



New Temporary Emergency Housing Program (Mile Hill Road)

Neighborhood Informational Meeting

May 25, 2021



Welcome

- Welcome Remarks
 - Commissioner Garrido
 - Sandy Byrne, Dispute Resolution Center

Agenda

- Introduce Panel
- Brief Presentation
- Questions from the Audience - Enter Questions into Q&A Box, Moderator will direct question to the panel
- Closing Comments

Panelists

- Moderators: Mary Hancock, Sandy Byrne, China Cooper, Dispute Resolution Center of Kitsap County
- Commissioner Charlotte Garrido
- Chief Jeffrey Menge, Kitsap County Sheriff's Office
- Doug Washburn, Director, Human Services
- Jeff Rimack, Director, Community Development
- Kirsten Jewell, Manager, Housing and Homelessness Division
- Nancy Olsten, Executive Director, Kitsap Rescue Mission
- Gina Glowen, Case Manager, Kitsap Rescue Mission
- Shannon Turner, Board Vice President, Kitsap Community Resources & Executive Legislative Assistant to Rep. Tara Simmons

Presentation Topics

- Background on SK housing need and county plans to address homelessness
- Why did the County purchase this building?
- Why was this facility selected?
- What is happening now?
- When will it begin operations?
- Who will it serve?
- What will the program include?
- How is it being funded?
- What is the County's role?
- Questions

Emergency Housing Need in South Kitsap

Across Kitsap County
last year, **1,747**
households requested
help with housing

146 South Kitsap
households requested
help with housing last
year, including **40**
households with
children

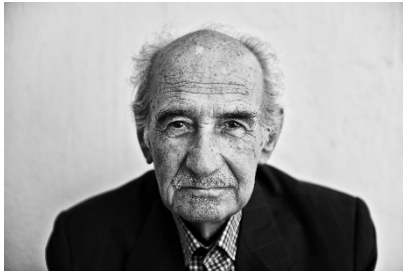


In a 2020 24-hour survey,
in SK **118 people** were
living without a home



Source: 2020 Kitsap Point In Time Count – 118 individuals homeless in SK on 1/23/20

Why are so many people homeless? Why has homelessness increased over the last decade?



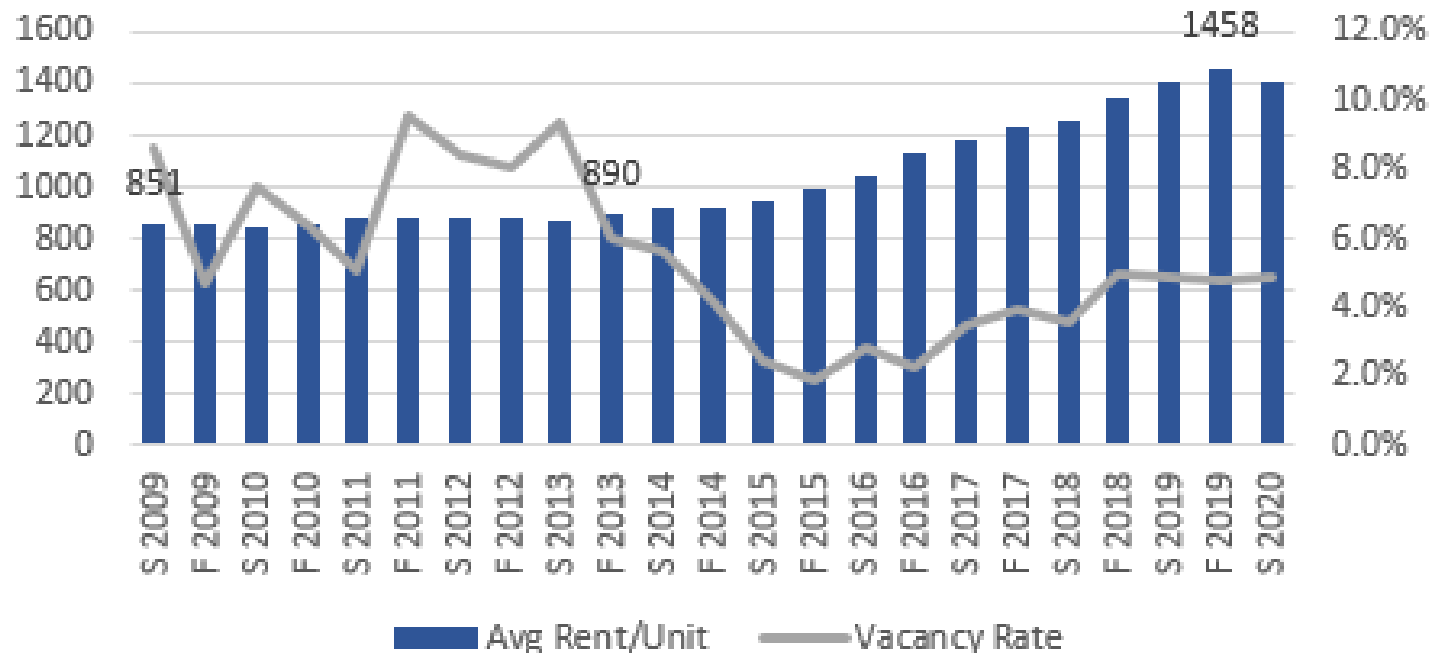
What changed?

1. *Cost of housing* has increased
2. *Wages* for many are stagnant
3. Not enough *affordable AND available housing*
4. Once displaced, *huge barriers* to finding housing again

Cost of housing drives increases in homelessness

Average rent has increased **40%** in the last five years

Kitsap Rent/Unit and Vacancy Rates



Source: UW Washington State Apartment Market Report



Incomes not keeping pace with housing costs

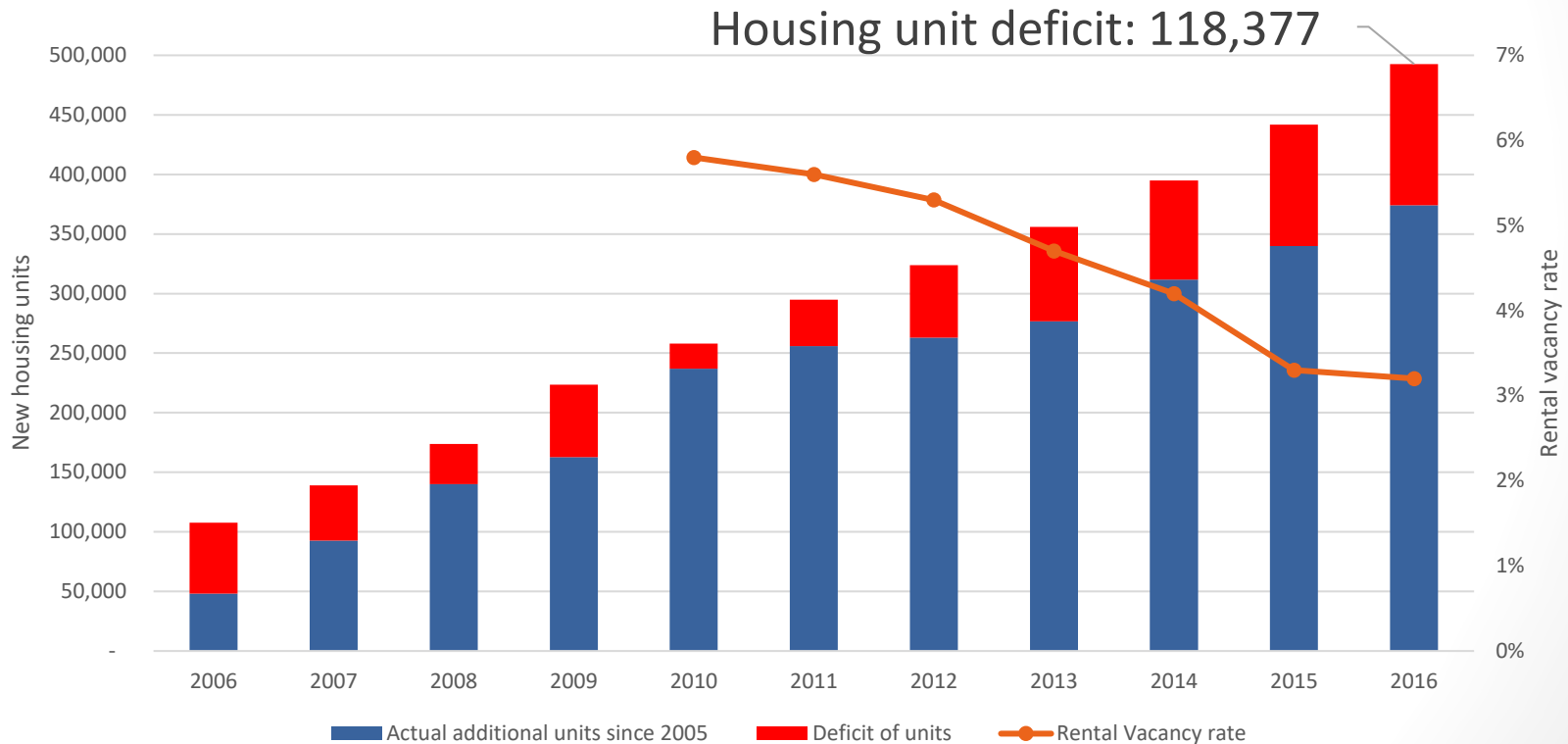
Rent is growing faster than income, for poor and average Americans



Data sources: U.S. Census Bureau American Community Survey one-year estimates; inflation adjusted using the Bureau of Labor Sta

Washington State:

Deficit of new housing units necessary to maintain 2005 ratio of people to housing units



Source: American Community Survey 1-Year Estimates

http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_1YR_DP04&prodType=table
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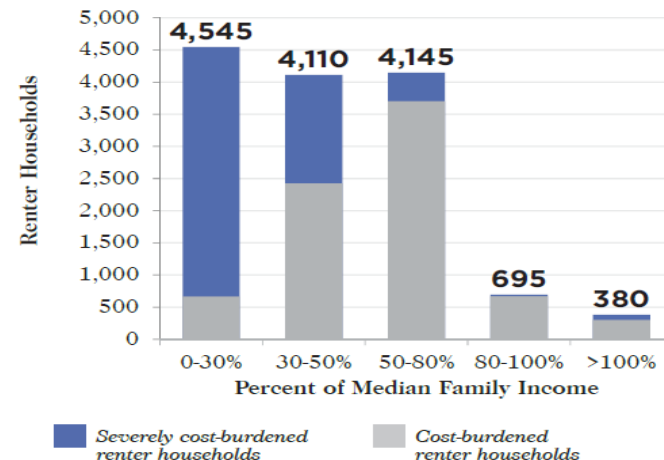


Department of Commerce



Even more households
are at high risk for
homelessness

13,875 Renter
Households pay more
than 30% of income for
housing, often 50%+



Once you are homeless,
it is extremely difficult to
find housing again.

**biggest barrier = finding affordable
housing**

What works to get people back to stable housing?

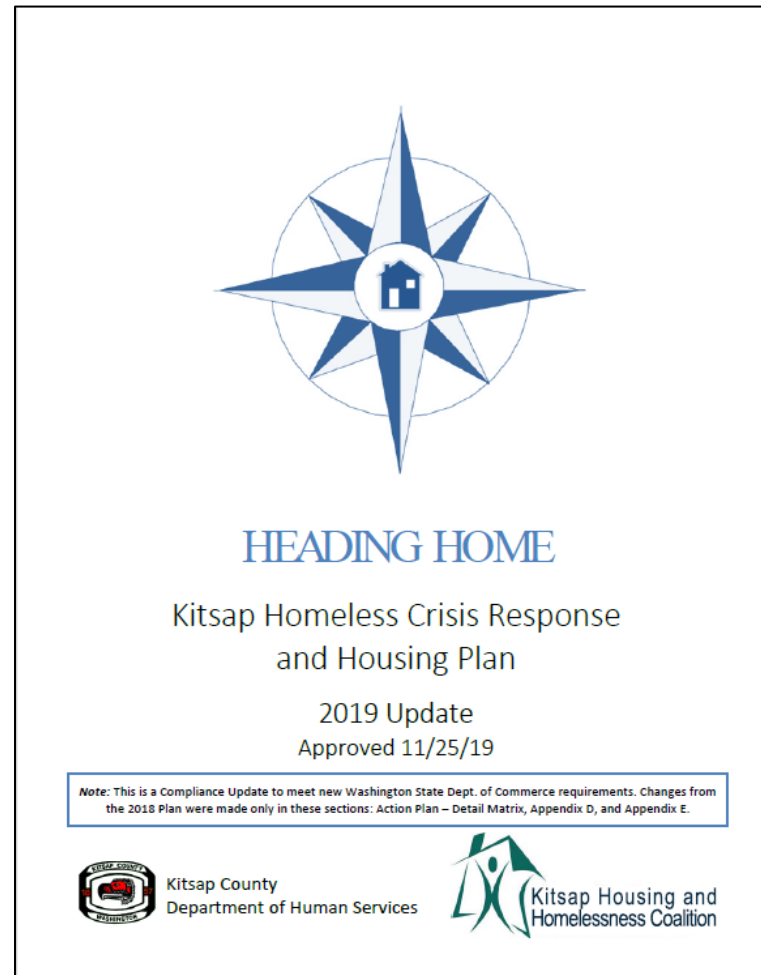
- 1) Provide temporary emergency housing for all who need it
- 2) Work with people to overcome barriers to housing and gain connections to resources
- 3) Assist people to move back into stable housing that they can afford
- 4) Support people who need help staying housed
- 5) Expand the supply of affordable housing

What is the county's plan to address this?

Kitsap Homeless Crisis Response & Housing Plan outlines our goals, core strategies, and new actions

- 1) Make homelessness **rare**
- 2) Make homelessness **brief**
- 3) Make homelessness **one time**
- 4) Continuously improve the homeless crisis response system
- 5) Expand community engagement

- Collective impact model
- National evidence-based practices
- Performance measurement



Why did the county buy this building?



- Growing Homelessness in South Kitsap
- 20,000 square feet
- Zoning is Urban High-Intensity Commercial
- Connected to sewer
- Multiple large rooms
- 4 restrooms with showers
- Large parking lot
- Close to bus line, services, and jobs
- Set back on lot with large yard in back

What are the plans for the building?

- Emergency housing programs and services
- Contract with Kitsap Rescue Mission temporary housing program to provide services at this site
- Ultimately, robust crisis housing programming



What is happening now?



Research & Planning Phase

- Researching procurement requirements per funding sources
- Filing legal documentation
- Securing the building
- Converting utilities and services
- Working with County Facilities Maintenance
- Gathering estimates for renovation work
- Working with DCD on determining appropriate permits
- Community outreach

What's next?

Renovation Phase

- 1) Environmental reviews
- 2) Land use permitting
- 3) Zoning permitting
- 4) Renovations
 - Fire suppression and alarm system
 - Roof repair/replacement
 - ADA upgrades, including bathrooms/showers
 - Various health/safety upgrades & repairs
 - Fencing and Landscaping



What's next?

Additional Renovation Projects

- Install monitored security cameras on exterior of building
- “No unauthorized parking” signs
- Repair fencing on West Side of building with similar material (some has fallen down or was removed)
- Fence the back yard to discourage “cutting through” other properties
- Improve maintenance of the stormwater retention pond



When will it begin operations?



Current occupancy estimate:

Mid- to Late-Fall

Depends on permitting and availability of contractors

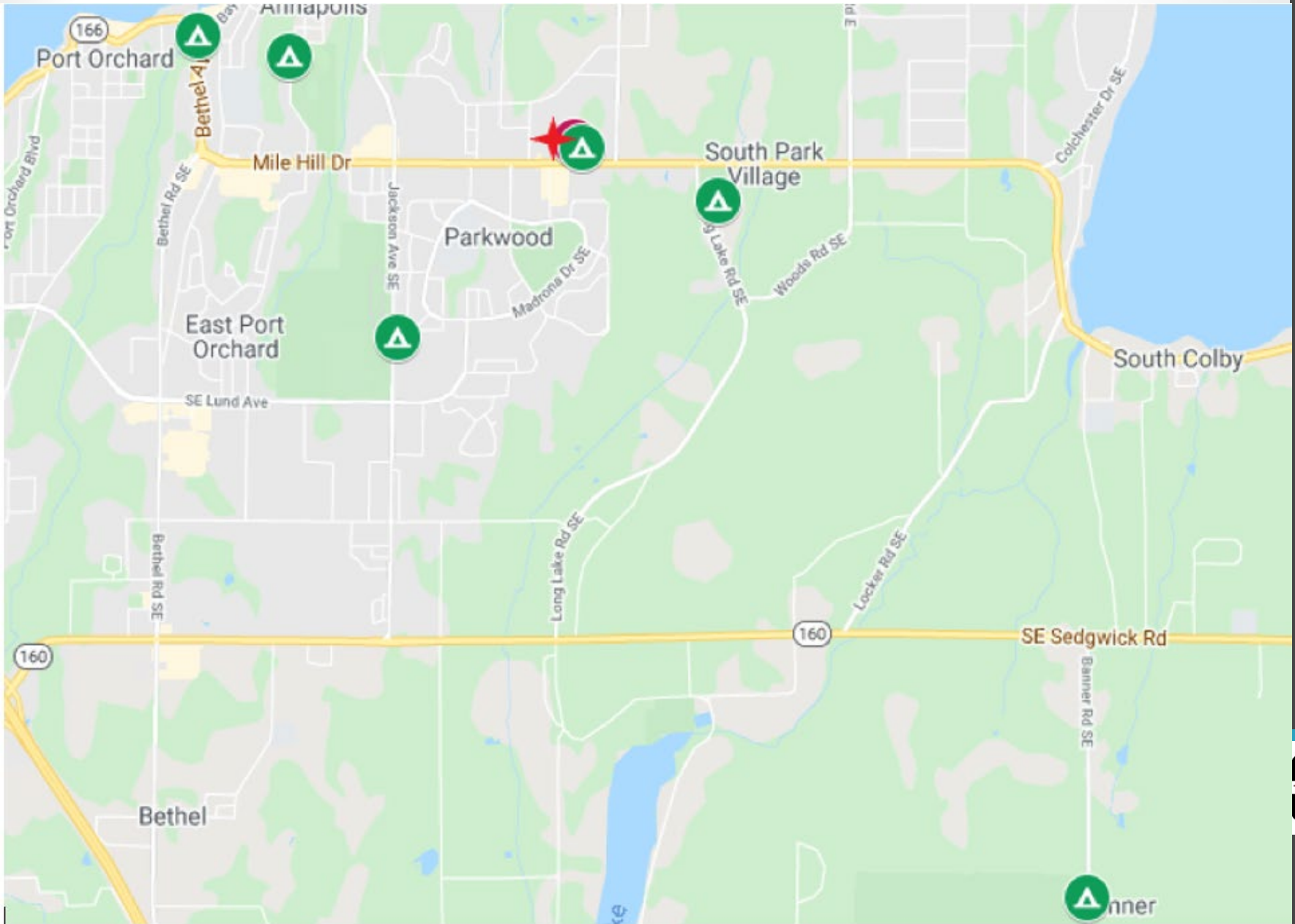
Kitsap County will initially contract with Kitsap Rescue Mission to operate a similar program to what is currently at the Pavilion

Why South Kitsap?

- South Kitsap has many people experiencing homelessness or struggling with housing instability
- Currently there are no emergency housing programs in South Kitsap
- People do better when they can stay in their own community and are more likely to “come inside”



Recent/Current Encampments in Port Orchard



Who will it serve?

- People experiencing homelessness who need safe, stable, secure crisis housing
- Singles, couples, families
- People who have been staying at the Fairgrounds Pavilion program, camping in parks, staying in abandoned buildings, living in their cars (including many already in South Kitsap)



What will the program include?



- People will be able to stay at the facility 24/7 – no lining up to get in
- Only people who are part of the program will have access to the facility and grounds – no loitering
- Meals, personal hygiene, laundry, storage of possessions will be provided
- On-site health care, mental health provider, referrals for drug treatment and job placement services

What will the program include?



- Staffed 24/7
- No drugs will be allowed on the site
- Staff will work with residents on “housing stability plans” – connection with resources and permanent housing
- Residents will sign a rules and conduct agreement, including being a good neighbor

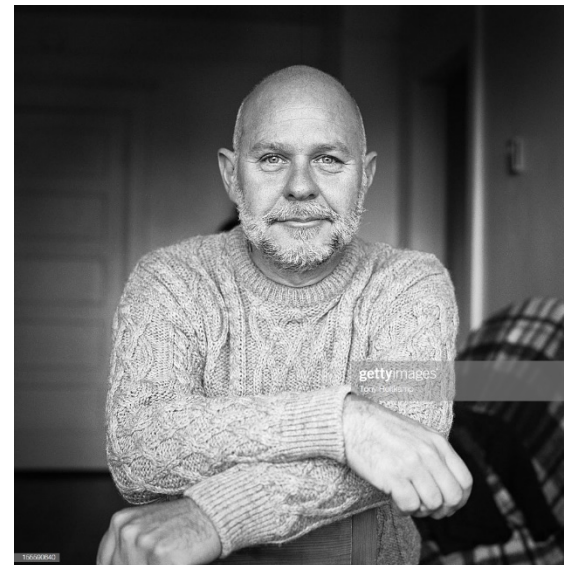
What about security?

- Working with Kitsap County Sheriff
- Will reduce current un-authorized camping on adjacent property
- On-site staff trained in security and de-escalation
- On-site security contract
- People with safe housing are less likely to call 911 or need emergency services
- 24-hour access line to report any issues
- Additional fencing to be added to reduce “cutting across” neighboring properties



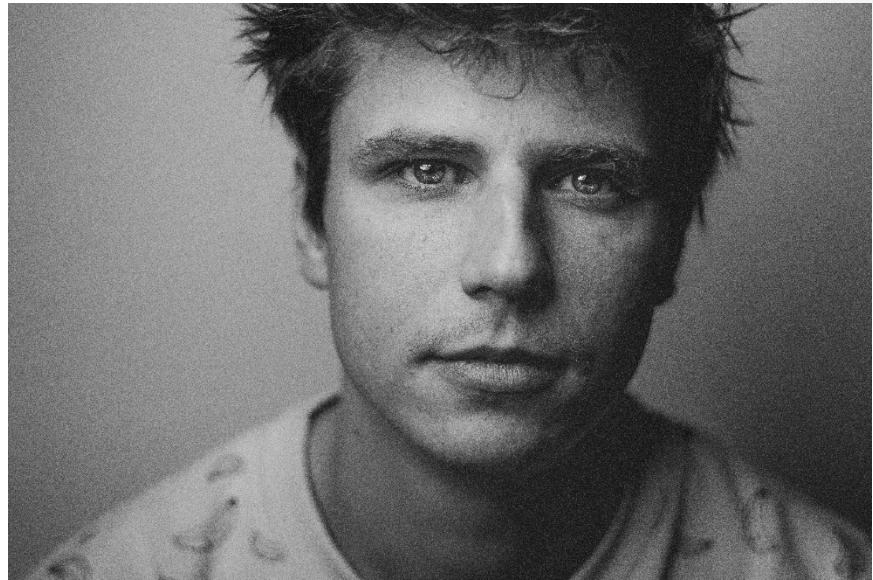
Why do we need programs like this?

- New court cases affirm that all people have the right to be somewhere
- 9th Circuit Court: *“[A]s long as there is no option of sleeping indoors, the government cannot criminalize indigent, homeless people for sleeping outdoors, on public property, on the false premise they had a choice in the matter.”*
- Local governments can not arrest or make people leave public places if there are no available beds



Why do we need programs like this?

- Offer an alternative to people staying in vehicles, parks encampments, woods, streets
- Reduce the spread of COVID-19 and other diseases
- Reduce the need for panhandling, hanging around outside



Why do we need programs like this?

- Connection with resources, benefits, employment, treatment, and supportive services
- People living outside will not regain their lives without temporary emergency housing
- Stable housing is essential for success!



How will it be funded?

- Kitsap County received several grants to support opening new temporary housing beds
- Some funding is related to the COVID-19 pandemic; some funding is part of a state initiative to increase emergency housing capacity
- Grant funds are available for purchase of the building, renovations, and on-going operations



What will be the County's role?



- Ownership of building
- On-going building maintenance
- Contracting with non-profit for housing services to be provided in the building
- Continuing to seek grant funds for operations, maintenance, and services for the building and programming
- Ensuring compliance with contract for services
- Data collection, reporting, evaluation

Questions?

- Please put your question in the Q&A Box
- Moderator will direct your question to a panelist

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Closing Remarks

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Email: skhousing@co.kitsap.wa.us