

## Kitsap Homelessness Coordinating Committee

Tuesday, November 8, 2016

### Meeting Notes

#### 1. Welcome

Commissioner Garrido welcomed everyone and attendees introduced themselves.

#### 2. Workshop Goals

The group discussed the two Homelessness Workshop goals, both in the large group format and in two small break-out groups:

##### **A. Prioritize serving people experiencing unsheltered and/or chronic homelessness:**

Plan a scattered site Housing First project for 2-10 people (by January 2017)

##### What are the opportunities?

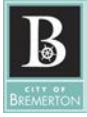
- *Project-based Housing Choice* vouchers are a critical element for creating Housing First units. Bremerton Housing Authority has committed 20 of these vouchers, which must be attached to specific housing units in the Bremerton city limits. There might be some additional Housing Kitsap vouchers in the future that could be used in areas other than Bremerton.
- The Housing First Task Force (a sub-committee of the Kitsap Continuum of Care Coalition) is looking at *OneBuild modules*. They are very small pre-fab metal stackable housing modules, which cost approximately \$44,000. Compass Crossings, a project in Seattle, is piloting their use for Housing First.
- KCR is working towards finding funding for a *Housing First-trained case manager*.
- We now have *additional behavioral health resources* that can assist with a Housing First project.

##### Next Steps

Three components are needed for a Housing First project:

- Housing Units
- On-going Operating Costs (for building maintenance & operation, often paid through a subsidy or rental assistance voucher program)
- Case Management

Project-based vouchers are in place from Bremerton Housing Authority, while Kitsap Community Resources and Kitsap Mental Health Services offer case management. Our focus must be on securing the housing units, which require that bathrooms and kitchens (can be kitchenettes) be included.



Master Leasing or buying existing units (such as hotel units or existing houses/buildings) is the fastest method. OneBuild, or another emergency housing type, provide a mid-term source of housing. Construction of new Housing First units is ideal, but will take several years.

Committee members committed to these action items:

#### Master lease/Purchase

- Inquire about the possibility to master lease some units at the Chieftain Hotel.
  - *Mayor Lent, Kurt Wiest*
- Research the former Doctor's Clinic building near Walmart.
  - *Rochelle Doan*
- Meet with a landlord who may have some available units.
  - *Robin O'Grady*

#### OneBuilds or Portables

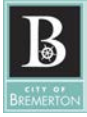
- Follow-up regarding the Francis Haddon Morgan property, which might be a potential location for temporary units.
  - *Kurt Wiest*
- Contact Aaron Leavell about availability of retired school portables.
  - *Kurt Wiest*

#### Property

- Explore availability of the property next to the Kitsap Recovery Center. [While this would take a major policy change for BHA to provide public vouchers outside Bremerton's city limits, Kurt Wiest will discuss this possibility].
  - *Rochelle Doan*
- Follow-up on land that BHA owns off of Kitsap Way that may be suitable for new emergency housing units.
  - *Kurt Wiest*

#### And More

- Research the requirements for units for PBVs re: bathrooms and kitchens.
  - *Sarah van Cleve*
- Put out an RFP for the Housing First units – this will be a 6-8 week process.
  - *Sarah van Cleve*
- Invite everyone on this committee to the next Housing First Task Force meeting.
  - *Kirsten Jewell*



**B. Increase availability of affordable housing:** Any combination of alternative housing modules for 20 people (by January 2017)

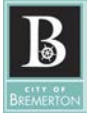
What are the opportunities?

- Tiny Houses are easy to build.
- Habitat has done an evaluation of costs and because all of their labor is voluntary, they don't result in a significant cost savings. However, it may be quicker to construct.
- Poulsbo explored concept of Tiny Houses re: Growth Management Act and found substantial barriers legally, both at the state level and in local ordinances.
- Poulsbo is also exploring the concept of Boarding Houses – up to six unrelated people living in one house. Larger houses could be retrofit, and rooms rented at modest cost. However, they are not currently legal in many Kitsap jurisdictions; they are currently legal in Bremerton and Poulsbo. Poulsbo is also exploring partnering with private investors to purchase the houses.
- Where alcohol rehabilitation is involved, then group homes fall under ADA guidelines and there are no barriers to placing them in many areas.
- West Sound Treatment Center did several boarding house model programs – including the Forward Bound program. The challenge was funding sustainability. Clients getting along with each other was also a challenge. The scattered site actually was advantageous in this respect.
- RVs & motorhomes are quicker and potentially cheaper than constructing Tiny Houses.
- KMHS does a lot of scattered site housing with mental health services delivered to them.
- KMHS is currently serving 250 people who are without housing.
- What can we do to speed up the zoning changes to allow alternative housing types?
- State laws re: subdivision codes may preclude tiny houses and boarding houses.
- Current building code only defines the size of a room, not the size of a dwelling.
- Kurt Wiest shared some history about a time in the past when a similar crisis confronted the community which led to the formation of the Bremerton Housing Authority. BHA broke ground on the first houses 4 months after it was formed.
- We need political will and champions in the community.

Next Steps

The group discussion focused on two types of alternative housing modules as the most realistic to develop quickly:

- Boarding Houses
- Safe Park opportunities for RVs



Committee members identified these next steps:

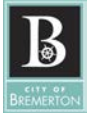
- Ask Kitsap County DCD about how boarding houses are defined.
  - *Jeff Rowe*
- Explore which policies need to be changed to allow these alternative housing modules (boarding houses and tiny houses).
  - *Cities*
- Develop a pro-forma budget for this type of program, including the cost of case management.
  - *Stuart Grogan, Monica Bernhard*
- Determine the target population to be housed in these modules.
  - *TBD*
- Identify the ideal location for these housing modules – such as near transportation and services.
  - *TBD*
- Determine funding sources and finances.
  - *TBD*
- Identify a lead agency to manage the housing project.
  - *TBD*
- Contact the KRCC Planning directors to request that they identify property and buildings in their jurisdictions that meet requirements for housing units.
  - *TBD*

For the next agenda:

- Review progress on 11/8 actions and next steps.
- Identifying new funding opportunities and sources and decide on our priorities for funding.

### **C. Next Meetings**

- a. Next Meeting: Tuesday, December 13, 9am – 11am
- b. Future Meetings: 2<sup>nd</sup> Tuesdays of the month, 9am – 11am



### **Meeting Participants**

Commissioner Charlotte Garrido	Kitsap County Commissioner
Mayor Becky Erickson	City of Poulsbo
Mayor Val Tollefson	City of Bainbridge Island
Monica Bernhard	Kitsap Community Resources
Lisa Nickel	Kitsap County Prosecuting Attorney's Office
Patricia Lambro, on behalf of Jennifer Kreidler-Moss	Peninsula Community Health Services
Robin O'Grady	Kitsap Connect
Suzanne Plemmons	Kitsap Public Health District
Stuart Grogan	Housing Kitsap
Kody Russell	Kitsap Strong
Daryl Daus	Habitat for Humanity
Sean Raybell	Washington State Department of Corrections
Kirsten Jewell	Kitsap County Human Services
Doug Washburn	Kitsap County Human Services
Rochelle Doan	Kitsap Mental Health Services
Joe Roszak	Kitsap Mental Health Services
Jeffrey Rowe	Kitsap County Community Development
Sarah Van Cleve	Bremerton Housing Authority
Kurt Wiest	Bremerton Housing Authority
Sheryl Piercy	The Salvation Army
Scott Crowell	Suquamish Tribe