



## Kitsap Homelessness Coordinating Committee

**“Providing innovative leadership toward ending homelessness”**

February 14, 2017

### Meeting Notes

#### 1. Welcome & Introductions

Commissioner Garrido opened the meeting and attendees introduced themselves. *[See meeting participant list at the end.]*

#### 2. Subcommittee Reports

**a. Regulation Subcommittee** *(This subcommittee has not met since the last full Committee meeting, but did report on relevant current activities)*

- The Planning Commission held a public hearing regarding Temporary Emergency Ordinance for Transitory Accommodations on February 7. In addition to the range of emergency housing in the Emergency Ordinance, the proposal introduces provisions for boarding houses and wooden structures such as tiny homes into the County code. Following the hearing, the Commission forwarded a recommendation to the Board of Commissioners with one change – striking the element that permitted an individual household to offer a tent or RV as emergency housing. The primary concern was that the permitting was too expensive.
- The Board of County Commissioners has scheduled this matter for a public hearing on February 27, at 6:30 p.m. in the Commissioners Chambers. *[Ed note: This hearing has been changed to March 13.]*

**b. Data Subcommittee** *(The notes from this subcommittee’s January 31 meeting were included in the February 14 meeting materials packet)*

- The group is currently completing the list of member agencies’ missions and methods, revising the matrix of housing gaps, and creating a GIS overlay map that includes social services, transit, and poverty.
- In addition, the subcommittee will create a map graphic of the homeless crisis response system, to illustrate causes of homelessness and critical intervention/diversion opportunities.
- Commissioner Garrido contacted the WWU School of Social Work regarding the potential for an intern project to research data regarding homelessness in Kitsap County. She has spoken with a student who will research who is homeless and gaps in available housing. She will also examine elements for inclusion in services for those who are housed to achieve self-sufficiency, and will write about Bellingham’s approach to homelessness.

**c. Funding Subcommittee** *(The notes from this subcommittee’s January 31 meeting were in the February 14 meeting materials packet.)*

- The group discussed existing revenue streams for affordable housing as well as other local options for new revenue.



- HB 2263 provides a local option sales tax of up to 1/10<sup>th</sup> of 1% for affordable housing. August 1 is the deadline to place an issue on the November ballot, so this may require quick action to figure out a funding model.
- There are two other local option property taxes – one would be for 10 years, one would continue in perpetuity.
- At the next meeting, the subcommittee will report out on their look at inclusionary zoning tools and “fee in lieu” – which requires housing developers to contribute to affordable housing.
- A funding toolkit with multiple revenue streams is needed.
- *Question:* Is there a plan that would drive the funding ask of the voters? *Answer:* The subcommittee will quantify how much affordable housing is needed as a basis to determine how much funding is needed.
- This group is looking at long-range affordability rather than crisis response housing. Both are needed locally.

### 3. Brief Reports on other research and initiatives

#### a. 2017 Point in Time Count

- Kirsten Jewell summarized the 2017 expanded effort to carry out this survey project (e.g. outreach teams, meal sites). The preliminary results show a 14% increase in unsheltered homelessness and an overall increase of 4%. If the Salvation Army and Kitsap Rescue Mission overnight shelter beds had not opened this year the unsheltered number would have been much higher.
- Additional demographic data will be available in March, including where surveys were collected and people’s last permanent address.

#### b. Other

- The Mayor of Port Orchard has formed a Homelessness Work Group focused on emergency shelter needs. At the last meeting, they finalized a plan for a Severe Weather Shelter – which has opened and served many people during the recent freezing weather.

### 4. Our Goals

#### a. A scattered site Housing First project for 2-10 people

##### i. Motel Master Leasing for Housing First project

- After a Homeless Housing Committee strategizing session, Mayor Lent approached a local motel several months ago about master leasing up to ten units for Housing First. The motel owners were receptive to the idea and subsequently a group of social service organizations toured the motel site. This walk-through revealed that the scope of work necessary to be eligible for a HUD project-based voucher program will not happen quickly.
- KCR will perform a feasibility study, with a building inspector assessing the structural issues and a construction professional determining potential costs. The KCR Board will review the results (to be publicly available) and determine whether to continue their involvement. This project would create a much-needed source of Housing First units, and on-site services from KCR and Kitsap Mental Health.



## ii. Section 8 Vouchers

- BHA will provide project-based vouchers for the motel project – up to 40 vouchers. (Housing Kitsap has 36 vouchers available for projects outside of Bremerton.)

## iii. Kitsap Connect Landlord Committee

- Jim Adrian, a local landlord, works closely with the Kitsap Connect project. He is also coordinating a landlord group for “high utilizers” to discuss resources and low-income housing programs. This committee has not yet met, though there is a list of interested landlords. A non-profit organization is needed to help sponsor this group. Kitsap Strong will put a forum together for this discussion.
- The Kitsap Connect project works with the high users of emergency services, such as law enforcement and the courts, emergency medical services, and/or the emergency room to officially assess substance use or mental health disorders. Many of these people are also housing unstable. 25 clients have been identified so far; approximately 20 are unsheltered. The Kitsap Connect team’s Housing Navigator works to link them with stable housing.

## b. Alternative housing modules for 20 people

### i. Boarding Houses

Mayor Erickson reports that the City of Poulsbo has identified a city-owned house to possibly be a boarding house for youth.

- They plan to partner with a nonprofit to operate the house. The goal is to have it in operation by May 2017, if Council approves it. The City will work with Realtors to find more 3-4 bedroom homes that could be used as boarding houses.

### ii. Oxford Houses

Sean Raybell and Monica Bernhard researched Oxford Houses and reported (see handout as well):

- Often a new Oxford House starts with support from the national Oxford House organization and with some initial government funding, but the goal is to become self-sufficient. Once an Oxford House is established it is completely autonomous from the national organization.
- The homes are rentals. However, they often get a discount because they offer a long-term lease, are very good tenants, and the organization is financially stable.
- Ideally houses are located within a half-mile of public transportation.
- This model works well for people who want clean and sober housing. They accept women with children, but there is insufficient capacity for men with children. Sex offenders are not accepted due to a family reunification emphasis; nor are people requiring outside case management or ongoing medication (such as suboxone).
- There are 22 Oxford Houses in Kitsap County. Housing Solutions Center works with about 16 of them (11 for men, and 5 for women) and has good success placing people in them. It is an important part of the housing continuum, and sometimes



can be an option for emergency housing as well. Three additional houses started in Kitsap recently and were immediately filled.

- Suquamish is landlord for two Oxford Homes.

### iii. Tiny Houses → Kitsap County Tiny Homes Project

Idea: sponsor a Kitsap County Tiny House Build Day.

- The 25 tiny houses discussed at the January meeting will go to the Low Income Housing Institute rather than Kitsap County. Commissioner Garrido is now working with Olympic Workforce Development Consortium (for Kitsap, Clallam, and Jefferson) on other ideas for developing tiny houses. Career and Technical Education (CTE) and Kitsap Building Association are also potential resources for this.
- Perhaps partnering with LIHI to do a tiny house village project is possible.
- The Suquamish Tribe is exploring creation of a tiny house village. Materials for each house cost about \$2,200, not including power or utilities. The project focus on assisting tribal members who are currently living in the woods.
- The Tribe plans to do their own Point in Time Count in the next month. Work is being done to resolve data sharing and legal issues. Data is a critical to this effort to assure Council and the community that these services are needed. In addition, talking with people who have experienced homelessness is very important.
- Beyond the relative inexpensive cost to build tiny houses, there are ongoing costs to keep them operating.
  - *Commissioner Garrido will bring a new initiative to the March meeting.*

### iv. Affordable Housing Committee

A new affordable housing committee was formed. The group's purpose is coordinate information and practical ideas about how to develop affordable housing, including land use, regulations, costs, and relationships with the real estate community.

- *Initial Committee Members: Jeff Rowe, Noah Israel*

## 5. Support Services, Agency Capacity and Training for Best Practices in Case Management

Quality case management is a critical component for future tiny house projects, boarding houses, or other types of emergency housing. There are multiple forms of case management, and a continuum of care is optimal.

- We must ensure that agencies taking this on have the capacity to provide appropriate services for the project to succeed. Having 24/7 support (on site or on-call) is critical for high needs clients.
- Progressive management is the lightest touch necessary for each family – and the focus is on strengths.
- KMHS have case managers at some of their housing. The agency provides a continuum of tenancy support, depending on the level of client need. Latest data shows that over the course of 365 days with 68 units, KMHS clients made 29 calls to 911, which is lower than those from the non-KMHS client population. This is due to the level of assistance.



- All of KCR's case managers are certified with required annual training. All housing programs are case managed. At this point KCR does not yet have experience with case management for a large complex such as the proposed 40-unit motel project.
- Designing site plans using the Crime Free Neighborhood Model can support effective case management and reduce law enforcement involvement.
  - *Kirsten will invite LIHI to talk about case management practices and training for tiny house villages; and will inquire about a field trip to a LIHI Tiny House project.*
  - *Sean Raybell will provide information about the crime-free neighborhoods planning model.*

## 6. Legislative Updates

- Source of Income Discrimination (SOID). Landlords may deny rental to people who have their rent paid with Section 8 vouchers or certain other government subsidies. In addition to this discrimination, misinformation and lack of information about Section 8 can be a barrier for some tenants and landlords. A county ordinance that prohibits refusal to lease or discriminate an otherwise eligible tenant based on source of income would be helpful. The county could model such an ordinance and also help this type of legislation get passed at the state level.
  - *Kurt will send the State legislative bills (SB 5407/HB1633) pertaining to SOID.*
  - *Angie will research a local SOID ordinance.*
- Document Recording Fees. Recording fees are the primary source of funding for homeless programs and housing, and are up for discussion at the state legislature this year. HB 1570 is supported by the Washington Low Income Housing Alliance and the Washington Association of Cities. There are several other bills on this topic under consideration as well.
  - *Kirsten will send proposed document recording fee legislation to the group.*
- "Ban the Box" is another legislative initiative, which would prohibit employers from asking about a person's criminal history on the initial employment application form.

## 7. Announcements

- Susanne Hughes: League of Women Voters will sponsor a public education session on homelessness in mid-April. She asked to be on next month's agenda to discuss what should be included in this event.
- Noah Israel: seeks to develop a pilot project of eight small homes with integrated technology and holistic green practices in the Suquamish area. The permitting cycle and associated costs are challenging -- the permit fees for these eight units would be \$40,000.
- Jim Diers will address "Unleashing Neighbor Power" on February 21 at the Commissioners Chambers. He implemented Seattle's Office of Neighborhoods about 30 years ago.

## 8. Next Meetings

- a. March 14, 2017, 9am – 11am, Salvation Army
- b. April 11, 2017, 9am – 11am, Salvation Army



### **Meeting Participants**

Commissioner Charlotte Garrido	Kitsap County
Mayor Becky Erickson	City of Poulsbo
Monica Bernhard	Kitsap Community Resources
Angie Silva	Kitsap County Commissioner's Office
Jennifer Kreidler-Moss	Peninsula Community Health
Lisa Nickel	Kitsap County Prosecuting Attorney's Office
Kody Russell	Kitsap Strong
Randy Spitzer	Private Citizen
Kurt Wiest	Bremerton Housing Authority
Beverly Kincaid	Community member
Kirsten Jewell	Kitsap County, Human Services
Doug Washburn	Kitsap County, Human Services
Jeffrey Rowe	Kitsap County, Community Development
Jolene Kron	Salish Behavioral Health Organization
Joe Roszak	Kitsap Mental Health Services
Rochelle Doan	Kitsap Mental Health Services
Kim Kumpf	Suquamish Tribe
Sean Raybell	Department of Corrections
Stuart Grogen	Housing Kitsap
Denise Frey	YWCA
Susanne Hughes	League of Women Voters
Ann Smith	League of Women Voters
Pastor Larry Robertson	Emmanuel Church
Wade Zick	Pilgrim Firs
Martha Lawson	Envirock
Noah Israel	Envirock