



Homes for All Leadership Group

“Providing innovative leadership toward ending homelessness”

May 9, 2017

DRAFT Meeting Notes

Welcome & Introductions

Commissioner Garrido opened the meeting and attendees introduced themselves. No changes were noted for meeting materials or for the April 11 meeting notes.

Our Goals

a. **Housing First project for 2-10 people**

Presentation: Kitsap Connect *(Two presentation handouts were provided at the meeting with an overview of details shared, included at the end of these notes.)*

- Robin O’Grady gave an overview of the goals of Kitsap Connect and the common characteristics of Kitsap Connect clients. The total number of clients served by Kitsap Connect is 56 – 21 clients are currently receiving services, 19 of whom are housed, and 5 of those clients have been permanently housed.
- Monica Bernhard presented information regarding case management in a Housing First/Permanent Supported Housing Model. Key components are: choice; separation of housing and services; decent, safe, and affordable housing; access to housing; rights of tenancy; services and support, where participation is voluntary. For Kitsap Connect program participants, it is important to note the unique challenges associated with housing people who have spent long periods of time unsheltered and recognize that services are based on housing stability rather than crisis intervention. The case management model is grounded in client engagement and participation in services remaining voluntary. Additionally, people are being successfully housed, but progress is incremental.
- The Housing Solutions Center partnership, information sharing among various agencies, and access to medical history via CHI/Harrison EPIC system are all contributing to the success of this program. There are some challenges including limited housing units, limited resources for intensive case management, limited transportation options, lack of respite care, and some resistance from other community agencies.

b. **Alternative housing modules for 20 people**

Boarding House project – no report

Subcommittee Reports

- c. **Data** *(Subcommittee’s May 2 meeting notes and Housing Gaps Matrix were included in the meeting materials packet)*

- Housing Gaps Matrix is essentially complete at this time.
- Now that inventory has been identified, the committee is shifting focus toward projecting need for affordable and specialty (permanent supportive, emergency shelter, other case managed, etc.) housing units. A one-page data sheet is being developed to present this information.

d. Building

- Jeff Rowe reported that lumber was delivered to South Kitsap CTE classes last week, and they are moving forward with building a tiny cottage. The process is generating excitement regarding the high level of student engagement from multiple classes including interior design, environmental, and audio visual.
- West Sound Technical Center is also building a cottage, and Central Kitsap School District is donating at least one 1,000 square foot portable that will be used as a centrally located shower/hygiene/kitchen space for a tiny cottage village.
- Kim Kumpf reported that plans are being finalized for construction of a tiny cottage on Suquamish land.
 - *Kim will email their building information spreadsheet and draft application to the group.*

e. Funding/Outreach (for Tiny Cottages)

- Randy Spitzer and Tim Blair have made connections with 25 to 30 community and faith-based groups and have scheduled meetings with 12 of those to discuss funding opportunities. Both report a significant level of interest and positive response from the community with some minor pushback concerning location choices. Tim also reports that several churches are interested in getting kits and building additional tiny cottages.
- There will be an opportunity to donate time or funds to the project via The United Way through the Day of Caring Project, or direct donations to The United Way that are designated for Homes For All.
- A tiny cottage build is scheduled for Saturday, May 13, in Port Orchard behind the AutoZone on Lund and will include an information booth and donation opportunities. Lumber kits from Kingston Lumber are being delivered on Friday. The event has been advertised on Port Orchard social media pages and Tim will send that information to the group. The City of Port Orchard has also offered to display a completed tiny cottage by City Hall.
- Susanne Hughes suggested a “naming” opportunity as an incentive for community funders. Group members who have visited existing tiny house neighborhoods supported this recommendation and said they often see plaques on tiny homes showcasing the funding source.

f. Case Management *(Case Management Committee notes provided as handout)*

- Committee notes were reviewed and highlights provided for discussions regarding outreach to residents, skills needed to provide case management and care, who can provide case management, and barriers that might exist. Additional discussion to be conducted in the small group breakout sessions at the end of today’s meeting.

Legislative Updates

a. Homeless Programs Funding

- HB 1570, which would make the document recording fee funding for homeless programs permanent, is currently still in limbo due to ongoing budget discussions.
- There was early fear of losing significant amounts of federal funding and there will be reductions in the number of families served by Housing Choice vouchers, but the numbers are not as severe as first expected. Stuart Grogan noted that although there is some relief, there is ongoing anxiety about the reality of these reductions. Commissioner Garrido expressed that it is more important than ever to develop locally funded solutions.
- Kurt and Stuart also noted that there are 600 to 800 multi-family housing units at risk as sunsets approach on LIHTC funds and some properties are choosing not to extend their contracts. This is a potential rather than imminent concern, although there are approximately 60 units in Poulsbo that will be transitioning to market rate.

Small Group Discussions

The meeting participants split into two groups to continue discussions related to developing a tiny cottage village. *[More detailed notes transcribed from those discussions are appended to the minutes.]*

a. Building Tiny Cottages

b. Case Management and Care Coordination

Next Meetings: 9:00am – 11:00am at the Salvation Army

- June 13
- July 11
- August 8

Meeting Participants

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| Commissioner Charlotte Garrido | Kitsap County |
| Robin O’Grady | Kitsap Connect |
| Angie Silva | Kitsap County Commissioner’s Office |
| Monica Bernhard | Kitsap Community Resources |
| Sheryl Piercy | The Salvation Army |
| Marilyn Bode | Private Citizen |
| 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 |
| Amy Musselwhite | Kitsap County, Human Services |
| Don Nelson | Port Orchard United Methodist Church |
| Jeffrey Rowe | Kitsap County, Community Development |
| Susanne Hughes | League of Women Voters |

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| Sean Raybell | Department of Corrections |
| Stuart Grogan | Housing Kitsap |
| Tim Blair | SK Project Share |
| Tamra Ingwaldson | United Way of Kitsap County |
| Noah Israel | Envirock |
| Catherine Ecker | Westsound Realty |

APPENDIX 1. Small Group Discussion Notes: Building Tiny Cottages

Volume Management

- 10 churches; 1 UWKC/Department of Corrections; 2 educational institutions
- 5/13 SK build = 3 units completed and displayed

Funding & Infrastructure

- Remodel donated portable for community space
- Water, power, garbage & recycling, direct connects, POPs
- Kim Kumpf/Suquamish research contains good Costco outline with the following considerations:
 - Gravel
 - Land prep
 - Sani-cans
 - POPs
 - Electrical hook-ups
 - Permits/code
- Builders needed – training required for volunteers?
- Site selections: CK, SK, NK

Marketing

- Materials: flyers, banners, brochures
- 5/13 build project for information and display, will recruit volunteers for 4 future builds
 - Parking will potentially be managed by Kitsap Transit shuttle
 - Food needed for volunteers
 - Habitat % for future partnerships/volunteer support
- Direct Marketing
 - Tell the story: Facts tell, stories sell. Connect the dots.
 - Utilize partners and resources
 - PowerPoint available from Randy Spitzer and Tim Blair
 - Opportunity to advertise at car show during the 2nd week of July
 - Budget broken down by tiers, opportunities to sponsor specific components of the build
 - Community Space and Land Prep budget should be broken down. Question: How “site ready” is portable?
 - Need to transport examples of cottages to display for marketing
 - Tamra and Tim will work together on UWKC Day of Caring, 6/23/17
- Funding Structure
 - Money can be designated on UWKC pledge form to “Homes For All.” Checks can also be made to UWKC with note to designate funds for “Homes For All.”

- Community impact
 - Homes For All = Coalition

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

Care Services

- Other model / Family Care Specialist
 - Housing First
 - Masters Therapist
 - Depending on high need
- Multiple agencies can provide, if coordinated
 - Bring agencies together
- Restructure funding sources
 - Look at sources, cross-check needs
 - Target funding
- Case management model
 - Workload monitoring
 - Tearing down silos
 - Respite is separate, but case management is helpful to respite
- Barrier-free case management: Client driven
 - No transportation issues
 - 24/7 availability, not Monday-Friday, 8 to 5
 - Community-wide case management
 - Going to every agency
 - Floating, flexible, adaptive management

Cottages

- Progressive engagement
 - 24/7 Housing First case management model at first
 - Tenants will then engage
- 6-7 clients per case manager
 - 2 FTE, 1 PTE
- RFP for case management services
- 1/10th of 1% is potential funding, also HHGP/AHGP funds
- Case manager should not be property manager
 - Establish senior residents, neighborhood groups for self-governance
- Partnerships with multiple agencies = funding

Adaptive Management

- Goal: Transitional -> Permanent
- Need for intensive case management will decline over 2 years
- Good opportunity to ease transition from unsheltered to housed