



Homes for All Leadership Group

“Providing innovative leadership toward ending homelessness”

Meeting Notes April 9th, 2019

Welcome & Introductions

Commissioner Garrido opened the meeting and welcomed participants. No revisions to the notes were noted from members. Attendees introduced themselves.

New Information

i. CK Advisory Council Forum

Recently there was a CK Advisory Council meeting on Homelessness which was well attended. The panel provided interesting information and Joel Adamson was able to share a project that he and his partners are developing.

There was a question in the audience about people not wanting housing. Renee Kimball-Rouse, Dispute Resolution Center and Resident Action Project, stood up to tell her story about losing housing, and explained that it isn't that you don't want housing, you are afraid of losing housing again because your wages won't keep up with rents, you are afraid of failing to keep your housing. Renee stated that the Seattle is Dying piece set us back, calling the problem a community crisis and homeless crisis makes addressing the issue sound overwhelming, we need to do community will-building.

Kirsten Jewell, Kitsap County Housing and Homelessness Division, noted that it was a good format and provided an overview of the Housing Solutions Center, Kitsap Connect, and Kitsap Homes of Compassion. There was good information presented and good questions from the audience. Kirsten also noted the importance of how we are communicating the issue, we have health care, mental health, drug use, and income crisis, all of this get distilled into a homelessness crisis.

Jim Adrian, noted that there was recognition of a lot of stigma and prejudice, having BKAT or public meetings in a similar format would be helpful. He learned a lot from the meeting and would like to use these types of opportunities to help build community support and within the churches.

Commissioner Garrido touched on that we have a communications group, perhaps we need to step up our capacity. People want to know more, and it is anticipated that there will be more interest, outcry, and questions as we get closer to starting a village. It is time to step up and engage.

ii. Kitsap Homes of Compassion

Joel Adamson, Kitsap Homes of Compassion, presented to the leadership group about the Kitsap Homes of Compassion project. In 2010 Joel and his wife owned some land that they wanted to put to work. They met with the Bremerton Rescue Mission to discuss building a tiny home camp of 20 small 200 square foot homes with facilities. The planned project was abandoned when the community became upset and they were unable to obtain the permits or permission from the county to go forward. They had started a process, but at the time the Transitory Ordinance did not exist at the time. During planning they evaluated the issues with fencing, volunteers, materials, and the costs continued to add up, a more affordable idea would need to be explored.

Three years ago, they created Kitsap Cozy Homes, they built a small house on a lot, about 400 square feet. Construction costs increased dramatically, 50% over 24 months and ultimately the costs would make additional homes not affordable.

Last year Joel met with KCR staff in April 2018 to work on other ideas for affordable housing. It had been observed that in other areas that a shared housing model had been successful. These projects had an entity rent a large 5-6-bedroom home, put locks on each bedroom door, and provide shared common areas to clients for each room. Clients suited to these programs are on fixed income or are low-income and supportive elements are provided like case management which helps to develop group cohesion and to provide conflict resolution.

Kitsap Homes of Compassion was started as a non-profit and in September 2018 and a house was started on Burwell. A volunteer case manager joined the project and KCR provided screening and referral for clients into the program. The first house consisted of elderly single women. Half of the clients in the program have mental health or physical health issues. Many were very happy to have a house, some had been homeless for 3 months to 3 years. The house became self-funding a 2nd house was started in November, a 3rd house in December, a 4th house in January, last week the 5th house opened, and tomorrow the 6th house will open. Currently there are 24 beds for capacity across their houses, and soon that will double to 50 beds with the current projects planned, and possibly as many as 100 beds total later.

The program is supported by all volunteers. The cashflow is enough to provide for the housing, utilities, tv, and internet. Their current task is working on a process to streamline payments. They have not had any situations where they have had to evict anyone due to non-payment. Applicants sign a program agreement. The cost varies depending on the house. Most of their participants pay about \$450 for private rooms, or \$400 for shared rooms. They are moving away from the shared room model; these rooms will be converted to single room and will be priced higher at \$500-\$600 per month. Clients are responsible for their food, and this has not been an issue.

There have been no complaints from neighbors until the Seattle is Dying piece. One neighbor had concerns, but it was explained to them by one of the house members that

the clients are screened, and people with drug related issues are not referred into the program, and clients have a criminal background check. The neighbor seemed satisfied with these answers.

Originally the plan had been to sublet the rooms, but under the WA Landlord Tenant Act there are exemptions this program meets, so participants are involved by a program agreement not a lease.

Kurt Wiest, Bremerton Housing Authority, stated that this is a brilliant idea.

Kirsten Jewell, Kitsap County Housing and Homelessness Division, asked what would be most helpful for this organization? Joel noted that as the program expands it is becoming necessary to find more volunteers to provide case management and more organizational support possibly including paid staff to manage accounting. Volunteers are needed 2-3 hours per week. They are not having difficulty finding properties currently.

Actions

i. Review 2016 Kitsap Homelessness Workshop Report

Commissioner Garrido provided a review of the 2016 Homelessness Workshop. The workshop was held at the House of the Awakened Culture and the League of Women Voters and Commissioners helped to plan to the forum. At the workshop there were 125 individuals participating. There were 4 major goals recommended. Today we will assess if we are meeting these goals and if not, how can we improve our work on these goals.

Goal 1: Preserve and create affordable housing

Kurt Wiest stated that the work the Joel Adamson is engaged in is amazing, he will be developing up to 100 units in very little time and cost. The County has improved regulatory wise. There are many partnerships that have developed, such as the partnership between KMHS and BHA to develop a PSH project. A concern that Kurt has is Housing Kitsap's decision to opt-out of 2 HUD contracts for Heritage Village and Viewmont. He understands the thinking in the decision, but when the contract expires 140 units of affordable housing will be lost. Hopefully we can develop strategies about what to do about losing these units.

Joel Adamson added that in one of his past projects he had constructed 2 houses, half way through the project the building inspector made him sign and record into the deed that the house would not be used as a boarding house. Today things are different, and the County is now allowing him to do what is need for these programs.

Kirsten added that the different jurisdictions are looking at regulatory issues around housing to promote and develop affordable housing. There is a process to hire a consultant to do a countywide comprehensive needs assessment to help determine what we have, what we need now, and what we will need in the future. When this report is finished at the end of 2019 it will be very helpful in providing a better scope of the issue.

Tim Blair, Project Share, expressed his concern about the lack of similar ordinances in Port Orchard. Project Share would like to do more, but needs help getting some jurisdictions onboard.

Jim Adrian said that it would be great to have the data from the assessment to be able to show the data, the needs, and the loss of units. It may not shift hearts, but it can shift the urgency. He asked about incentive that are on the table to help landlords keep units affordable. How can we encourage landlords to keep their units affordable rather than selling for profit on the market? Maybe incentives like waivers on property taxes for new construction, waivers for retaining affordable housing for 10 years, reduced permit fees and expedited review on improvements.

Joel added that it would be great to have 1-2 experts to consult regarding construction or as housing idea facilitators rather than going through the permitting process. It is good now that single family residence zoning allowed to have boarding houses to be legal. It is a complicated and intimidating process. The County has laid out the rules, but many landlords that could create boarding houses are afraid of the costs involved, the difficulty of the process, and they are worried about breaking the laws and may not be aware of the more recent changes. Publicizing this information would be helpful.

Goal 2 – Prioritizing Unsheltered and Chronically Homeless

Monica Bernhard, Kitsap Mental Health Services, noted that we have made a lot of progress, and there is more work ongoing. Significantly the work on the Navigation Center targets this goal. We also have developed Kitsap Connect to work with clients with the highest barriers. BHA has increased partnership with KCR to prioritize the most vulnerable.

Kirsten Jewell stated that we have shifted the coordinated entry system over the last few years to move away from the 1st come 1st served model to assessing a applicant's vulnerability and prioritizing placement into appropriate interventions and systems. We as a County have made a lot of progress on this goal over the past couple years. This data could be useful to include in messaging.

Cory Derenburger, Kitsap County Housing and Homelessness Division, noted that efforts to prioritize unsheltered individuals has increased the proportion of vulnerable individuals being sheltered and served by the homeless crisis response system. This data was recently available in a recent presentation and can be provided at the next meeting.

Goal 3 – Increasing Funding for Affordable Housing

Kirsten Jewell brought up that the state in the legislative process has approved more funding for housing programs last year, and we are awaiting to see the outcomes from the legislative session this year. Additional funding for housing in several bills are still alive. There are local options for funding which we are not using. Across the state there have only been a few counties which have approved voter taxes for affordable housing. Whatcom County passed an affordable housing tax and has built 100's of affordable units of housing first permanent supportive housing over the last few years. We need to continuously advocate at federal and state levels to continue to make this an issue that voters care about.

Renee Kimball-Rouse added that for advocacy there is the upcoming Capitol Hill Day coincides with the National Day of Homelessness. People with lived experience can participate for \$100 or get a full scholarship. They have amazing workshops and networking.

Monica Bernhard cautioned that the proposed bills and measures may not come through from the state. We need to see how to implement the local options, such as the property tax fund for capitol and ongoing operations, available to us now. These funds would not just help with providing housing to those hardest to serve, but to other levels of the market. There is a lot we could learn directly from Whatcom County.

Goal 4: Integrate Planning for Homelessness

Commissioner Garrido noted that we have made improvements in this area, but it is possible there are other ways we could encourage changes. Journals for planning have changed and have more positive examples of planning and reducing costs of housing.

Kirsten Jewell added that there has been progress, for example through Public Health CHIP process housing is listed as a key community priority. There is better cross sector planning in terms of having this group here which includes people from many jurisdictions, agencies, and organizations and all are more aware of the work that happening in in the community.

AARP has a strong emphasis on mobility and identifying qualities of life as part of what is considered livable, including a sense of community, decent housing, and more as livability can mean a lot of things. It is not just about the home, but also the surroundings. It helps to expand the idea of what it means to be housed.

Kurt Wiest noticed that in a lot of communities he has connected with the elected bodies are thinking about decisions they are making, looking for impediments they themselves have put into place. They are looking at what can be done to make it easier to create housing. This group can continue to press to keep looking at issues, making changes, and offering solutions to what can be done.

Monica Bernhard observed that between several grants including CDBG that there is funding from a variety of sources. We need to step back and see what dollars are available combined and decide what our priorities are. Instead of having funding for this group and that group, we need to allocate at least a segment to community priorities. The 1/10th of 1% for mental health has a lot of applications, and over time there has been a lot of coordination across agencies, and it is amazing now to see how that coordination has resulted in collective impact.

Kirsten Jewell added that one area the 1/10th of 1% for mental health hasn't funded is housing. This is an area where encouragement could be given to help support housing for people with mental health and substance use issues.

Joel Adamson said that it is worthwhile to go after alternative housing options as constructions is so expensive. Kitsap Homes of Compassion was able to find an affordable way to provide housing, and it is possible to convert existing housing into duplexes and fourplexes, providing affordably at less than half the cost of new construction. Currently there are regulatory barriers that prevent the ability to make these kinds of conversions. It would be beneficial to make the regulatory process more streamlined and provide financial incentives to keep units affordable. With a few changes a community could create 100s of affordable units in a short time at a very reduced cost.

Commissioner Garrido recognized that we are doing okay on this goal but there is room for improvement. At the next meeting we need to be strategic about our goals and set dates to achieve these goals. We can revisit the goals and create new goals. We need to take time to frame our goals.

Village Updates

Physical Site and Plan

Judy-Rae Karlsen, Kitsap County, provided an update about the physical site and plan for the village. The village has 12-14 houses built and will need a security center. The community building has been renovated and is in the final stages in preparation to paint. We could use 2-3 more work parties with Project Share to finish. Some work will need to wait until we can move onsite, such as decks and ramps. Everything is waiting to be assembled. Work has progressed on the shower, restroom, and laundry facility design.

There is work going into designing the entry steps for the tiny homes and the buildings with the Boeing Bluebills. Awnings will be built to protect from the weather and to forestall some weather-related deterioration to the buildings.

Livability has also been a point of discussion about the village. We had an initial site plan, and we are looking at ways of modifying the plan to increase the livability index. This will make this a significantly different village for our county.

Tim Blair, Project Share, stated that they are ready to jump on building once they are onsite. They don't want to do anything that would require approvals before moving onsite. They will not be using one of the trailers for a bathroom facility, they will instead

build a new building. Tim would like to have a ground-breaking day once work can begin onsite, a big barbeque and a dedication.

Human Services

Doug Washburn, Kitsap County Human Services, was not able to make it to the meeting, so Kirsten gave an update. Work has been ongoing with regular meetings over the last couple of months. There is substantial agreement between Kitsap Rescue Mission, Kitsap Community Resources, and the Port Orchard Church of Christ. The agreement is going out for legal review. We hope to have signatures by the end of the month on an MOU, which outlines the responsibilities of each of the parties, the Church agreement for land, KRM for case management, KCR as the property manager, and details regarding the buildings. Once the MOU is in place permitting can move forward.

For the Village Management plan the group has been working through every aspect of how the village is managed. It details the responsibilities of people in the village, what case managers will do, what residential agreements and screenings will look like. The plan can be finalized once all the changes have been made and mutually agreed upon. This process is close to finishing and is also necessary for the permitting process. After the management plan is complete work can move on planning documents such as a security plan and transitory ordinance. There are also conversations happening about community noticing and engagement. These pieces will need to be determined along with the permitting process.

2018 Kitsap Homeless Crisis Response and Housing Plan

2019 Update to Plan

Kirsten Jewell provided an update for this standing agenda item. Last month we discussed the responsibilities of this group, and overall, we are making good progress on most of the elements for which this group is responsible. The WA Dept of Commerce has released new guidelines to local plans, and we will have to produce a new plan by December 1st of this year. We just updated our plan in May last year, but there are a few elements we need to add to comply with the new guidance. The two pieces required include providing a specific projection of the impact if we were able to fully implement the plan, assuming existing resources and policies. The Dept of Commerce has been working on a very sophisticated formula which includes many elements into the calculation. The second piece required for the plan is to do an analysis of racial disparities, comparing data from our homeless system to the census information.

We will probably need to convene a working group over the summer. The goal will be to create an addendum to the existing plan and obtain approval in late October.

Reports/Updates

Kitsap Housing and Homelessness Coalition

Monica Bernhard and Sheryl Piercy, Kitsap Housing and Homelessness Coalition, provided a document with 5 points that the Coalition has put together for their advocacy platform. This document has been undergoing for some work and is now in the final version.

Permanent Supportive Housing Project

The PSH project that is in development in partnership between KMHS and BHA was in the Kitsap Sun. The project will be named Pendleton Place, in honor of Dr Lloyd Pendleton who recently passed away. He pioneered this housing first model and challenged our County to make changes to serve those most in need at the 2016 Homelessness Workshop.

This will be a 74-unit project across from the Miller Woodlawn Cemetery. They have selected and met with the architects to get design work underway and a cost estimate. The project is designed to be for people needing access to 24-hour supportive services but is not an inpatient or triage. Construction is anticipated to being next fall and occupancy is anticipated for September 2021. They have performed neighborhood canvassing, talking to the nearby residents, cemetery, church, and Bayview Inn. They are working with councilman Younger to set up a District 7 meeting. They will be partnering with the League of Women Voters to assist with this process. Overall the response from the neighbors had some of the anticipated concerns, but there were no show stoppers, questions were mostly around security and screening. Monica stated that this project would not be possible without the BHA Board of Commissioners, who have offered \$3.1 million for the project. Kurt has worked tirelessly in advocating for this project. This will help with the application for the Housing Trust Fund application showing that there is significant local investment in the project. The key message is the housing is healthcare.

Group Updates

Sheryl Piercy, Coffee Oasis, provided a flyer for the upcoming disco on May 18th that she is organizing to support New Day Meal Program. The event will be honoring Sally Santana.

John Hayes Larson, Habitat for Humanity, announced that a new Executive Director, Annette Houchin, has been hired. They are expecting great changes and progress. They are currently finishing 2 houses and have 15 more planned in Silverdale.

Renee Kimball Rouse has been moved over to the mental health ombuds service and is doing a quality review of the Salish BHO. They plan to put together a comprehensive report.

Scott Ramsay, Salvation Army, informed the group that they have hired Sharon Hudson out of retirement, she previously worked as a social worker. She has been working with the tornado relief families. She will be here until they find a worker to fill the position permanently.

Kirsten Jewell passed out brochures about the changes to the law regarding prohibiting discrimination based on source of income and the landlord mitigation fund. She also noted that one of the Bainbridge Island city council members has a friend who is a world-renowned National Geographic photographer. There is a display at city hall showcasing his work in photographing Dignity Village in Portland. Kirsten had talked to the curator about possibly taking the showcase elsewhere in the community. Commissioner Garrido expressed interest in this idea.

Next Meeting

There has been issues with bouncing emails to the group recently, possibly due to sending to the group as BCC. Kirsten would like to split the list into public and private email addresses to have 2 lists, perhaps this will help with the issue. A sheet will be available at the next meeting for people to opt into the groups.

Meeting Participants

Commissioner Charlotte Garrido	Kitsap County
Angie Silva	Kitsap County Commissioner's Office
Ariana Cantu	League of Women Voters
Carol Branscum	Bremerton United Methodist Church
Cory Derenburger	Kitsap County Human Services
Jim Adrian	Citizen
Joel Adamson	Kitsap Homes of Compassion
John Hayes Larson	Habitat for Humanity
Judy-Rae Karlsen	Kitsap County
Kirsten Jewell	Kitsap County Human Services
Kurt Wiest	Bremerton Housing Authority
Lisa Nickel	Kitsap County Prosecutor's Office
Marguerite Thomas	League of Women Voters
Monica Bernhard	Kitsap Mental Health Services
Randy Spitzer	Citizen
Renee Kimball	Resident Action Project / DRC
Roland Arper	Project Share
Sharon Henson	Salvation Army
Sheryl Piercy	The Coffee Oasis
Tim Blair	Project Share
Tom Pinkham	Developer / Builder
Wendi & Bob Adamson	Citizens