counties, especially rural counties, to invest SHB 2163 funds in completing a more accurate homeless county and comprehensive planning process.

To that end, Phase I of the 10-Year Homeless Plan focuses on planning activities. This includes a more comprehensive homeless count and a Homeless Summit, an event that will enable the broader community to develop Phase II of the Homeless Plan. The final strategies to address homelessness in Mason County will require partnership and cooperation with other local governments, including the City of Shelton and through existing regional planning efforts.

The other activities describe in Phase I of the Homeless Plan develop opportunities that align current community efforts with the Homelessness Housing and Assistance Act. Specifically, support of the ConneXions initiative will allow two service agencies, Shelton School District and Mason County Shelter, provide better services to their homeless clients. The Domestic Violence Shelter project, lead by Turning Pointe, is addressing the critical need of providing emergency housing for victims of domestic violence (part of our non-chronic homeless population). Mason County use to benefit from homeless outreach services targeting our mental ill chronically homeless population; we need to find the resources to re-implement these services. Finally, self-help low-income housing providers (like Habitat for Humanity) need immediate assistance in ensuring that affordable land continues to be made available.

The Mason County community recognizes that investment in early intervention and prevention of homelessness are the most cost effective approaches to reducing the homeless populations in Mason County. The strategies included in Phase I of the plan are consistent with this philosophy.

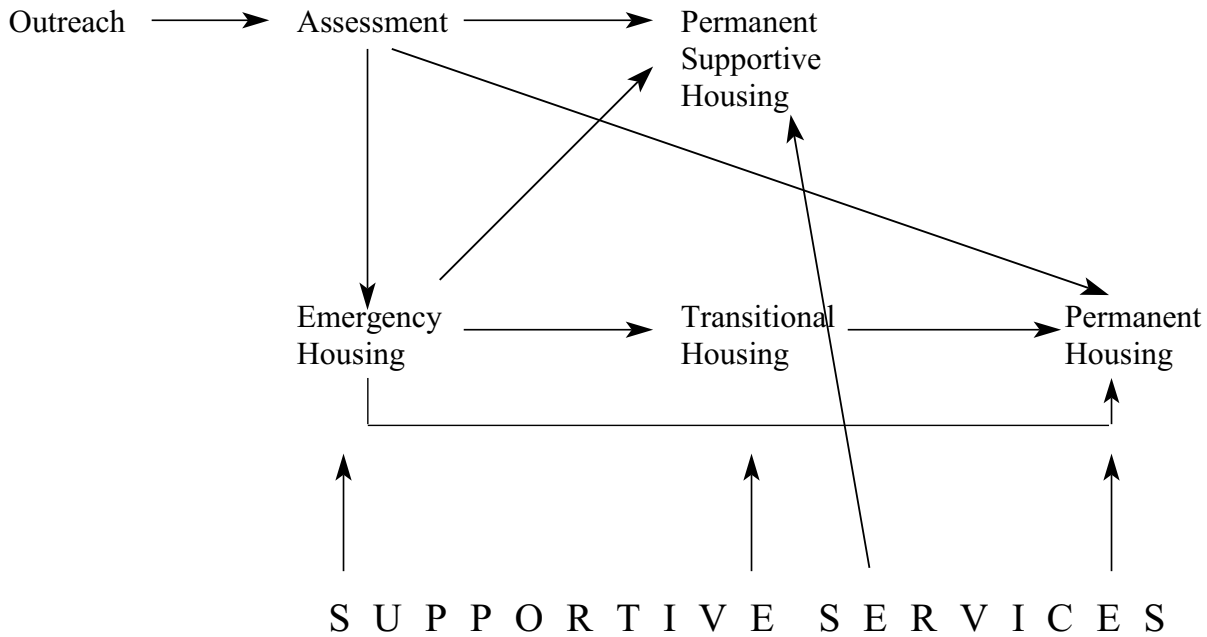
B. Mason County Homeless Census Data for October 2003

Total Count Number by Individual				
Individuals	152	Children 5 & under	15	
Households	90	Children 6-12	17	
Children under 18 years	44	Children 13-17	12	
Males	75	Adult 18-20	15	
Females	77	Adult 21-25	12	
Individuals with Disability	114	Adult 26-35	34	
Veterans	0	Adult 36-45	33	
Veterans w/VA assistance	0	Adult 46-55	9	
		Adult 56-64	3	
		Adult 65+	2	
Subpopulations of Homeless Individuals				
Mental Health	33	Chronically Homeless	25	
Substance Abuse	10	Veterans	0	
Persons w/ HIV/AIDS	1	Victims of D.V.	31	
		Youth	20	
Disabilities as Indicated by Individuals*				
Physical/medical	26	Substance abuse	1	
Mental health	33	Dually Diagnosed	10	
Developmental	10	Untreated Dental	12	
HIV/AIDS	6	Other	15	
Current Living Status by Household				
Emergency Shelter	7	Temporary w/ friends	43	
Transitional Housing	13	Outdoors	16	
Permanent Supportive	7	Vehicle	4	
Situations that cause Homelessness for the Household*				
Domestic violence	18	Failed job drug screening	2	
Family break-up	2 4	Job Lost	23	
Unable to pay rent-mortgage	3 3	Mental health	27	
Evicted for non-payment	12	Medical problems	9	
Evicted for other reasons	1 3	Medical costs	2	
Discharge from institution or jail	1 4	Drug or alcohol use	33	
Convicted of a felony	14	Temporary living ended	20	
Convicted of a misdemeanor	4	Lack of child care	4	
Poor credit rating	1 2	Lack of job skills	24	
		Other	7	
All sources of Income				
None	12	Employed at low wage job	6	
Social Security	26	Relative, partners, friends	5	
Unemployment Insurance	3	Day labor	3	
Part-time work	6	L & I payments	1	
Public assistance	31	Other	6	
Where Household Last Resided for 6 Consecutive months or more				
In Washington state	9 4	Outside Washington State	0	

Length of Time Homeless					
One month or less	18		4-12 months	17	
2-3 months	7		More than one year	18	

C.A Mason County Continuum of Care System

1. System Diagram for Mason County’s Continuum of Care of Emergency, Transitional and Affordable Housing



Continuum of Care: Homeless Provider System

Every community that has an agency that receives funds from HUD is required to develop a Continuum of Care for Emergency, Transitional, and Affordable Housing. The community is also required to have an active group of stakeholders and key service providers involved in assessing needs, identifying gaps in continuum, and developing strategies to address gaps. The Mason County Housing Coalition serves this function in Mason County. The vision statement of the Mason County Housing Coalition is

“Mason County Housing Coalition is committed to assisting individuals and families who become homeless, or at risk of becoming homeless, regain housing stability and to add to their quality of life. Mason County Housing Coalition will plan and implement a comprehensive and responsive Continuum of Care that exemplifies excellence in the stewardship of community resources.” (Adopted April 24, 2003)

a. Prevention Programs

Prevention is recognized as the most cost effective approach to providing services, and is least disruptive to a family or an individual's life when the existing housing can be maintained.

Homeless prevention services included in the Continuum of Care are those targeting at-risk households. Prevention activities included rental assistance, utility assistance, eviction prevention assistance and landlord/tenant mediation, in order to avoid becoming homeless. The following table is a list of prevention organizations and the populations they serve.

Agency	Population Served
Community Action Council	Low-income persons
Mason County Veterans Fund	Veterans
Mason County Health Department – HIV/AIDS	Persons living with HIV/AIDS
DSHS	Low-income families
Behavior Health Resources	Persons living with mental illness
Department of Social and Health Services	Low-income persons
Northwest Justice Project	Low-income persons
Dispute Resolution Center	Tenants/landlords
Mason County Volunteer Legal Clinic	Tenant/landlord
Mason County Shelter	Low-income
Area Agency on Aging	Seniors
Faith-in-Action	Elderly, chronically ill or disabled
ConneXions	Open

Rental and Utility Assistance Programs

Community Action Council offers rental/mortgage assistance (\$4,000) Utility assistance /SOS (\$56,836) and Energy Assistance Program (\$266,029).

Mason County Shelter offers assistance with Emergency Shelter Assistance Program (ESAP) to low-income individuals (\$8,000) and families with children (\$12,000) who are at-risk of becoming homeless.

Mason County Veterans Fund* and Mason County Department of Health Services (HOPWA-\$21,949 and Ryan White-\$1,500) administer rental assistance and utility assistance programs to their targeted clients.

(*The Mason County Veterans Funds provides up to \$600 per year of cash assistance for qualified Veterans. In 2005, to date, these programs have served 160 duplicated clients, providing about \$24,000 in housing assistance and \$13,000 in utility assistance).

DSHS Economic Assistance Administration offers AREN program for emergent housing needs for qualified clients (TNAF, SFA and RCA). The DSHS Diversion Cash Assistance (DCA) for one-time emergency cash payment for eligible clients with approved need for living expense.

Home Repair Assistance Program

Community Action Council (\$97,786) and USDA-Rural Development provide weatherization and minor home repair programs for low-income

qualified homes. Faith-in-Action provides some home repair assistance through their volunteer program.

Legal Assistance

Northwest Justice Project, Dispute Resolution Center, and The Mason County Volunteer Legal Clinic offer legal and dispute resolution services in tenant/landlord conflicts. Mason County Shelter also provides some landlord/tenant mediation services.

Case Management

Mason County Shelter offers case management services for low-income clients participating in Shelter services.

Behavioral Health Resources offers case management preventive services to Medicaid-eligible persons with mental illness.

Area Agency on Aging provides case management services for clients receiving DSHS In-home care services.

Mason County Health Services provides case management services for clients receiving HOPWA funds.

Information and Referral

Area Agency on Aging provides information and referral services for seniors, as well as assistance in completing applications to needed services.

ConneXions is a county-wide web-based information, referral and cross-agency case management tool that is able to help agencies link people in need of services to those services for which they are eligible. Health care, food, and housing are the top three priority issues in the first phase of this project.

b. Shelter, Transitional and Permanent Supportive Housing

Emergency Shelters. *Emergency shelter includes temporary shelter for up to 90 days.*

Mason County Shelter provides the only emergency shelter beds in Mason County; their service is limited to families with children and pregnant women. It has the capacity to serve 6 families at a time. Case management is also provided for these clients. Single individuals can be served through motel voucher program, information and referral, and case management. Emergency supplies such as food, sleeping bags, hygiene products and bus tokens are also made available.

Emergency Food and Shelter Program (EFSP) funds are used to provide emergency shelter through a motel voucher system to individuals and families in need of emergency housing. In 2005, Mason County received \$13,845. EFSP dollars, specific to emergency motel voucher program were distributed to Mason County Shelter (\$3,200), Turning Pointe (\$960), Center for Advocacy and Personal Development (\$640). At an average motel rate of \$70.00/night, this program supports about 68 nights of emergency shelter.

[The other EFSP funds are directed to Community Action Council (\$4,000 rental assistance and \$1,845 utility assistance) and Mason County Shelter (\$3,200 for shelter bed nights)]

The Cold and Hungry Coalition (Thurston County) provided an inclement weather (overnight temperature below 32 degrees) emergency shelter service for individual adults in the winter of 2005. This service was provided in the City of Shelton, and organized with the support of St. David's Episcopal Church. The Cold and Hungry Coalition has not secured a permanent location, limiting their capacity to continue offering this service.

Thurston County's Community Youth Services provides emergency housing for youth through their Haven House program. This service is open to Mason County youth. On average, 2 of Mason County's youth participate in this program per year.

The Department of Corrections also offers a motel voucher program, with very strict eligibility requirements for high-risk sexual offenders. In 2004, this program served 33 Mason County residents.

Transitional Housing. Transitional housing is housing with a rental subsidy combined with supportive services. Families or individuals can usually remain the transitional housing for up to two years. Supportive services as typically provided by local service provider. Transitional housing can be located in housing units scattered throughout a community.

Mason County Shelter provides scattered-site transitional housing services for 12-16 families with children. Families can participate in this program for up to two years, and they receive support services through the Shelter employed Case Manager. This program is funded through HUD Supportive Housing Program (SHP) and Washington State's Transitional Housing Operations and Rental (THOR) program.

South Puget Sound Inter-tribal Housing Authority has 2 transitional housing units, serving Skokomish Tribal members. The time of stay limit is 6 months.

Behavioral Health Resources provided 17 housing units for BHR clients who are receiving mental health-associated case management and services. This program is funded by TBRA.

Permanent Supportive Housing. Permanent Supportive Housing is affordable housing with supportive services available to the residents. There is no limit to length of stay. This is typically the end of the Continuum of Care for homeless population; this population usually needed ongoing rental assistance and supportive services. There is NO Permanent Supportive Housing in Mason County.

Summary of Mason County Capacity for Homeless Persons & Families – September 2005

Emergency Shelter Capacity		
	Target Population	Units
Mason County Shelter	Families with children	6
EFSP- Motel Vouchers	General population	68 nights
Total		6 units
Transitional Housing Capacity		
Mason County Shelter	Families with children	12-16
BHR – HOME TBRA	BHR clients	17
SPSITHA	Skokomish Tribal members	2
Total		31-35
Permanent Supportive Capacity		
		0

- c. **Permanent Affordable Housing.** *Affordable housing is defined by HUD as housing that is costing the household no more than 30% of their gross income directed towards gross housing costs (including basic utilities). Lower income households paying more than 30% for housing costs are considered housing cost burden. Nearly 40% of Mason County’s renters are paying more than 30% of their gross household income toward housing costs. In 2000, nearly 20% of all renters were paying 50% or more. Low cost housing, and associated support services are a critical component in a plan to reduce the incidence of homelessness. Affordable housing options include: government-assisted units where the subsidy is tenant or project-based; below market rentals contractually restricted to keep rents affordable to persons whose income is below 50% of median income for area; and private rentals with lower rents.*

The Housing Authority of Mason County provides the tenant-based assistance program through 176 Section 8 Vouchers. Clients from the Mason County Transitional Housing and BHR’s TBRA programs receive priority placement as these clients transition into permanent housing. The Housing Authority of Mason County also owns 109 low-income rental units (including USDA-RD, HUD and other tax-credit properties).

South Puget Sound Inter-tribal Housing Authority provides 6 Section 8 housing units and 2 affordable housing units for Skokomish Tribal members

Habitat for Humanity has built 10 permanent homes targeting families with incomes 30% - 50% of median county income. Habitat also provides “a family friend” to work with families during their transition from being a renter to being a homeowner and tax payer.

Kitsap Consolidated Housing Self-help Program has built about 90 homes in Mason County (Parsley Sage, Springfield Park, and Oak Park). Eligible families receive UDA mortgages, and are required to contribute 65% of the labor equity.

Mason County Shelter obtained an 8-unit building through WA Housing Trust Fund.

Low-income rental units

Apartment Complex	# units up to 30% Median Income	# units up to 50% median income	# units up to 60% median income
Mason County Shelter		8	
Fairmount Cove Apartments, Shelton		39	
Goldsborough Cove, Shelton		20	
Kneeland Park, Shelton	2		19
Pine Gardens, Shelton		24	4
Ashford House, Belfair**	24		
Belfair House, Belfair**	24		
Saratoga Spring, Shelton**	43		
Fir Tree Park, Shelton**	60		
Goldborough Creek, Shelton*	24		
Harmony House, Shelton**	30		

** Seniors (over 62 years of age) or persons with disabilities only.

d. Supportive Services

Once families and individuals have secured stable, affordable housing, usually support services are needed to break the cycle of poverty. Supportive services help families and individuals who were formerly homeless, to identify the causes of their homelessness situation and develop new skills and/or strategies to avoid these crises in the future.

Agency	Supportive Service Provided
DSHS - Shelton	Cash assistance, medical coupons, food stamps, child care vouchers, emergency assistance, employment counseling
Behavioral Health Services	Case management and programs for individuals with mental illness or substance abuse
Child Care Action Council	Crisis nursery, childcare assistance
Community Action Council	WIC
Mason County Health Department	First Steps (Maternal Support services), Nurse-Family Partnership, HIV/AIDS Case Management
Saint's Pantry	Food
North Mason Food Bank	Food
Hood Canal Food Bank	Food
Matlock Food Bank	Food
Turning Pointe	Domestic Violence advocacy, counseling, support groups, emergency motel vouchers
SOCK	Food, emergency commodities
ESD 113 Youth Services	Youth employment program
Shelton School District – Homeless Prevention	Youth outreach
Habitat for Humanity	Family friend education program
Work Source	Employment
Olympic College	Education
CHOICE Regional Health	Information, referral, assistance for access other programs, health insurance, medical home
Faith-in Action	Basic needs assistance for seniors
St. Vincent de Paul	Clothing, household items
Mason County Transit	Free public transportation within Mason County

e. Special Needs Housing

In addition, to the earlier described housing capacity, housing dedicated to special populations is available in Mason County. Most of these housing programs offer associated support services.

Housing Capacity for Special Needs Subpopulations

Agency/project	Population Served	Number of Units
Exceptional Foresters	Adults with Developmental Disabilities	6 Living Support Units & 2 Licensed Board Homes
Turning Pointe	Victims of Domestic Violence	1 Safe Bed

D. Gaps in the Current Continuum of Care System.

In 2003, Mason County Housing Coalition reviewed and updated its Continuum of Care plan. The following is a summary of gaps in existing housing and supportive services system in Mason County.

- Emergency Shelter for Individuals
- Emergency Shelter for Youth
- Transitional Housing for General Population
- Permanent Supportive Housing
- Domestic Violence Shelter
- Transitional Housing for Victims of Domestic Violence

The following is a summary of additional capacity needed, as needs outpace capacity.

- Emergency Shelter for Families with Children – 34 families turned away /month
- Transitional Housing for Families with Children –
- Affordable Housing Options –Wait list for tenant-based Voucher program is

The following Support Services gaps were also identified:

- Additional case management capacity at Mason County Shelter
- Case Management capacity for unsheltered homeless population
- Homeless Information Management System

E. Strategies and Budget for Phase I Activities

The Homeless Housing and Assistance Act and associated guidelines require communities to develop local strategies to reduce homelessness for 50% in ten years (2016). These strategies need to be organized according to the following objectives:

- Reduce the number of homeless families
- Reduce the number of non-chronically homeless individuals
- Reduce the number of chronically homeless individuals
- Reduce the number of homeless youth
- Conduct adequate data collection and planning to effectively manage limited resources for homelessness.

The Mason County Housing Coalition/Homeless Work Group recommends that the following strategies to be implemented in Phase I of the 10-year Homeless Plan.

Reduce the number of homeless families.

Strategy #1: Develop and implement policies and practices that ensure that affordable building lots continue to be made available to support the self-help and other low-income home ownership programs. (Mason County Administration)
Costs: no expenditures budgeted for 2006

Strategy #2: Ensure that homeless families are enrolled into health care and other social services for which they are eligible (ConneXions)
Costs: no expenditures budgeted for 2006; grant received to cover expenses item of \$1,200/year through Mason County Labor Council.

Reduce the number of non-chronically homeless individuals

Strategy: Support the development of a Domestic Violence Shelter in Mason County. (Turning Pointe)
Costs: no expenditures budgeted for 2006

Reduce the number of chronically homeless individuals

Strategy: Reintroduce the Homeless Outreach Program (PATH) in Mason County (BHR and Mason Thurston Regional Support Network)
Costs: expense item of \$45,500 in Plan for 2006;
Funding Source: needs to be developed.

Reduce the number of homeless youth

Strategy: Ensure that homeless youth are enrolled in health care and other social services for which they are eligible (Shelton School District Homeless Outreach and Readiness to Learn)
Costs: expense item of \$4,800 for 2006
Funding Source: SHB 2163

Conduct adequate data collection and planning to effectively manage limited resources for homelessness

Strategy #1: Plan and implement a more comprehensive homeless count in January 2006 (Mason Matters)

Strategy #2: Plan and conduct a Homeless Summit in May 2006

Costs: expenses items \$5,000 (homeless count), \$3,000 Summit, \$17,500 (strategy planning and implementation) for total of \$25,500

Funding Source: SBH 2163

Strategy #3 – Ongoing follow-up of Homeless Plan

Costs: expenses of \$20,000 for 2006

Funding Source: SBH 2163 and other sources to be identified

F. State Submission Sections

The following sections contain the same information presented in the earlier sections; however, it is organized in a specific format mandated by the Department of Community, Trade and Economic Development. CTED is requiring that data be formatted in a specific way so that staff can easily find and compare information among jurisdictions, while writing the state's own ten-year plan.

Section 1 – Contact Information

Jurisdiction:	Mason County
Other Jurisdictions Represented in this Plan	City of Shelton
Date of Plan Adoption:	Dec 20, 2005

Jurisdiction Contact Person		Plan Contact Plan	
Name:	Emmett Dobey	Name:	Kimberley Klint
Title:	Director, Community Development	Organization:	Mason Matters
Address:	411 Nth 5th Shelton WA 98584	Address:	PO Box 1580 Shelton, WA 98584
Phone:	427-9670 ext. 262	Phone:	427-9670 ext. 543
e-mail	emmettd@co.mason.wa.us	e-mail	kak@co.mason.wa.us
FAX		FAX	427-7787

Planning Group Name	Mason County Housing Coalition/ Homeless Work Group
----------------------------	---

Planning Body Members		
Name	Agency	Representing
Jayni Kamin	Mason County Commissioners	local government
Bob Fink	Mason County Planning	local government
John Tarrant	City of Shelton	Local government
Chuck Wayman	DSHS	State government agency
Judy Mehan	DSHS	State government agency
Michelle Walker	D. of Corrections	State government agency
Patti Jo McGill	Turning Pointe	DV Service provider
Barb Skillman	Shelton School District	Local education
Mia Kantas	MC Shelter	Non-profit service provider
Sherri Waller	BHR	Non-profit service provider
Michelle Heading	Habitat for Humanity of MC	Non-profit service provider
Arnold Fox	MC Housing Authority	Non-profit service provider
Bobbi Miller	MC Housing Authority	Non-profit service provider
Dale Lewis	Community Action Council	Non-profit service provider
Mark Kennedy	ESD 113 – Youth Services	Education service provider
Lisa Hayes	Cold & Hungry Coalition	Non-profit service provider
Sue Sheldon	SOCK	Non-profit service provider
Cecilia Sande	First Baptist Church	Faith community
Kimberley Klint	Mason Matters	Non-profit community

Homeless Focus Group –Mason County Shelter (December 14, 2005)
Krystal and children
Melissa and children
Casey

Section 2 – Homeless Population and Subpopulation

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	0	1	55	56
2. Homeless families/children	7	12	9	28
2a. Person in Homeless Families/children	23	38	25	86
Total (lines 1+2a)	23	39	80	142
Part 2: Homeless Subpopulations				
Chronically Homeless	7		16	23
Severely Mentally Ill	33			33
Chronic Substance Abuse	10			10
Veteran	0			0
Persons with HIV/AIDS	1			1
Victims of Domestic Violence	31			31
Unaccompanied Youth	20			20
Single Adult Men*	?			?
Chronically Physically Disabled	?			?

Section 3 - Housing Activity Chart – (insert Sect 3 document here)

Section 4 – Homeless Service Needs

At-risk Households

Prevention Services.

Rental assistance programs are inadequate to meet the need; these funds are typically exhausted within two months of allocation (only can serve 8-10 households/year). There are no local credit counseling, life skills or mortgage assistance services/programs to assist at-risk households

Supportive Services - Case Management

Case management support for families-at-risk is limited to families who are engaged in other programs that offer case management (e.g. Nurse-Family Partnership, BHR, Birth to Three, HIV/AIDS, Area Agency on Aging). These programs have limited impact due to program eligible restrictions.

Supportive Services – Alcohol and Drug-abuse Treatment

Substance abuse services are available to Medicaid-eligible women and men through BHR and Providence-St. Peter's respectively. Programs that offer sliding-fee scale for other –low income individuals and/or families are very limited.

Supportive Services – Mental Health

Affordable mental health services are limited to families who are Medicaid-eligible, or those few private providers who offer sliding-fee scales. There is no community mental health center in Mason County.

Currently Homeless Households

Housing

Mason County has significant gaps in its continuum of care. There is no emergency shelter for youth or individuals who are homeless. The capacity for emergency shelter for families with children is inadequate (about 34 families turned away per month). There is no transitional housing for youth or individuals; the capacity to service families with children is inadequate (due to funding cut this will be reduced from 16 units to 12 units). There is no permanent supportive housing. There is an inadequate capacity to meet the needs of permanent affordable housing; Section 8 voucher program typically has a two-year wait list. There is no community strategy or capacity to house sexual offenders or other high-risk discharges from the criminal justice systems.

Outreach.

Mason County has significant gaps in its Outreach service system. There is no agency deliberately targeting the mentally ill or substance abuse homeless populations. Shelton School District is the only school district with capacity to do outreach to homeless youth. ESD 113 Youth Service did offer outreach capacity, but this program was cut due to priority shifts.

Section 5 – Summary of Homeless Strategic Plan (insert 2005 Draft Plan
–Excel document here)

**Section 6 – Recommendations for State Legislative and Policy Changes
Needed to Address Homelessness**

1. Funding for Section 8 Housing Vouchers needs to expand ten-fold. Before the current federal funding reductions, Mason County already had a two-three year waiting list. This situation has persisted over the past decade.
2. Expand Home State funding to be a state-wide initiative.
3. Expand subsidized child care programs for low-income families, as an effort to support families return/maintain gainful employment
4. Modify the BECA bill, so that it supports and encourages youth to stay in school (not kick them out of school for being truant).
5. Add victims of domestic violence to the list of citizens protected under the non-discrimination housing act. Victims of domestic violence are at risk of losing their affordable housing options if they have been engaged in any incident of D.V.
6. Add ex-felons (with families) to the list of citizens protected under the non-discrimination housing policy, especially when ex-felons return to their families, placing their families at-risk for losing affordable housing.