



Homes for All Leadership Group

“Providing innovative leadership toward ending homelessness”

Tuesday, June 13, 2017, 9:00 am

Meeting Notes

Welcome & Introductions

Commissioner Garrido opened the meeting and thanked the Salvation Army for hosting the group each month. Attendees introduced themselves. No changes were noted for meeting materials or for the May 9 meeting notes.

Legislative Updates

a. State: Homelessness Funding (Real Estate Recording Fees)

Doug Washburn reported that HB1570 passed House and is currently moving through the Senate Ways & Means committee.

Kurt Wiest reported that HB1633, pertaining to renters rights and source of income discrimination, has been reintroduced in the second special session.

b. Federal: HUD funding for Housing Authorities

Kurt Wiest reported that the proposed Administration budget for HUD would slash nearly every housing program. Federal legislature committees are now developing budget proposals. General indications are that it will be very draconian with the best case being cuts of 1-3%. As the federal government pulls back its funding, we need to work on local solutions.

Subcommittee Reports

i. Data

This subcommittee has not met since the last meeting and has nothing new to report.

Our Goals

Reflections on the past year

It has been a year since the Kitsap Homelessness Workshop at the Suquamish House of Awakened Culture. Commissioner Garrido invited the group to reflect on progress over the last year at the next meeting.

➤ *Kirsten will the report from the Kitsap Homelessness Workshop to the group for discussion at the next meeting.*

2017 Goals

a. [Housing First project for 2-10 people](#)

The project to purchase a motel to be used as Housing First units did not “pencil out” with the needed improvements to meet federal requirements for Housing Choice vouchers.

Some Housing First model housing and service delivery is being provided through a partnership with KCR and Kitsap Connect and local landlords.

b. [Alternative housing modules for 20 people](#)

Boarding House project – no report

Kitsap Tiny Cottages – SK Pilot

i. **Buildings**

Tim Blair reported that funding has been donated for 12 cottages; some have been built, others will be constructed over the next few months. West Sound Skills Center has one under construction. He is continuing to get calls from churches that want to sponsor and/or build cottages. Leo’s Towing has volunteered to move cottages to sites in the future. The process of building them is very “community building” in and of itself.

In the future, he recommended building them on site, if the site is known, to reduce the hassle of moving them. The plan is to do wiring on all cottages at the same time – probably “on site”.

The bigger issue is raising money to move a portable to the site, remodel the portable, and do the necessary site preparation. United Way will take donations for the cottages, but there may be challenges with other kinds of donations.

➤ *Commissioner Garrido will follow up with Carl Borg at United Way to clarify what kinds of donations are allowed.*

ii. **Property/Site Development/Permitting**

Angie Silva reported that County staff has identified a list of about 10 locations that are owned by Kitsap County. Commissioner Garrido met with Mayor Putaansuu and Nick Bond regarding regulations and permitting in Port Orchard, since one of the best potential properties is in Port Orchard city limits. These issues include parking and storm water mitigation; there may be different requirements since this is not a permanent housing use. There is a presentation scheduled for a Port Orchard City Council Meeting in July. Also anticipate having some public meetings. Potential neighbors are expressing their concerns about the impact on the neighborhood.

South Kitsap High School would like to do two more in the Fall Semester, but the program needs to raise funding.

Angie and County staff are also working on understanding the utilities requirements and costs. A civil engineer has volunteered his time to assist with site preparation for this temporary use. Examples in the City of Seattle and Olympia provide some guidance for on-going operating costs. It will be on the order of thousands of dollars to do this infrastructure work.

Kim Kumpf reported that the Suquamish Tribe has ordered materials for their first cottage this morning. The Tribe will be having a public meeting soon to get more public input and to provide information to the public about the project. They will be called “tiny shelters.” The plan is to locate them near existing tribal buildings with wrap around services provided.

The Tulalip Tribe is building tiny cabins with solar panels in order to reduce utilities costs.

- *Angie will look into Department of Ecology grants for “green development.”*
- *Jeff will develop a hand-out for the group for next time with more details about infrastructure & utilities costs.*
- *Kim suggested applying for Appendix X grant from Suquamish Tribe. Jeff will follow-up.*

iii. Case Management

Monica Bernhard presented information about the type of case management that KCR currently provides. The needs of the community have evolved over time, including serving people with higher needs and barriers. This can result in lower outcomes because the challenges are greater. Case management is voluntary, so people need to find value in what they are receiving. How we understand poverty is critical to how we approach the problem. Not all people’s experience of poverty is the same.

All KCR case managers receive Family Development Specialist training and continuing education. Many case managers have 4 year degrees. Currently the average caseload is 25-35 participants per Family Development Specialist. Individuals with extreme issues require more intensive case management and corresponding lower caseloads.

KCR uses a “Strengths Based Approach,” including developing a Housing Stability Plan, motivational interviewing, trauma-informed care, and progressive engagement (a tailored approach to case management).

For the Kitsap Cottages model we need to balance the needs of individuals with high needs with using this as a learning collaborative for the Homes for All group. Participant selection criteria will need to take these things into account.

The Housing Solutions Center will assess households and refer them to placement in the cottages. The property management entity will be responsible for tenancy and

landlord requirements. Case management will provide on-going support services and assist people with moving on to more permanent housing.

Potential participants could be referred through Drug Court, Vet Court, and Behavioral Health Court. At some point, we could set up a peer-based accountability model (like Oxford Houses).

There are questions to be answered regarding the criteria for participating in the Cottages program.

Recommendation: initially screen in households that exhibit a higher likelihood for success. This will give the program partners the opportunity to learn about how to qualify clients.

Recommendation: at a minimum, for case management requirements: development of a Housing Stability Plan and follow-up, then progressive engagement approach for what is needed for each client. This is a new model for Kitsap; we will need to look beyond the way we do it now – including adjusting hours of service and assisting with community building.

Recommendation: accept people who are literally homeless and people who are being pushed out of a housing situation and don't have other opportunities for obtaining housing.

There are many other key questions to be answered as we move forward regarding implementing a self-governance model and how much of the LIHI model will work in Kitsap.

➤ *Kirsten will send the group the reference for Andrew Heben's book, Tent City Urbanism, which includes information about other village models.*

iv. Client engagement and self-governance

Robin O'Grady shared information about the importance of outreach and engagement and work being done through the Kitsap Connect project. This program uses a Strengths Based Approach that builds on a client's self-identified interests and goals. They also use Harm Reduction techniques to support client safety while they are engaged in case management. There is a strong need to build rapport through small ways – helping make calls, being a listening ear.

The term "case management" can have negative connotations; instead use "supportive services" or "care coordination."

v. Financing – postponed to next meeting

vi. Web Presence/Messaging/Communications

Service Group Donations – Randy Spitzer has been visiting service clubs, making presentations. He has made quite a few so far, and many more scheduled. He gets good feedback from organizations and generally positive reception. He has not yet received donations, so plans to ask more specifically for funding from these groups.

A volunteer has stepped up to assist with our web, Face Book page, and a coordinated message. Tamra Ingwaldson, with United Way, can help with volunteer coordination.

Recognition Plaques – The League of Women Voters has developed recommendations for “markers” on the cottages that recognize contributions from community groups and individuals. They recommend a centralized location plaque for each village that lists major contributors, in addition to “Welcome to XXXX Village.” At LIHI, tiny house plaques on each house say “Made with love by xxxx.” Someone will need to define “major donor.” Housing Kitsap gives “Welcome Home” plaques made by SK High School students to each self-help ownership house participant.

Commissioner Garrido suggested the idea of some sort of a handbook of information that we have shared and developed over the last year. This would help coordinate some of this knowledge, enabling easier sharing with each other and others.

➤ *If anyone is interested in collating information, please let Kirsten know.*

Presentation: Housing Levy

Daryl Daugs presented information on a possible housing levy, called Bring Kitsap Home. It would establish a Kitsap County Affordable Housing Trust Fund. Funding from a housing levy would go into a dedicated fund to support affordable housing and programs for homelessness. This would be a real estate tax through two different legislative authorities (RCW 84.55 and 84.51.105) that allow different income-level households to be housed.

Three housing levies have passed in our state so far: Seattle, Bellingham, and Vancouver. Other jurisdictions are considering a ballot measure now: Olympia/Thurston County, Jefferson County, Everett/Snohomish, Tacoma/Pierce County, and Spokane.

The group is suggesting \$.036/\$1000 Assessed Value = approximately \$11.25 million x 7 years. It would have to be approved again by voters in 7 years.

The Board of Commissioners decides whether to put it on the ballot (ask the public if they want to support a housing trust fund), draft the ordinance, and then (if approved), enact the ordinance.

The responsibility of public stakeholders is to provide recommendations on priorities, timing, service delivery, and distribution.

Bring Kitsap Home has not yet asked for endorsements from groups supporting it because that would be premature. At this time, they are working to raise community awareness.

Bring Kitsap Home’s recommendations for expenditures: production and preservation of homes, rental assistance and support, revolving loan fund, low-income and work force homeownership, and administration. Production estimates are being developed.

Recommendations for distribution: utilize existing County Human Services granting processes, such as the existing RFP process like HHGP/CDBG/HOME, and using an advisory committee process (using geographic and municipality designated representation).

Options for timing to put it on the ballot include November 2017, February 2018, or November 2018. Each has pros and cons.

➤ *All are invited to attend a briefing on a possible housing levy at the Commissioners Meeting on June 19 @ 2pm in the Port Blakely Conference Room.*

Leadership Group Composition

This will be included on the next agenda.

Next Meetings: 9 a.m. at the Salvation Army
 July 11
 August 8
 September 12

Meeting Participants

Commissioner Charlotte Garrido	Kitsap County
Judge Jeanette Dalton	Kitsap County Superior Court
Robin O’Grady	Kitsap Connect
Kelsey Stedman	Kitsap Connect
Angie Silva	Kitsap County Commissioner’s Office
Monica Bernhard	Kitsap Community Resources
Clive Stewart	Kitsap Veterans Advisory Board
Stacey Smith	Kitsap County, Area Agency on Aging
Kim Kumpf	Suquamish Tribe
Doug Washburn	Kitsap County, Human Services
Kirsten Jewell	Kitsap County, Human Services
Kurt Wiest	Bremerton Housing Authority
Daryl Daugs	Habitat for Humanity
Redge Campbell	Kaiser Permanente
Dr. Susan Turner	Kitsap Public Health
Don Nelson	Port Orchard United Methodist Church
Jeffrey Rowe	Kitsap County, Community Development
Susanne Hughes	League of Women Voters
Connie Syapin	League of Women Voters
Carollynne Zimmers	League of Women Voters
Sean Raybell	Department of Corrections
Joe Roszak	Kitsap Mental Health Services

Stuart Grogan	Housing Kitsap
Tim Blair	SK Project Share
Tamra Ingwaldson	United Way of Kitsap County
Lisa Kurek	Eagle Wings Case Management
Tony Kurek, Sr.	Yaweh Builders
Robert Parker	Private Citizen