



Homes for All Leadership Group

“Providing innovative leadership toward ending homelessness”

Tuesday, January 9, 2018, 9:00 am

Meeting Notes

Welcome & Introductions

Review of Meeting Notes – 12/14/17

Reports/Updates

i. Kitsap Continuum of Care Coalition

Sarah van Cleve, Chair of the Coalition, reported on recent activities of the group. It has changed its name to the Kitsap Housing and Homelessness Coalition – this name will start to be used in the coming months.

The KCoCC/KHHC makes awards each year to honor great work being done in the community around homelessness. This year’s awards were presented in December to these people:

Elected Official -- Fred Chang

Community Impact Award – Monica Bernhard

Volunteer Award – Tim Blair

Sally Santana Award – Patti Peterson

Project Connect is coming up in a few weeks. This year it will be held in three locations on three successive days – Port Orchard, Bremerton, and Kingston. If anyone is interested in helping out, please contact Kirsten Jewell. Donation items are needed and can be brought to BHA for distribution at the various Project Connects.

The KHHC will be reviewing the Homeless Housing Plan in 2018. If anyone is interested in being part of the review group, please email Sarah or Kirsten Jewell.

ii. Permanent Supportive Housing

Kurt Wiest, Executive Director of Bremerton Housing Authority, commented that at the last meeting he handed out a document that outlines the pressing need for permanent supportive housing. The next step is that Kitsap Community Resources (KCR) secured a 1/10th of 1% Mental Health Tax grant to pay for a feasibility study and potential architectural design review. Monica Bernhard noted that KCR has contracted with Community Frameworks to do the study. KCR is partnering with Bremerton Housing Authority and Kitsap Mental Health Services on this study. There will be a kick-off meeting on January 24 at 9am. At this point, this is being considered for a 40-60 unit building, with supportive services. Many different funding sources will be needed to contribute to construction costs. The feasibility study will also include a preliminary site identification. It has not yet been determined which of the agencies

is in the best position to lead the construction project effort. Kurt noted that this is not intended to be a replacement for the Kitsap Cottages; this project will take several years to come to completion and many different housing tools are needed to address the challenges of homelessness.

Monica has accepted a new position at Kitsap Mental Health Services but will continue to be involved in this project.

iii. **Legislative Update**

Kurt Wiest noted that for the last several years there has been work at the state level to pass a source of income discrimination (SOID) bill. We can anticipate that this bill will come up again in this session. The legislation protects many of our vulnerable clients and tries to ensure that how you pay your rent doesn't determine where you can live.

The County has a lobbyist and this information will be passed this on to them to work on this.

Bev Kincaid noted that another potential legislative issue is regarding the removal of the tax deduction for charitable contributions.

Kirsten Jewell noted that there is a real pressing need to pass the Capital Budget because it includes authorization for tax credits. If these are not approved, then it jeopardizes the ability of affordable housing developers to move forward with projects. The Capital Budget also authorizes funding for the Washington State Housing Trust Fund, which includes a couple of affordable housing projects in Kitsap County.

Breakout Groups: Review of Progress on South Kitsap Small Cottage Community

At the last meeting breakout groups discussed two aspects of this project and brainstormed ideas for moving forward. At this meeting the group previewed progress (described below) and continued these small group discussions (notes at the end of these Notes).

i. Physical Site

- Real Estate – Real estate contracts are being developed for the property.
- Construction – One dwelling needs to be made ADA accessible. We now know specific electrical requirements. We need to create the security check-point building. A hygiene building and storage facility for resident possessions are also needed. Garbage pick-up also needs to be figured out. We may be able to acquire a couple of buildings from a company in Silverdale – one has a roll-up door that could be used for storage.
- Utilities – Need to run the utilities to the site and to each cottage. There is existing access to sewer and water.
- Site Development – County staff is working with an architecture firm to do the site plan. A 90 day permit application has been submitted.
- Funding – United Way is the fiscal umbrella organization. As we get further along in the project the financial needs are better understood. Several organizations in the room are contributing in-kind.

ii. **Human Services Network (Programs)**

- Screening – Residents will be screened by the Housing Solutions Center, including a background check.
- Resident Governance/Responsibilities – Kitsap Rescue Mission has been working with groups of clients on developing skills like running a meeting, creating an agenda, etc. that will help with future self-governance.
- On-site Services for Pets -- Sue Hughes has been working on providing services for homeless pets. She has contacts with veterinarians and has reached out to many pet-related organizations including the Humane Society and PetCo. It would be a good idea to provide basic services such as behavior evaluation, basic exams, dental exams, vaccinations, etc. The recommendation is that dogs be kept on leash and cats be kept indoors. Dogs should have behavior evaluation to make sure that they are safe. Sue would eventually like to develop a clinic for homeless pets – perhaps once a month at the Salvation Army. Sue has arranged to give a presentation for the Kitsap Veterinary Association on January 26th. Randy Spitzer volunteered to give the presentation.
- Planning Process -- It would be a good idea to include people who have lived experience of homelessness in the planning and process. The human care planning team is meeting later this week and can discuss this. Bev Kincaid has survey results from an earlier project. Sheryl Piercy has some people who might be interested in participating; several Salvation Army Shelter staff have some lived experience. The target population for the village is people with higher functioning ability.
- Meals -- Project Share has volunteered to provide a hot meal once a month.
 - Bev will send Kirsten notes from the survey she conducted several years ago.
 - Kirsten will ask Sheryl for information about people with lived experience who are interested in participating in the planning process
 - The Human Care Planning Team is requested to discuss: rules re: evictions, expectations for acceptance of case management, and whether drug testing is mandatory.

Messaging & Outreach

- League of Women Voters – Program Committee would like to tour the cottage village and the Coffee Oasis sites, but want to make sure it is not invasive.
- Commissioners Corner – The next one will be on Homes for All. Commissioner Garrido will be having various people join her for the taping.
- It is important to set public expectations and express that this is a pilot/trial. “We have not done this in our county before. There are likely to be bumps and we will work through them.” This will help set expectations when things get bumpy.
- Have to be realistic about the assumptions that people will make about the people who will be served. Need to have talking points lined up to answer every possible question.
- A good strategy would be to find community members who will come out and express support for this. This will show that we have support within the community.
- Kurt Wiest has put together a PowerPoint presentation and has made presentations to several churches in the community.

Commitments and Closing Comments

Next Meetings: 9 a.m. at the Salvation Army
February 13
March 13
April 1

Human Services Discussion Group

Screening Residents

- Housing Solutions Center will do the intake and screenings, who will then refer the person to the resident council for consideration/approval.
- Singles, couples, children? – HSC has identified that there are many people who need this type of housing. Want to make sure that we serve as many people as possible, we should not specifically limit residency to one sex or family composition.
- Not going to screen out all criminal histories – but will screen out meth, drug dealing, violent offences, etc. but can look at on a case by case basis. HSC uses a similar methodology as drug court – go back three years on felonies, beyond that do it on a case by case basis.
- Drug testing (on-going) – at KCR, screen everyone for drugs but it does not determine people’s eligibility for programs, it provides information to the case manager. This is a behavior-based model, so that will determine whether people are referred by case managers to more treatment requirements. Will not require on-going periodic drug testing.
- Security Procedures – important to prevent onsite drug sales and prostitution.
- Occupancy standards – need to determine if this will limit how many can live in a cottage

On-Site Resident Care Services

- May need some shared space for different services to be offered.
- Peninsula Community Health Services is working to bring services to people where they are – could envision bringing mobile clinic and medical staff on-site once per week. Community Health Workers act as navigators to assist people with getting access to the medical services that they need.
- Employment Skills
 - Could build some volunteer opportunities for residents to build employability skills and soft skills. May be able to use WIOA funding to help with this.
- Case Management
 - Goal is housing stability through employment, training, etc.
 - Case Management is now divided into two aspects by state and local housing programs:
 - Development and work on a Housing Stability Plan – this is generally required of all residents
 - Additional Supportive Services -- these are offered as appropriate to the person, but people are not required to accept them
- Veterinary services and pet policies
- Mental Health/crisis response

Time Limits for Occupancy

- Other camps have seen a 3-6 month turnover rate
- Periodic re-assessment by case manager of progress on Housing Stability Plans
- No formal occupancy limit, though not intended to be more than 2 years

Resident Governance

- Camp Leadership – KRM will support governance, but camp governance will need to be developed.

Kids

- Childcare
- Liaison with McKinney-Vento representative to facilitate school transportation
- Headstart
- Maternal Health/Nurse Family Partnership

Food

- Connection with Foodbanks
- Donations

Performance Evaluation

- Need to have a robust evaluation system
- High level performance measures will be generated through the Homeless Management Information System
- Look at what they did in Seattle neighborhoods, re: crime, neighborhood satisfaction, resident satisfaction

Building Discussion Group

A lot of this is waiting on the final site plan development. The group discussed where we are right now in terms of site development and permitting process. We have a tentative site plan. Meeting tomorrow with the engineer, architect, DCD staff to develop a of site plan possibilities. County staff has met with the City of Port Orchard and entered an initial permit. The City does not have an expedited or temporary permit process, so working with the City to see if code can be amended to allow for temporary permits. There are also some site issues such as storm water.

Need to know how often the medical van will be there and if they need hook-ups – this information will be needed for the site planning.

If there is a shared space for eating, cooking, case management, services – that needs to be discussed between the two groups too.