



Homes for All Leadership Group
(formerly called Kitsap Homelessness Coordinating Committee)
“Providing innovative leadership toward ending homelessness”

March 14, 2017
Meeting Notes

Welcome & Introductions

Commissioner Garrido opened the meeting and attendees introduced themselves. The February 14 meeting notes were reviewed and no changes were noted.

Subcommittee Reports

- a. **Regulation** *(Subcommittee has not met since the February 14 meeting, but did report on relevant current activities)*
 - The Board of Commissioners held a public hearing on March 13 for the Transitory Accommodation Ordinance. The public comment period for the ordinance was extended through Monday, March 20, and members of this group are invited to review the ordinance and submit comments. The PowerPoint presented at the public hearing was distributed, and a summary of the proposed ordinance included in the meeting materials. The Board is expected to take action on the ordinance next week.
 - *Kirsten will send out the full text of the proposed Transitory Accommodation Ordinance*

- b. **Affordable Housing** *(Subcommittee has not met since the February 14 meeting, but has a meeting scheduled for next week.)*

- c. **Data** *(Subcommittee’s March 6 meeting notes and draft social services map and the housing gaps matrix were included in the meeting materials packet)*
 - This group continues work on the at-a-glance housing gaps matrix. Once the gaps are understood, the need for specific units can be projected. There are currently data gaps in tent camps, respite medical shelter, tiny villages, Housing First, and boarding houses.
 - Second, a proposed geographic map of social services would include food banks, legal, housing, shelter, and behavioral health services. This will be overlaid with Kitsap Transit bus routes and poverty data.
 - A third project is creating a sequential intercepts model for homelessness services and the housing crisis response system.

- d. **Funding** *(Subcommittee has not met since the February 14 meeting, but did report on relevant current activities)*
 - State legislation pertaining to homeless program funding is being carefully tracked. County staff will meet with the County lobbyist in Olympia tomorrow. *(See items a & b in the Legislative Updates section below for details about proposed legislation.)*

Legislative Updates

a. Tenant protections

- HB1633 would make it illegal to discriminate against tenants based on their source of income by adding another protected class. The State of Oregon passed similar legislation in 2014; and included a landlord mitigation fund to cover any losses. HB1633 did not make the cut-off, but some negotiations may still revive it. Seattle, Renton, the City of Vancouver, and other jurisdictions have all passed ordinances that protect source of income. Often this type of discrimination is a screen for discrimination based on race.
- If the County takes this issue up locally, it would be helpful to limit this requirement to landlords operating above a certain number of units.

b. Document Recording Fees

- HB 1570 would make the document recording fee permanent. A local option being considered would allow an additional councilmatic increase for the document recording fee. The Washington State Association of Counties (WSAC) is in favor of this bill.
- HB 1797 would also eliminate the sunset and includes various other land use provisions to promote affordable housing; the WSAC is neutral on this bill.
- SB 5656 is now SB 5864 and is strongly opposed by the WSAC, the Washington Low Income Housing Alliance, Prosecutors, Auditors, and many other groups due to the sweeping changes it includes (pertaining to criminalizing youth, homelessness, involuntary mental health commitments for people experiencing homelessness, regulating tent cities at a state level, reducing administrative funding for homeless programs, and increasing reporting requirements).
 - *Doug will provide a summary of this proposed legislation.*

c. Local Option Funding –

- County staff is working to estimate how much adopting other local option taxes would generate.
- The local option 1/10th of 1% sales tax would generate approximately \$3.7M (similar to the 1/10th of 1% for Mental Health tax enacted a few years ago), if approved by voters.
- There are two different local options for property tax: one with a sunset and one in perpetuity. Each would generate close to \$1.5M annually, if approved by voters. If cities are not included, it would generate about \$600,000.

d. HUD Funding

- Indications from HUD are that funding for the Housing Choice Voucher program is very likely to be cut by at least 5% this year. For Kitsap this means that about 70-75 fewer families will be assisted with these vouchers. No one will lose an existing voucher; BHA will use attrition to cover this change. It will take about a year to make this 5% reduction; and 10-12 vouchers turn over each month. BHA runs the program at 100% capacity.
- When opening the Housing Kitsap wait list, 2800 applications were submitted for 100 spots. These vouchers are not an entitlement; a lottery system is used to distribute this very scarce resource.

- About 1/3 served in the existing program are over the age of 62, 1/3 have a head of household who is disabled, and 1/3 are working poor. This reduction will likely affect the working poor the most because such households do not turn over vouchers as quickly.
- There is tremendous uncertainty at the Federal level – which is operating on a Continuing Resolution. There will be no certainty about the budget cuts to this program until a final budget is approved by Congress.
- Proposed cuts in the HUD budget would also eliminate the CDBG and HOME programs, and the operating funding for Housing Authority properties. These cuts would have a large impact in Kitsap County. The Department of Rural Development is important in Kitsap and is likely to be affected as well.
 - *Commissioner Garrido will continue the discussion after the meeting of how to address these proposed funding cuts.*

Our Goals

a. Alternative housing modules for 20 people

i. Tiny House Villages

Brad Gerber from the Low Income Housing Institute (LIHI), described their tiny house village projects. He noted that different community needs will dictate the specific development of each tiny house village, or hub. Key points about LIHI from Brad's presentation and follow-up discussion:

LIHI's tiny houses:

- LIHI is one of the largest developers of low-income housing in the Pacific Northwest – they manage about 2,000 units; they also support Urban Rest Stops, tiny house villages, advocacy, and support services.
- Many different groups are building the tiny houses for LIHI villages. They include developers, churches, schools, technical training programs, apprenticeship programs, construction companies, Sawhorse Revolution, and many others.
- The tiny house village model is less expensive than running a staffed indoor shelter.
- LIHI's tiny house blueprint is technically a "wooden tent" – they are on skids and easy to move. Due to size, they do not fall under Uniform Building Code (UBC) for a dwelling.
- The \$2,200 per tiny house cost excludes electrical. LIHI's newer versions of houses include electricity and ventilation.
- LIHI has had tiny houses on site since October 2015 and expect them to last 5-10 years; though the variability in construction materials and skill may impact how long they are habitable.
- Sites for tiny houses is the current limiting factor; getting them built is not a challenge.
- Since the units don't have to be permitted as buildings they do not have to address ADA compliance, but LIHI attempts to make them as accessible as possible.
- Federal law states that you cannot unduly burden or prohibit faith-based organizations from carrying out their mission, which may include provision of temporary housing.

The residents:

- To date, the program has served about 950 people (for any amount of time), 161 have moved to permanent/transitional housing, 106 found employment, 131 reunited with their families.

- Usually 1-2 people occupy each tiny house; however, sometimes there are more. For example, a family of eight sharing two tiny houses.
- LIHI tiny houses allow couples and people with pets. LIHI's goal is to screen out as few people as possible. Many villages serve a high proportion of children.
- A case manager oversees every site, as well as a site coordinator, and support staff. Village residents and LIHI staff meet about four times weekly, and case management helps tenants get connected with more permanent housing, employment, food, and any other services they need.

Shared areas:

- Tents are used as the communal areas to keep them under 120 square feet, so a permit is not required.
- All LIHI villages have a hygiene center rather than a bathroom in each house. Typically one bathroom for 10 people seems to work.
- Addressing drainage issues has not been required by the City. Some sites have sewer and water; some do not.

Costs and governance:

- Tiny House Village (a village that LIHI operates) charges each resident \$90/month to defray costs. All other village sites have no cost to residents. Residents also have to sign a code of conduct and meet certain requirements of involvement/participation/chores in the community.
- People can be evicted –called a “bar.” A temporary bar is for minor infractions of the Code of Conduct; or there is a long-term or permanent bar. Both are determined by the leadership of each village (called the Triad).

Some options for Kitsap following the presentation include:

- Commissioner Garrido is working with the Olympic Consortium, CTE programs and builders regarding possible tiny house building projects.
- A faith-based coalition in South Kitsap is working to organize a tiny house project.
- The Veterans Advisory Board has also been interested in participating with a tiny house project.
 - *Kirsten will send out a link to the LIHI Presentation on the Kitsap webpage for this Committee.*

ii. Boarding House project

Mayor Erickson reported that the City of Poulsbo is creating a boarding house project, using a house owned by the city. More details to come as the project unfolds.

b. Housing First project for 2-10 people

iii. Housing First

Kurt Wiest reported on the motel master leasing project. This project entails acquiring a motel and substantially renovating it to be 44 Housing First apartments. A study was commissioned on the physical structure. The next step was finalizing a projected budget and appraisal for the project. Now the group is reviewing funding sources, including CDBG block grants, Kitsap's 1/10 of 1% for Mental Health funding, and the State Housing Trust Fund. This project continues to move forward, though will not happen quickly.

c. Other Innovations

Noah Israel suggested resource inventorying to uncover additional resources that we may not have recognized.

Case Management – Improving Agency Capacity

a. Defining case management best practices

Brad Gerber outlined the case management provided at LIHI tiny house villages. When a person joins the program, they have a brief intake and HMIS data is collected. People can then choose to have ongoing case management or not. The one case manager per site works to help people move on to permanent housing – LIHI tiny houses are not intended to be permanent.

b. Case examples in Kitsap

Evidence-based practices
Trauma-informed care

League of Women Voters

Ann Smith and Sue Hughes reported the League is planning a Community Education Event – “The Challenge of Homelessness in Kitsap.” The event, which will be held at Poulsbo City Hall on April 22. Panelists will speak on different aspects of homelessness. The League would appreciate assistance with advertising the events and names of people who should be specifically invited. Other suggestions are also welcome.

New Name for the Committee

The Committee considered various new names, including: Homeward Bound, Homes for All, Change Begins with Housing, and Kitsap Transforming Lives (TLC). *Homes for All* was selected for the group.

Closing Comments

- Mayor Erickson announced: The Arundel Apartments broke ground last week in Poulsbo. The Poulsbo Social Service Committee will go to the council on April 5. NK Fishline will break ground by June 1 on a wrap-around service center. The City will be exploring a “fee in lieu” concept for future housing development. Poulsbo is also researching Accessory Dwelling Units, and may increase this up to three depending on lot size.
- Kurt Wiest noted that Bremerton Housing Authority is closing on Casa Del Sol apartments in Manette, which will be converted to 18 units of deeply affordable housing. This building was purchased with the proceeds from Bay Vista land. BHA has also entered a Purchase & Sale agreement for the last two properties in Bay Vista, which will generate additional funds for affordable housing.
- Victoria Hilt said a new group called the Kitsap Early Learning Alumni Association (KELA), is made up of families who have used PCAP or Head Start programs. Many members of the group are now in leadership positions and want to continue to advocate for change, especially about the need for childcare and addressing child abuse and neglect. Victoria is willing to be a liaison for KELA.

- Commissioner Garrido reminded the group about the Washington State Career and Technical Education Showcase of Skills: Tiny House Build event, taking place in Olympia on March 27.
 - *Kirsten will send a link to the group about this event.*

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

- April 11
- May 9
- June 13

Meeting Participants

Commissioner Charlotte Garrido	Kitsap County
Mayor Becky Erickson	City of Poulsbo
Angie Silva	Kitsap County Commissioner’s Office
Jennifer Kreidler-Moss	Peninsula Community Health
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
John Demboski	HUD Region X
Joe Roszak	Kitsap Mental Health Services
Rochelle Doan	Kitsap Mental Health Services
Sean Raybell	Department of Corrections
Stuart Grogen	Housing Kitsap
Susanne Hughes	League of Women Voters
Ann Smith	League of Women Voters
Pastor Larry Robertson	Emmanuel Church
Victoria Hilt	
Tim Blair	SK Project Share
Carl Borg	United Way of Kitsap County
Noah Israel	Envirock
Bradford Berger	Low Income Housing Institute