



Homes for All Leadership Group

“Providing innovative leadership toward ending homelessness”

Meeting Notes March 12, 2019

Welcome & Introductions

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

Reports/Updates

i. Kitsap Housing and Homelessness Coalition

Sheryl Piercy of the Coffee Oasis is the chair of the Kitsap Housing and Homelessness Coalition, formerly known as the Kitsap Continuum of Care Coalition. Monica Bernhard gave an updated about the recent developments in the group. At the last meeting there was a working draft of the advocacy platform that the Coalition is developing that was presented to members. This process has been underway for a couple of years and the Coalition is nearing completion of this document. The document outlines 5 priorities for advocacy which align with the work consistent with the Homes for All group and the Kitsap Homeless Crisis Response Plan.

ii. KMHS Permanent Supportive Housing Project

Monica Bernhard, Kitsap Mental Health Services (KMHS), provided an update about the progress on the development of the Permanent Supportive Housing project. KMHS is working in partnership with the Bremerton Housing Authority (BHA) and other agencies to create a 70+/- housing facility that will focus on providing deeply affordable housing which will be prioritized to serve households facing chronic homelessness, mental health, and substance use issues. KMHS examined their records and identified 295 individuals which would qualify for the project that are already engaged in services.

The recent development for the project is that they have closed on purchasing property in the City of Bremerton for the facility. An architect has also been selected for the project. SMR Architects was selected for the project, they have done similar work in Seattle and the regional area. Kitsap Bank will be the bank sponsor. Fund development for the project is the primary focus this year to apply for and align several funding streams to finance the development of the project. Work is underway for the application for a Federal Home Loan for \$750K-\$1M for the project. The Housing Trust Fund application is due in August, and the Low-income Housing Tax Credit is due in January. The hope is to have the financing completed by the end of the year. The League of Women Voters is also involved in helping to create a communications strategy for the project.

Kurt Wiest, Bremerton Housing Authority, noted that the Housing Authority is very supportive of this project. He will be presenting to the board that they contribute 3.1M in funds for this project. Funds from the sale of the West Park development can only be used for deeply affordable housing and this project is very needed in this county.

Joe Roszak, KMHS, noted that if it weren't for the leadership of BHA and the City of Bremerton that this project would not be happening, and would not have the potential to come to fruition. He is very grateful for the help and support.

iii. Kitsap Regional Coordinating Council – Affordable Housing Committee

Commissioner Charlotte Garrido, Kitsap County, provided an update regarding the ad-hoc affordable housing committee. KRCC created the committee which is made up of representatives from cities, the county, and the tribes, and is focused on Intergovernmental organization for land use and transportation issues. It was determined that there was a need and value in creating an ad-hoc committee to determine what governments can be doing to be supportive of truly affordable housing. Mayor Becky Erickson, City of Poulsbo, is the chair of the committee. The ad-hoc committee will last for 1 year. The next meeting will be March 21st.

The initial meeting essentially laid out possibilities of changes that could be addressed. The discussion has focused on what can be done within the existing jurisdictions policy-wise.

Commissioner Garrido also discussed that there will be an Affordable Housing Short Course offered March 14th at the Commissioner's Chambers in Port Orchard, presented by the WA State Department of Commerce. The Commissioner attended this course in Gig Harbor many months ago and found the presentation extremely helpful. It teaches what affordability means, and the legal perspectives and barriers to affordable housing. The training is closed with 100 participants registered.

iv. Severe Weather Shelter Program

Kirsten Jewell, Kitsap County Housing and Homelessness Division, provided an update about the Severe Weather Shelters for the current season. The Severe Weather Shelters have been operating for 10 years. The program is operated through a partnership between Kitsap County Housing and Homelessness Division (KCHHD), Kitsap County Department of Emergency Management (KCDDEM), and the hosting organizations for each shelter site which include the Port Orchard United Methodist Church, Silverdale United Methodist Church, Gateway Fellowship, and Kingston Cares. This program could not function without a huge number of community volunteers.

The shelters activate when the weather forecast from the National Weather Service predicts temperatures at or below 32 degrees for 4 or more hours, and/or snow accumulation is expected to exceed 1 inch or more for more than 2 days and/or there are 2 or more successive days of 1" or rain or more. The shelters may also activate when high

wind warnings are issued. The shelters opening also depends on a location being fully staffed for the night with volunteers to operate the shelter.

Cory Derenburger, KCHHD, provided a summary about the activation of the shelters over the current season. The shelters have been activated a total of 39 days this season. Unlike a typical season with numerous short activations throughout lasts 1-6 days at a time, this season consisted primarily of a single near continuous activation period from February 3rd to March 10th. The shelters provided a total of 1,167 overnight stays to guests for the current season. The volunteer base consists of around 200 volunteers, and 172 volunteers have so far taken 1 or more shifts this season. Over 4100 volunteer shift hours have been provided to keep the shelters open, and this amount does not include the countless hours that site managers, schedulers, and other staff have dedicated to make sure the shelters could operate. The most guests seen on one night was 42, and some shelters had rather consistent average guests counts, while other locations had wide variability.

Each location has faced several challenges over the season including fragile or frail guests, behavioral and substance use issues, facility problems, and volunteer burnout. This long activation period is unprecedented for the system and highlighted several issues that had not been presented in other seasons.

Roland Arper, Port Orchard SWS, provided an example of some of the issues their shelter faced. At the church they have 2 rooms to use. In Port Orchard there is only showers available once per month on the 1st Saturday of the month. Hygiene issues became a problem which created friction within the shelter and among the guests.

Kirsten noted that the severe weather shelters are not a long-term solution – they are a band-aid to make sure that we don't have anyone die of exposure. The program also underscores the need for more shelter beds across the county.

v. Annual Point-in-Time Count Survey

Kirsten Jewell provided an overview of the 2019 Point-in-Time Count (PIT). Typically, the results of the survey would have been available about 1 month ago, but the Severe Weather Shelters took a lot of time. The Count this year was held January 24th. People experiencing homelessness were surveyed at 3 Project Connect Fairs in Bremerton, Kingston, and Port Orchard, at local food banks, meals sites, and by volunteers searching the woods and streets in multiple locations across the county. At the Project Connect Fairs there were more attendees in Port Orchard and Kingston, but slightly fewer in Bremerton. In all there were 120 volunteers that participated in surveying in a variety of opportunities. A new change this year was the recruitment of people with lived experience to help determine where to survey and to act as guides and liaisons for the teams. This pilot was very successful, and it is great to work with people knowledgeable with direct experience.

The preliminary results provide a count of individuals that are living unsheltered, staying in emergency shelters, and in transitional housing. The count of sheltered individuals fluctuates little year to year as this is a function of the number of shelter and transitional housing beds available in the county. The Department of Commerce will provide certified numbers later this year. From the preliminary survey results we did find more people living unsheltered (174) than last year or the year before. A breakdown of where we found people living unsheltered shows the majority are in the Bremerton area, with smaller amounts in South Kitsap followed by North Kitsap and Central Kitsap areas. In this survey the self-reported statistic of having a physical disability at the leading disability is the 1st time this has been reported as the leading characteristic. Eviction or the loss of housing was the primary reason stated as the cause of homelessness for households, followed by job loss or being unable to work. Of these reporting their last permanent residence, 17% are from Kitsap County. A press release will be distributed in the next couple of days.

vi. Housing Navigation Center

Kirsten noted that the Navigation Center project has been discussed for many months. The project would provide many shelter beds 24/7, and the clients in the project could benefit from having access to mental health services and more intensive care while in the process of working to get into permanent housing. This type of project has been piloted in Seattle and San Francisco and has been found to be an effective model. There is ongoing work to identify funding for the project. The capital costs could be minimized by utilizing sprung structures.

Monica provide more information about the structures. These types of shelters are being used around the country, and they have a 50-year useful life. A structure of this type can be seen at the Point no Point Casino. The structures are insulated, the interiors can be built out, they can come in all shapes and colors, and can be relocated. With a structure of this type the setup time can be reduced to a few months. The current difficulties faced are finding suitable locations, and the cost of having behavioral health staff available 24-hours a day is expensive, costing potentially \$1.3-1.7M to operate on an annual basis. Some Medicaid and State funding is anticipated to be available, but local funding will be needed. Providing this type of shelter is not an ultimate solution to ending homelessness, it is an interim step to help get people off the streets with the goal of placement into permanent housing. The League of Women Voters will be engaged to help with communications about this project.

vii. Legislative Update

Kirsten provided a brief overview of the many bills currently being reviews which relate to homelessness. A list of bills from WASAC was handed out, and the bills that Kirsten is tracking are highlighted. This legislative session the bills fall into 4 major categories

1. Eviction tenancy supports and protection. Landlords would be required to provide a 60-day notice of rent increases, and a 14-day instead of 3-day pay or vacate notice, and the elimination of no-cause evictions.

2. Funding for Affordable Housing. A major overhaul of the real estate excise tax would make the rate graduated and be dedicated to housing trust fund. There are bills to increase or add real estate excise tax, and another bill to allow local jurisdictions to retain some local sales tax for supportive housing and affordable housing. Lastly are bills for a 1/10th for affordable housing, and another bill to allow legislative authority to allow elected to make approvals without a general ballot.
3. Reform and Land Use. The bills range from recommending jurisdictions take a close look at accessory dwelling units (ADUs), tiny houses on wheels as ADUs, and expand property tax exemptions for multi-family units.
4. Budget deficit. Legislators are having difficulty paying for current expenses let alone new requests. There is a request to expand funding for HEN. Last year HEN eligibility was expanded to include participants with a permanent disability, more people became eligible, but funding was not increased. HEN doesn't have the funding to support those currently eligible for the program or to take on additional clients.

Renee Kimball-Rouse, a member of the Resident Action Project, testified on bill 5600 for making changes to the Residential Landlord-Tenant Act. A friend of hers was evicted over the amount of \$2 as the judge did not have discretion to allow otherwise.

Village Updates

i. Field Trip Report – Camp Second Chance Slideshow

Commissioner Garrido presented a slideshow from the trip to Camp Second Chance in Seattle on January 24th. The visitor group was given a tour by Eric Davis, the manager of the camp. The camp is much different than the one planned in South Kitsap. This camp has more limited shared facilities, communal cooking, a clothing donation tent, a computer tent, and Sani cans for bathrooms. The village has developed overtime, initially starting as tents on platforms. The tents in this configuration had water issues and so the camp moved to better quality tents, which continued to have water issues. Eventually the tents were replaced by sheds, similar in design to those use by LIHI.

Sound Foundations NW has built and designed their own house designs this starting with LIHI design with a few modifications to address water issues. Electric is all surface mounted and was installed after the village had been established. There is no water service on the site, water trucks come in to fill up the drinking water, and there is also storage for grey water. Residents bring cans and jugs to fill up from the water storage. A mobile shower comes once per week.

ii. Physical Site

Judy-Rae gave an update regarding the physical site developments. In January there was a work party for Trailer 1, over a period of 2 days. On day 1 the professionals from Project Share worked on the roof and broken windows. The following day work went in to patching up prior renovations, the flooring and electrical. More work will be needed,

after painting and patching flooring will be installed. Everyone that came out to the work party was thanked for their participation. It was reported that Americorp and Comcast have possible participants that could help volunteer.

Regarding the site plan there has been ongoing work to examine the features of the planned location. Planning for the location and construction of electrical and ramps are the next steps. The layout of the village is unchanged, there are planned 14 tiny houses, some work exists for the planned shower and bathroom facilities.

Permitting is the next large phase and can be started once the agreements are ready and executed. There are 4 sets of permits required: building permits, utility permits, L&I and special permits.

iii. Human Services

Doug Washburn, Kitsap County Human Services, provided an update regarding the human services component of the tiny village. Nancy Olsten from the Kitsap Rescue Mission, Lisa Bratcher from the Church of Christ, met with Doug last week about their agreement. They were able to talk about the relationship with West Sound Treatment Center and will follow-up with WSTC about their relationship. They were given a good tour of the property. Kirsten noted that the MOU has incorporated the changes suggested in the January meeting. There are a few small items to do. Once the agreement is completed, it will determine what type of lease arrangement needed.

Commissioner Garrido noted that the church will be the party outreaching to the local community, and a neighborhood meeting needs to be scheduled. The church has taken on the role as the conduit to the neighbors. There are objections from neighbors, but much of the issues that have been discussed are currently existing issues in the neighborhood.

2018 Kitsap Homeless Crisis Response and Housing Plan

i. 2019 Update for Plan

Kirsten provided an update on this standing agenda item. There has been notice from the Department of Commerce that there are specific requirement changes required for the Plan. These requirements were anticipated, and feedback was provided to Commerce regarding the requirements. These changes will necessitate some updates to the plan. One of the changes is to determine what has been accomplished and to make projections regarding the full implementation of the plan assuming existing state resources and state policies. All counties are required to do the projection and the state has hired a consultant to assist with developing these projections.

ii. Homes for All Roles & Responsibilities

The Homes for All group has responsibilities outlined in the plan. A handout was provided which outlines the responsibilities of the group that are on-going, in progress,

and not started.

Progress reports will be given regarding elements of the plan in future HFA meetings, and a more comprehensive update will be given in June/July which will be 1 year after the plan was adopted.

Dr Susan Turner, Kitsap Public Health District, stated that it seems we are looking at a progress update for the plan. It may be helpful for this group to look at the evaluations and see if it reveals any additional tasks to do. She is interested in the analysis and projections for the implementation of the plan, which will examine some of the areas that this group did early on to assess gaps. She would like to know what the scope of the problem is, and how many units of housing would be needed to address the issue.

Kirsten noted that this question related directly to an RFP to do a countywide housing needs assessment project. This would include the entire countywide landscape, private and public, and project needs for the next 20 years. Right now, we don't have a good handle on the housing needs, so the RFP will hire consultants to provide their expertise. This will become a helpful tool for everyone moving forward. The timeline is short, with an expectation that the report be delivered before the end of the year. This will quantify what the need is now, as well as the next 10 and 20 years.

Next Meeting

Commissioner Garrido asked the group for topics for the next month meeting. There will be work undergoing to look at policy. There were requests to have Eric and Tomas from Sound Foundations NW. An update regarding the Affordable Housing Short Course will be given.

Meeting Participants

Commissioner Charlotte Garrido	Kitsap County
Angie Silva	Kitsap County Commissioner's Office
Carl Borg	United Way of Kitsap County
Cory Derenburger	Kitsap County Human Services
Doug Washburn	Kitsap County Human Services
Joe Roszak	Kitsap Mental Health Services
Judy-Rae Karlsen	Kitsap County
Kirsten Jewell	Kitsap County Human Services
Kurt Wiest	Bremerton Housing Authority
Lisa Nickel	Kitsap County Prosecutor's Office
Monica Bernhard	Kitsap Mental Health Services
Nancy Olsten	Kitsap Rescue Mission
Renee Kimball	Resident Action Project
Roland Arper	Project Share
Susan Tiffany	Salvation Army
Dr. Susan Turner	Kitsap Public Health District

Tim Blair	Project Share
Tom Pinkham	Developer / Builder