



Kitsap Homelessness Coordinating Committee

“Providing innovative leadership toward ending homelessness”

January 10, 2017

Meeting Notes

1. Welcome & Introductions

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

2. Subcommittee Reports

a. Regulation

The Regulation Sub-committee met for the first time on January 4. Meeting Highlights were distributed.

The Sub-committee’s first priority is to develop permanent housing solutions through zoning ordinances and permitting strategies, particularly for boarding houses and tiny homes. New draft ordinances are being reviewed by County staff over the next month and will be shared with this group after that review.

b. Funding

The Funding Sub-committee will meet this Thursday, January 12, 2pm – 3:30pm at the WSU Training Room, 4th Floor, Norm Dicks Government Center.

c. Data

The Data Sub-committee met for the first time on January 6. Meeting Highlights were distributed.

The Sub-committee determined that the audience for the data (at least initially) is the members of the Homelessness Coordinating Committee. Initial projects will summarize or update existing data to help the Committee focus efforts on areas of most need. These projects will include Mission & Methods of Member Organizations, updated matrix of populations and housing gaps, and a geographic map of poverty/density of need.

➤ *All member organizations should send information about their Mission and Methods to Kirsten Jewell*

Commissioner Garrido has contact several universities that may have opportunities for student researchers to assist with Kitsap data.

Judge Dalton has contacted Kitsap Search & Rescue regarding assisting with locating homeless encampments.

3. Our Goals: To be accomplished by January 2017

- a. **Prioritize ending homelessness as soon as possible for people who are unsheltered and/or chronically homeless:** A scattered site Housing First project for 2-10 people



Short-term

Motel rooms available for Housing First project: Mayor Lent reported that the City is in early discussions with Kitsap Community Resources, Kitsap Mental Health Services, Bremerton Housing Authority and a local motel property owner on a project that would convert 10-44 motel units to Housing First units in Bremerton.

Mid-term

Francis Haddon-Morgan project (to house 29 people): This project was unable to proceed due to higher than anticipated cost estimates. Mayor Lent noted that there is a possibility that this project will be revived with funding through the legislature.

Section 8 Vouchers for Housing First projects: Bremerton Housing Authority is determining how many vouchers they are able to project-base.

And More

Oxford houses: The Suquamish Tribe supports two new Oxford Houses. Oxford Houses provide a very strict and structured environment where residents do chores and are held to high behavior standards. Oxford Houses could provide a model for boarding houses.

➤ *Monica Bernhard will bring a report on Oxford Houses to the next meeting*

Landlord participation & incentives: Washington State Department of Commerce has a new Landlord Mitigation Program that provides \$500 - \$5,000 reimbursements for landlords that have a court judgement against a tenant. The program requires that the unit be located in a jurisdiction that has enacted Source of Income protection for renters using Section 8 vouchers. None of the jurisdictions in Kitsap County currently have laws addressing this. Several elected officials around the table expressed interest in additional information.

➤ *Kirsten will send out a summary of the Landlord Mitigation Program and an example of an ordinance from another jurisdiction that has enacted a Source of Income protection ordinance.*

Workforce development: The Worksource program provides a wide variety of job trainings and resources for people who need assistance with employment. The program has lots of experience working with people who are homeless and the underlying legislation directs Worksource to specifically create opportunities for people who are having the hardest time finding employment because of barriers. Kitsap Community Resources is a Worksource affiliate in Port Orchard.

The Compass Vocational Services program works in various emergency shelters and the treatment courts with an employment program that has a social work/case management focus and targets the “discouraged worker.”



Employment is a critical part of regaining self-sufficiency and will be an on-going agenda topic.

Research & coordination: In addition to contacting universities regarding student research on Kitsap data, Charlotte Garrido and Judge Dalton reported that they are communicating with various state and federal legislators and judges on the issue of homelessness.

- *Commissioner Garrido and Judge Dalton will bring additional information about opportunities for university students to work with Kitsap data on homelessness and affordable housing.*

b. **Increase availability of affordable housing:** Any combination of alternative housing modules for 20 people

Portables as housing: Central Kitsap School District has portables available for free, but they will need to be moved. With modifications, they could be used for a variety of purposes, including common facilities buildings in tiny house villages or some type of affordable housing. In Eastern Washington, portables have been modified into housing for migrant workers.

CTE Showcase of Skills Tiny House Competition: On March 27th, 25 High Schools from around the state are participating in a Tiny House Demonstration project, each building a tiny house in one day in Olympia. The houses will be built using specifications published by the Low Income Housing Institute.

- *Kirsten will send LIHI's Tiny House specs to the Committee*

Kitsap County could possibly get up to 25 of these Tiny Houses if we are able to develop a project around them. The Committee reviewed the South Kitsap Tiny House Pilot Project Matrix and discussed various aspects of the project planning.

Population

The CTE Showcase would prioritize these houses for veterans, so we could set a preference for 50% of the units to house veterans, particularly court involved and disabled veterans. This population would likely require home visiting case management and good transportation connections to Seattle.

Other possible populations to serve:

- Single parents with kids – if the units are large enough
- Single people with high needs
- Couples with high needs

A smaller group of subject matter experts can use data to make a recommendation for the population to be served.



Land

Quickly identifying the appropriate piece of property on which to place the tiny homes is critical. Because of the size and design of these tiny houses, only one utility hook-up would be required for the community building; individual homes would not have utilities.

Possible properties to research:

- Long-term lease near Mile Hill Road
- East Bremerton Lowes parking lot
- Housing Kitsap property next to KMHS

Type of Housing

In general, for tiny house projects the choice must be made between a design that includes cooking and bathing facilities and is therefore eligible for Section 8 Housing Choice Vouchers, but are significantly more expensive due to the need for utility hook-ups, or a less expensive design that does not qualify for on-going federal subsidies. Without utilities, the CTE tiny houses are not eligible for federal funds, so another source of operational subsidy will be needed.

Site Feasibility and Constraints

Due to Enterprise Funds laws, projects either have one hook-up for sewer and water or multiple hook-ups – this will govern the structure of the tiny home village.

➤ *The Regulation Sub-committee was assigned to work on these issues*

Concept Plan

A site plan is needed to identify the locations of the tiny houses, parking, community building, etc. on the property.

Services

The committee recommends that case management be provided along with housing for the tiny house residents. The type of population served will dictate what kind of case management will be needed. In addition, a site manager is important, and the committee encourages initiating a self-governance model for the residents.

Other Discussion

The Hope Recovery Center in Key Peninsula will be a 100 bed facility based on tiny houses; it is currently working with Pierce County to determine what the permitting requirements will be.

These tasks could be staged, perhaps we don't need to figure them out all at once. The permitting and site prep could be prioritized to be ready for the arrival of these houses in March. Then sequentially work on population, site management, case management, etc. could take place.



- *All Homelessness Coordinating Committee members should look at the SK Tiny House Pilot Project Matrix and contact Kirsten with information about how your organization will participate in this project*

4. Updates from Members

- Kirsten reported on the expanded Point In Time Count activities for this year.
 - *Kirsten will send out the flier for the Point in Time Count activities.*
- The Port Gamble S’Klallam Tribal Center is hosting Dr. Donna Beagle providing a Poverty Training on January 19th.
- Mayor Erickson will be announcing a new City of Poulsbo Social Services Committee which will oversee various housing, food, and social services initiatives and relationships for the City.
- The Veterans Advisory Board provides small grants to indigent veterans – they have provided assistance for about 500 veterans. The program is administered through Kitsap Community Resources.
- The Veteran Housing Options Group is a Monday afternoon drop-in meeting for all veterans who need housing assistance: every Monday, 1pm, Kitsap Community Resources.

5. Next Meetings

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

Meeting Participants

Commissioner Charlotte Garrido	Kitsap County
Mayor Becky Erickson	City of Poulsbo
Mayor Patty Lent	City of Bremerton
Judge Jeanette Dalton	Kitsap County Superior Court
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
Dr. Susan Turner	Kitsap Public Health District
Randy Spitzer	Private Citizen
Sarah Van Cleve	Bremerton Housing Authority
Beverly Kincaid	Community member



Gary Trudeau	Kitsap County Veterans Advisory Board
Kirsten Jewell	Kitsap County Human Services
Doug Washburn	Kitsap County Human Services
Larry Clemen	Kitsap County Veterans Advisory Board
Clive Stewart	Kitsap County Veterans Advisory Board
Anthony Diomo	Private Citizen
Sabina Wagner	VA Puget Sound
Joe Roszak	Kitsap Mental Health Services
Jeffrey Rowe	Kitsap County Community Development
Kim Kumpf	Suquamish Tribe
Buddy Bassett	Compass Vocational Program
Meilana Charles	WSU Kitsap Extension