Homes for All Leadership Group
"Providing innovative leadership toward ending homelessness"
Tuesday, November 14th, 2017, 9:00 am

Meeting Notes

Welcome & Introductions
Commissioner Garrido opened the meeting and thanked the Salvation Army for hosting the group each month. The group has identified a direction over the last year and now is the time to start moving to get something on the ground.

Reports/Updates
i. **Kitsap Continuum of Care Coalition**
Sarah van Cleve reported that the Coalition recently had an election for new executive committee members. The Coalition is working on preparing for Project Connect in January, and will now have three sites: Bremerton, Port Orchard, and Kingston. CoCC is promoting Hunger and Homelessness Awareness week. Proclamations were signed by several jurisdictions recognizing this awareness week. The name for the CoCC has been changed to Kitsap Housing and Homelessness Coalition.

ii. **October Field Trip: Quixote Village and Drexel House**
A slideshow was presented about the recent tour to Quixote Village and Drexel House.

Commissioner Garrido, Kirsten Jewell, and others who attended the tour offered key take-aways on Quixote Village, a 20-unit tiny house village that provides permanent supportive housing. The program offers 24-hour staff, a community garden, and ADA accessibility. It was noted that Quixote Village did not increase crime rates and residents helped with beautification in the area.

Kurt Wiest debriefed the group about Drexel House. Catholic Housing Services learned throughout the development process to help inform best practices. The project has transitioned to being 16 shelter beds and 20 units of permanent supportive housing, and a new building with 50 units of supported housing for veterans. Kurt was impressed by the robust supportive services available to the residents. He noted that our community needs a similar project and the development would take some time. BHA is willing to take the lead, and has seed money for the project.

iii. **Suquamish Tiny House Village**
The Suquamish tribe was able to build 6 tiny houses. They are situated on a parcel of land across from the tribal center. They have bathroom and shower facilities available which were already in case for the Canoe Journeys guests during the summer. All units have been occupied and the project has been open for about 1 month.

iv. **Almira Encampment**
Housing Kitsap may need the property sooner than previously planned. An update will be provided next month.

v. **League of Women Voters event**
Members of the League announced a forum that will be held Saturday, November 19, at the Eagles Nest at the Fairgrounds, 10am-noon. The community education forum is titled "Where Are You Sleeping Tonight?" and will provide a progress report on homelessness efforts in Kitsap County and will feature speakers including Charlotte Garrido, Charlotte Sanders, Kirsten Jewell, and Sarah Van Cleve, moderated by Daryl Daugs.

vi. **State Advisory Council on Homelessness: Tiny Shelters Report**
Kirsten Jewell chairs the State Advisory Council on Homelessness. The Council is made up of different individuals appointed from different sectors, and provides recommendations to the governor about ways to address homelessness. Kirsten provided an overview of a recently released report on tiny shelters. The Council decided to focus on tiny shelters as they are already happening across the state. Tiny shelters are an appropriate response to not having enough emergency shelter units. While tiny shelters are less costly to construct they have trade-offs including less safety, amenities, and durability. This makes the units only suitable for temporary interim housing and should not be considered permanent housing. Tiny shelter projects should be treated as emergency shelter for state funding, and not divert funds for affordable housing from other funding areas. These projects need additional study and formal evaluations.

Several questions were asked about return on investments, cost of implementing, capital, and reconciling with the housing first model. As the existing projects are from many different sources there is no clear ways to analyze costs. The report does not address tiny shelters used in low-barrier Housing First model; tiny shelters are intended to be short term, not permanent housing.

2017 Progress on Small Cottage Communities

Homes for All Cottages – SK Pilot
Commissioner Garrido reviewed a packet which provides an outline of the Homes for All program, subcommittees, participants, construction, housing plan, and supportive case management. She proposed the name "Santana Village" for the SK Pilot Village, in recognition of Sally Santana. A property owner in Port Orchard has approached the

County with land and the property is being examined for suitability. Currently 11 houses have been built to date and 18 have been sponsored.

Tim Blair remarked that the churches are awaiting a location. Once one is selected he expects that they will ramp up efforts and donations.

> *Tim Blair will connect with Angie about permitting for kitchen and bath facility.*

i. **Site Procurement**
Angie Silva detailed some of the details still under development such as type of lease agreement, costs, insurance, and submittal to Port Orchard. Work will need to be done to coordinate with neighborhoods.

The estimated approval timeline is 120 days to process the permit. This does not include the work required to prepare the application. This would be a conditional use permit which requires the highest level of examination and will require information about parking, proposed development siting, storm water control, roadway access and a public hearing.

ii. **Care Coordination**
Monica presented a general outline for case management services offered from KCR or any other organization. KCR case management follows the strengths-based approach model. The level of case management required will be depended on the participants identified for the program. The plan is to start with people that are expected to be more successful, that are employed or can soon be employed, and will require less intensive case management. The goal will be to get the individual connected to housing; some may need to stay longer due to the difficulty in finding affordable housing. Income is the biggest barrier to getting people out of shelter and into permanent housing. Length of stay is intended to be short term, but has no end date.

Housing Kitsap is planning to be the property manager, and KCR is planning to provide the case management. Background checks will be performed, following KCR's standard of criminal history of 3 years without felony and 1 year without misdemeanor. Participants will not be required to have supportive services, but will be required to meet with case manager to work on housing plan.

> *Monica will work on tailoring the outline for care coordination toward the needs of low-risk individuals.*

iii. **Village Governance**

Details need to be worked out on operational issues and governance. A governance subcommittee should be developed to work on these issues. Monica Bernhard, Stuart Grogan, Kitsap Rescue Mission, and Sheryl Piercy were mentioned as potential members for the group.

> *Form governance committee within 1 week.*

iv. **Web Presence/Messaging/Communications**
A Homes for All Facebook pages has been created by Fred Chang (as a private interested citizen). The online presence now includes:
Facebook page: https://facebook.com/HomesforallKitsap/
Leadership Group webpage: http://www.kitsapgov.com/hs/housing/hcc.htm
Homes for All Kitsap Cottages webpage:
https://spf.kitsapgov.com/BOC_p/Pages/HomesForAll.aspx

Once we have more details about the SK site, more engagement will be possible.

> *Leadership Group: Stay in touch to provide unified communication.*

v. **Outreach**
Jim Bolger suggested that this include a concrete communication strategy. In the first attempt to build a tiny shelter development there was a lot of initial push back. He suggested slow and steady communication about this group, the plans, and providing background about successful programs in Suquamish and across the state. It will also be important to ensure that messages are being coordinated and put out in other forums, such as the League of Women Voters.

> *Need to have robust conversations with the property owner, determine who the residents will be, and who is managing the project.*

> *Need to do outreach about exact site and talk to neighbors and business, and ask for their assistance, like parking.*

vi. **Financing**
Kurt Wiest commented that to build permanent supportive and affordable housing multiple sources of funding are required. These would include the Housing Trust Fund, CDBG, HOME, 9% Tax Credit, and the mental health 1/10th of 1% County fund. It will be important to also look at agency funds and local fundraising.

Mayor Erickson mentioned that the City of Poulsbo is exploring an impact fee for affordable housing. Poulsbo can write code to implement a 1% impact fee, and other jurisdictions could as well. This would be passed by ordinance. Other impact fees are being assessed for schools, parks, and roads, but no one has done one for affordable housing. It could be a sustainable long-term fund.

vii. **Commitments and Closing Comments**
Members around the room discussed their agency/group affiliation and their involvement in the tiny shelter project.
- Stuart Grogan – Housing Kitsap – will be participating as the property manager and has legal rights to enter contracts.
- Sean Raybell – Dept. of Corrections – will assist with screening, site visits, and help with security.
- Monica Bernhard – Kitsap Community Resources – will provide case management services.
- Lisa Nickel – Kitsap County Prosecution Attorney's Office - will provide legal advice to the County on this project.
- Tim Blair – Project Share – will provide construction of the tiny shelter units.
- Carl Borg – United Way of Kitsap County – will act as the fiscal agent.
- Kody Russell – Kitsap Strong – unsure of role. Provides training on trauma-informed care.
- Kurt Wiest – Bremerton Housing Authority – moving forward with concept of permanent affordable housing development of 75-100 units.
- Charlotte Garrido – Kitsap County Commissioner – keep conversation going and goal planning.
- Becky Erickson – Poulsbo City Mayor – exploring impact and mitigation as a way to provide a sustainable funding source for affordable housing. Ensure Housing Trust fund is funded at state level.
- Sarah Van Cleve – assist with governance. Manages section 8 programs to help people stay housed.
- League of Women Voters – help to educate community on what to expect from tiny shelter project. Can help with writing grant applications.
- Angie Silva – supportive role to the commissioners.
- Cory Derenburger – Kitsap County Human Services – record notes and assist Kirsten Jewell.
- Kirsten Jewell – provide the information needed to inform conversations.

Next Meeting

9am at the Salvation Army
December 12th
January 9th
February 13th

Meeting Participants

Commissioner Charlotte Garrido	Kitsap County
Angie Silva	Kitsap County Commissioner's Office
Carl Borg	United Way of Kitsap County
Sarah Van Cleve	Bremerton Housing Authority
Kurt Wiest	Bremerton Housing Authority
Connie Syapin	League of Women Voters
Kody Russell	Kitsap Strong

Doug Washburn	Kitsap County, Human Services
Kirsten Jewell	Kitsap County, Human Services
Cory Derenburger	Kitsap County, Human Services
Tim Blair	Project Share – Ekklesia Church
Sean Raybell	Department of Corrections
Sue Hughes	League of Women Voters
Carolyn Zimmerman	League of Women Voters
Lisa Nickel	Kitsap County Prosecuting Attorney's Office
Roland Arper	Port Orchard United Methodist Church
Jim Bolger	Kitsap County, Department of Community Development
Monica Bernhard	Kitsap Community Resources
Beverly Kincaid	Sound Resources NW
Darrell Fry	Ekklesia Church
Becky Erickson	Poulsbo City Mayor
Joe Roszak	Kitsap Mental Health Services
Craig Thomas	Citizen
Randy Spitzer	Citizen
Victoria Hilt	Citizen