Homes for All Leadership Group
"Providing innovative leadership toward ending homelessness"

April 11, 2017

Meeting Notes

Welcome & Introductions

Commissioner Garrido opened the meeting and attendees introduced themselves.

The March 14 meeting notes were reviewed and no changes were noted.

Subcommittee Reports

a. **Affordable Housing**   *(Subcommittee has not met since the March 14 meeting, but did report on relevant current activities)*
- Jeff Rowe attended the CTE Showcase of Skills: Tiny House Build event in Olympia on March 27. He provided a slideshow and report under a Goals agenda item (page 3).

b. **Regulation**   *(Subcommittee has not met since the March 14 meeting, but reported on relevant current activities)*
- The Board of Commissioners held a public hearing on March 13 for the Transitory Accommodation Ordinance and adopted the ordinance on March 22. This creates code changes that allow permitting of tent cities, tiny house villages, and boarding houses. [The full text and a summary of the ordinance are available on the Kitsap County website: http://www.kitsapgov.com/hs/housing/housing_grant.htm]

c. **Data**   *(Subcommittee's March 30 meeting notes, draft social services map, and a revised draft housing gaps matrix were included in the meeting materials packet)*
- The Missions & Methods project is wrapped up, but additional member organizations may still submit information if they have not yet done so.
- The group continues work on the at-a-glance housing gaps matrix. A small amount of additional information is being gathered to complete the project. Once the gaps are understood, the need for specific units can be projected.
- A geographic social services map (including food banks, legal, housing, shelter, and behavioral health services) overlaid with Kitsap Transit bus routes and poverty data was presented to the group.
- Work continues to create a sequential intercepts model for homelessness services and the housing crisis response system.

d. **Funding**   *(Subcommittee has not met since the March 14 meeting, but did report on relevant current activities)*

- State legislation pertaining to homeless program funding continues to be carefully tracked. *(See in Legislative Updates a & b below for details about proposed legislation.)*
- This subcommittee plans to meet after more is known about the state budget and legislation.

Legislative Updates

a. Homeless Programs Funding
- The most recent Washington State Association of Counties legislative update was distributed.
- The proposed Senate Budget eliminates a significant amount of funding for homeless programs. The proposed House Budget maintains existing funding and provides small additional investments. The Senate cuts programs like Housing and Essential Needs and the Aged, Blind, Disabled program which assist some of the most vulnerable adults in our community.
- HB 1570 would make the document recording fee funding for homeless programs permanent. In its current form, a local option allows counties to councilmatically make an additional increase in document recording fees collected for homeless programs. If the sunset is not removed, Kitsap could lose more than $1.1M annually for homeless programs. The Washington State Association of Counties (WSAC) is in favor of this bill.
- SB 5903 would also eliminate the sunset and includes various other provisions considered to be favorable for homeless programs and the individuals they serve.

b. Tenant protections
- There have been bills proposed over the last five years to address discrimination of tenants based on their source of income by creating a new protected class. This type of discrimination often impacts people using a Section 8 Housing Choice Voucher, and can be a screen for discrimination based on race. Those bills did not make it through the legislative process again this year.
- This issue affects Kitsap County. The current "find rate" for households who received a coveted Section 8 Voucher and are seeking a private market unit is only 25% - much lower than in the past.
- On a hopeful note, rental owners associations recently approached the housing authority association to work on this issue, which may lead to legislation in the next session.
- Bremerton Housing Authority does not recommend taking action on source of income discrimination protection at the county level at this time so that a more holistic approach can be taken at the state level.

Our Goals

a. Housing First project for 2-10 people
   i. **Housing First – Motel master leasing project**
   Monica Bernhard reported on the motel master leasing project. Originally, the project was to lease ten rooms in a local motel for Housing First units. Once it was established that extensive investment is needed to renovate rooms to meet project-based voucher requirements, the idea was explored to purchase the entire motel for conversion into

about 40 Housing First units. KCR commissioned a physical structure study and was moving forward with developing an appraisal and budget. However, with funding for affordable housing acquisition unclear at this point, the idea has been put on hold.

Instead, KCR is working with Kitsap Mental Health Services and other partners to place clients (with priority for Kitsap Connect clients) into hotels as temporary shelter while working aggressively to get them into permanent housing. The goal is to house at least ten people this way. Clients get supportive services through KCR and KMHS, through the HARPS program. They also work with KMHS to place people who are transitioning out of Western State Hospital back to the community. The funding source for this is a new short-term DSHS grant that ends in June. It funds rental assistance as well as flexible costs for landlord incentives. If the grant is renewed beyond June, it could serve many more people.

While no major new supportive housing project is yet underway, there is lots of success braiding together many existing programs to provide supportive housing for very high-needs individuals. This is could be a pilot for how to do a Housing First project before embarking on a larger development project.

> *Kirsten will send out contact information for state legislators.*

b. Alternative housing modules for 20 people

   i. Boarding House project
   No report.

   ii. Tiny House Villages
   CTE Showcase of Skills: Tiny House Build
   - Jeff Rowe reported on this event held in Olympia on March 27. 25 schools competed to each build a tiny house during that day. Some got a head start with modular construction in advance.   The rain and wind made it difficult to finish roofing and painting. Best in Show was Rodger's High School; Walla Walla High School had a mural on their barrel vault roof.
   - Last week Jeff and Commissioner Garrido met with South Kitsap High School CTE personnel about building a tiny home as part of their curriculum. They want it to include many different classes and disciplines. SKHS anticipates starting building their first one in May, depending on funding.

   Othello Village Visit
   Commissioner Garrido, Jeff Rowe, Eric Baker, and Kirsten Jewell visited Othello Village in late March. Commissioner Garrido reported on the site visit. Key points:
   - It is one of the Low Income Housing Institute's tiny house projects.
   - The site is about ½ acre, and the 28 homes are laid out in a grid, like streets. It is located in a densely populated urban area.
   - There are 65 people currently in residence, including 14 children.

- The community spaces are located in tents – a kitchen tent, a community tent, and then a purchased mobile hygiene center (cost about $55,000).
- The village is self-governed by a "Triad" of elected residents – one for security, one for the kitchen, one as an arbitrator. The sense of community is very important to people living there.
- Considered to be permanent housing, people don't have to leave at any specified time. Yet it is not considered to be permanent, as it is not meant to be long-term housing for anyone.
- The Nickelsville Rules are in the meeting materials, and are actually two layers of rules. One is by Nickelsville, a non-profit that manages a several tiny house villages in partnership with LIHI. A second is rules adopted by the Othello Village leadership to govern their village specifically.
- LIHI just opened a new low-barrier tiny house village using the CTE build houses.

Discussion of Lessons Learned on Tiny Houses
- LIHI recommends a more permanent hygiene building or port-a-potties, because the mobile hygiene center is not designed for continuous use.
- Tim visited the tiny house village on 22nd & Union. It contains similar structures, but is smaller with 14 units near a church. Different villages have a different culture and feel.
- One technique is to "seed" new villages with people from established villages so they can help create the self-governance culture.
- Sheriff Simpson visited Quixote Village in Olympia and noted that it is permanent housing, people are very stable, and receive on-going case management. This is a model that works.
- Land can be owned by city, church, or other non-profit.
    - *Jeff will report back on how much such tiny houses weigh.*

Small Group Discussions
The meeting participants split into two discussion related to providing a tiny house village. The conversation about getting started on building a tiny house(s) was about two major topics: getting tiny houses built, and providing case management and care.
More detailed notes transcribed from those discussions are appended to the minutes.

a. **Building Tiny Houses**
- Potential partnerships to achieve this goal;
- Developing a message about the project and using it to raise funds for it;
- Site selection; and
- Reiterating the roles and tasks.

b. **Case Management and Care Coordination**
- Outreach to residents;
- Skills needed to provide case management and care;

- Who can provide case management; and
- Barriers to managing care.

Next Meetings: 9:00am – 11:00am at the Salvation Army
- May 9
- June 13
- July 11

Meeting Participants

Commissioner Charlotte Garrido	Kitsap County
Council Chair Leonard Forsman	Suquamish Tribe
Mayor Patty Lent	City of Bremerton
Sheriff Gary Simpson	Kitsap County
Angie Silva	Kitsap County Commissioner's Office
Monica Bernhard	Kitsap Community Resources
Clive Stewart	Veterans Advisory Board
Jennifer Kreidler-Moss	Peninsula Community Health
Kim Kumpf	Suquamish Tribe
Lisa Nickel	Kitsap County Prosecuting Attorney's Office
Randy Spitzer	Private Citizen
Kurt Wiest	Bremerton Housing Authority
Dr. Susan Turner	Kitsap Public Health District
Kirsten Jewell	Kitsap County, Human Services
Doug Washburn	Kitsap County, Human Services
Jeffrey Rowe	Kitsap County, Community Development
Elizabeth Court	Olympic Workforce Development Council
John Demboski	HUD Region X
Sarah Van Cleve	Bremerton Housing Authority
Erin Horner	VA
Sean Raybell	Department of Corrections
Stuart Grogen	Housing Kitsap
Tim Blair	SK Project Share
Carl Borg	United Way of Kitsap County
Noah Israel	Envirock

APPENDIX 1. Small Group Discussion Notes: Building Tiny Houses

Build A Tiny House
- Have geographic distribution. Start in South Kitsap due to interest and collaboration
- Use Low Income Housing Institute (LIHI) schematic plan.
- DCD has an acceptable model plan
- Habitat for Humanity would organize volunteers/materials/building (tiny homes new)
- "Day of Caring" project in June
- SKHS will have model built by end of May – location on display at school?
- Ekklesia Church put house together in partnership with Habitate over next few weeks and place between AutoZone and Bank – possibly Helpline
- Common facilities
    - To be planned during building
    - CKSD portables for the cost of moving them, plus renovation
- Kitsap County (Charlotte) will find place(s) to store and show "model"

Site Selection
- Prefer developed land. Need funds to develop if land is undeveloped
- No need to focus on this today, Charlotte will find

Volunteers
- A significant number of volunteers likely from Mormon church (Kurt)
- Clive says a friend (Josh) is a contractor who would volunteer
- Washington Youth Academy (Jeff)
- KCR's Americorps volunteer labor
- United Way can post or send out call for volunteers
- United Way build model Tiny House at Fairgrounds on Day of Caring (4th Friday in June) and stay there for Fair – solicit money and volunteers

Funding   -- develop message
- United Way will raise money to infill
- Rotary interested in money
- Churches
    o Ekklesia has $15,000
- Port Gamble S'Klallam Tribe
- Randy Spitzer - talk to service clubs across Kitsap for labor and money – Lions, Rotary, Kiwanis, Soroptimists, Girl Scouts

Potential Partners
- Bremerton Rescue Mission
- Church partnership reach out to service organizations
- Community Frameworks – Linda Hugo

- Habitat for Humanity – Sheriff Simpson is on the board
- KCR
- Kitsap Building Association
- Kitsap County Jail
- Rotaries
  - Bremerton Rotary -- Kurt Wiest
  - SK Rotary -- Mark Grimm will discuss with them
  - NK Rotary – Commissioner Gelder is a member
  - Salvation Army
  - Rotary competition?
- United Way – Carl   Will be fiscal agent, do "Day of Caring" build at Fairgrounds
- Veterans Advisory Board -- Clive Stewart
- West Sound Treatment

<u>Roles</u>
- Fiscal agent/backbone – Great Give, website   United Way/Carl
- Build two houses, raise money, find place for their house   Ekklesia/Tim
- Presentation to service clubs, ask for money and labor   Randy
- Assist project with legal questions   Pros. Office/Lisa
- Found 2 locations?   Mayor Lent
- Governance/rule-making   Sheriff Simpson
- Partner with United Way to manage project   Habitat/Ginny
- Consultations re: portable sanitation and food   KPHD/Susan
- Advocate w/Bremerton Rotary & Mormon Church re funding/labor BHA/Kurt
- Assist with permitting to place units, assist with L&I   DCD/Jeff
- Some money would increase cost due to increased requirements
      (Ginger Segal/Quixote Village)   HUD/John
- Minutes to inform action, report out next meeting in small group Participants

APPENDIX 2. Small Group Discussion Notes: Case Management and Care Coordination

Assets
Strong, passionate and knowledgeable service providers in County

Areas of Concern
Funding
- Funding is needed to create, expand or enhance programs. Often times funding is specifically tied to certain population segments.

Workforce
- Low pay and turnover. Case managers or navigators need strong organizational skills and supervisory support system in place. Also must have empathy, compassion and know how to set boundaries.

Ideas for the Future
Information Sharing
- Need for larger coordination group to share data, information, organization programs and approaches to case management, training
- Peer network
- Coordinated outreach programs

What skills are needed?
- Navigate the system
- Tenant support – connect to resources, jobs, transportation
- KCR uses a Community Action Agency curriculum = 1 year certification with annual requirements to maintain certification
- Knowledge of system & other providers
- Knowledge of payee systems that pay client bills
- Juggler
- Human empathy & compassion
- Training sessions – different models depend on mission
- Clear understanding of their role & the appropriate boundaries – not responsible for everything
- Community Health Worker Training through the Department of Health – very basic, but good
- Having a good supervisory system set up
- Consistency with check-ins
- Organizational skills
- Lack of funding can be a challenge to provide training

Who can provide services?
- Defer to Social Service Providers Map

- Important to identify the population and how much case management support they need – progressive engagement model tailors that case management to each household's needs

Who can coordinate these services?
- Need an at-large case management team to provide CM for projects being run by agencies who don't have that capacity. Don't have funding for this at this point.
- Seems like Kitsap agencies are good at coordinating, and coordinated case management comes together around specific populations and/or funding sources

Who finds the people?
- Primarily the Housing Solutions Center and their outreach programs
- Kitsap Rescue Mission also does outreach programs to encampments

What are the barriers?
- Funding
- Disconnect between different roles in different agencies
- Housing First which doesn't require CM, but providing some level of light CM
- Organizational Missions & Policies
- Workforce
  - Low pay/boundaries/burn out
- Data Sharing and Releases of Information
- KCoCC worked in the past to develop a care coordination model – there was a lack of knowledge of what each other do
- No informal peer network

What can you or your agency contribute to CM?
- VA – outreach and navigation services for veterans
- KCR – Housing Solutions Center, navigation for emergency and permanent housing, housing case management services depending on funding
- Dept of Corrections – encourage participation
- PCHS – can send navigator staff on site, if coordinated could potentially pick people up to access primary care on-site
- Suquamish Tribe – lend experience with tiny houses