

Kitsap Homelessness Coordinating Committee

“Providing innovative leadership toward ending homelessness”

Tuesday, December 13, 2016, 9:00 am

Meeting Notes

1. Welcome & Introductions

Commissioner Garrido welcomed the group. As attendees introduced themselves, each shared a notable accomplishment relative to homelessness since the last meeting:

- Kitsap has been successful in addressing veteran homelessness; there are only a handful of unsheltered veterans on the street at any time.
- Kitsap Connect is showing strong outcomes, as several clients moved into housing in the first few months of the program.
- The Bainbridge Island Youth Advisory Committee held its inaugural meeting and plans to work on an affordable housing project.
- Severe weather shelters successfully operated in Bremerton, Kingston and Silverdale the last few weeks.

2. Workshop 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 planned scattered site Housing First project for 2-10 people

i. Commitments from last meeting

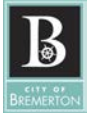
Committee members reported on ideas generated at the November meeting:

Short-Term Ideas

- Kurt Wiest on behalf of Mayor Lent: Space at the Chieftain -- She had positive discussions with the owner, and will continue later this week. They talked about the possibility of setting aside eleven units. Ten require remodeling to become eligible for project-based vouchers. An additional unit would be an office for case management and services. Finding funding to retrofit units to meet HUD's requirements will be challenging. Formalizing the service provision agreement will also be critical. This is part of the BHA proposal that KCR is submitting. KMHS is considering providing the on-site case management.

Mid-term Ideas

- Kurt Wiest: Francis Haddon Morgan Project – Some discussion has occurred on reviving the cottages at Forest Park project, which was originally scrapped due to higher than expected construction costs. There is a possibility of an application in the 1/10th Mental Health grant program. The lease would have to be renegotiated with DSHS, and the big challenge is coming up with \$3M for building renovation. This project would house 29 people.



- Kurt Wiest: Surplus Portables – The CK School District surplus portables are available for free (other than the cost of moving them). They are set up as classrooms, but do not have bathrooms. The units are built to commercial standards which allows modifications that would not be allowed in residential construction.
- Kurt Wiest: Project Based Vouchers policy - Housing Authorities can commit up to 20% of housing vouchers for projects tied to a specific housing unit. BHA has committed 20 vouchers, and is ready to commit more unused vouchers to Housing First projects. A BHA Board decision is required to base them outside of the City of Bremerton; and the next board meeting is in January. Housing Kitsap has reached its project-based voucher cap. About 37 more vouchers will be available in the future, but the Housing Kitsap Board has not yet discussed how these will be used.

Long-term/Unlikely to Proceed Ideas

- Kurt Wiest: Land owned by BHA off of Kitsap Way – The property is contaminated, having been a dumping ground by the Navy for tailings from sand blasting. It is zoned for residential purposes but development would be costly and time consuming for remediation to remove or cap. Grants exist for brownfield mitigation – especially through the Navy.
 - *Jeff Rowe and Kurt Wiest will research this*
- Kurt Wiest: Land behind Francis Haddon Morgan Center – DSHS owns the ball field behind Renaissance High School. Kurt contacted DSHS, and they are not supportive of a sub-lease on that property.
- Rochelle Doan: Land next door to KMHS campus – That land is not available at this time.
- Rochelle Doan: The former Doctors Clinic building – Upon research, that building does not seem suitable and would be cost prohibitive to upgrade.

Further Discussion

The group discussed how to locate additional Housing First units in the next 30 days:

- KCR is working on an application to respond to BHA’s RFP for Housing First units, using 20 project-based units. The focus is on Kitsap Connect clients, who are the highest utilizers of emergency services. Additional private landlords are needed who will make units available.
- The Kitsap Connect program has been working with a local landlord and has placed several people into housing. Kitsap Connect formed a Landlord Committee, including Jim Adrian and 10 - 12 other landlords. PROA and John Mitchell, the PROA attorney, would be good contacts for this group.



- Operations for local Oxford Houses (transitional housing for people in recovery from addiction) are affiliated with a national organization. Private home owners contract with Oxford House Inc. The Suquamish Tribe has two Oxford Houses, and additional Oxford Houses would benefit the community. Additional research is needed.
 - *Sean Raybell and Monica Bernhard*
- Case management is essential to ensure the best outcomes with clients. Kitsap County, through the Olympic Workforce Board and Council, could assist with building a curriculum around this.
 - *Doug Washburn*
- Are there incentives to encourage landlord participation in these programs?
 - Have case management available on-call, such as a concierge/navigator for a tenant when they are struggling to maintain housing. The natural place to put this is with the Housing Solutions Center.
 - Provide legal services for both tenants and landlords – KC Defenders Office and the Northwest Justice Project are set up to help with this.
 - *Beverly Kincaid will share a framework of what property owners would find attractive.*
- New programs have been added in the last three months that include peer mental health specialists placed at Kitsap Community Resources. These programs provide specialty case management and some rental assistance.
- Permanent supportive housing for people who need lifelong housing subsidies and case management support is an urgent need in the community.
- A new Landlord Mitigation Fund program was initiated in the last legislative session. It may require tenant protection laws to qualify. More information is needed to evaluate if Kitsap is eligible.
 - *Kirsten Jewell*
- A social work graduate student could research and coordinate information for the Committee. The UW School of Social Work, Western Washington, and Seattle University are potential schools to contact.
 - *Commissioner Garrido, Judge Dalton, and Beverly Kincaid*

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

i. **Commitments from last meeting**

Boarding Houses

- Jeff Rowe reported on County boarding houses regulations. Little exists after the 1990s when the code got co-mingled with bed & breakfasts. Current ordinances are inappropriate to today, and Kitsap County needs to revisit this code and make it simple. Many currently operate under the radar. The Board of Commissioners has given the green light to work on this in first quarter 2017. When passing accessory



dwelling unit changes, the Board approved a pathway to bring them into compliance over an 18-month period.

Tiny Houses

- Jeff Rowe reports that the Department of Community Development is reviewing how Seattle regulated tiny houses. He will report back in the next month.
- It may be useful to have someone from Seattle who worked on legalizing tiny houses speak to this group.
- Code/ordinances regarding RVs in safe parks are also needed.

3. Next Steps: Subcommittees

a. Regulation Subcommittee

A new Regulation Subcommittee will continue work alternative housing models, to include:

- Research and recommendations on boarding houses, tiny houses, and RV safe parks.
 - *Initial sub-committee members: Jeff Rowe, Sean Raybell, Lisa Nickel, John Kiess*

b. Funding Subcommittee

A new Funding Subcommittee will work on:

- Local option housing levy
- Other funding sources for homelessness and affordable housing
- Advocacy recommendations at the state and federal level: this session the state legislature will discuss document recording fees – the primary funding mechanism for homelessness programs – and funding for the Washington State Housing Trust Fund.
 - *Initial sub-committee members: Mayor Erickson, Stuart Grogan, Doug Washburn, Kol Medina, Kurt Wiest, Beverley Kincaid, Monica Bernhard, Dr. Susan Turner*

c. Data Subcommittee

Kirsten Jewell said our Homeless Management Information System database provides data on existing programs and services, and who accesses services. We must use modeling tools to project the needs. *The Homeless Housing Plan* outlines the available services and identifies the biggest gaps.

Several participants indicated that their organizations have done some asset mapping in relation to the services they provide, a document that shows how these assets overlap would be useful. Thus, a new Data subcommittee was named. Its work to include:

- Community Asset Mapping
- Developing ways to visually represent existing data on current services, homelessness, affordable housing, and projected community needs
 - *Initial subcommittee members: Judge Dalton, Angie Silva, Kirsten Jewell, Kurt Wiest, Rochelle Doan, Jackie Fojtik, Amy Musselwhite*

4. Next Meetings

- January 10, 2017 9am – 11am, Salvation Army
- February 14, 2017 9am – 11am, Salvation Army
- March 14, 2017 9am – 11am, Salvation Army



Meeting Participants

Commissioner Charlotte Garrido	Kitsap County Commissioner
Mayor Becky Erickson	City of Poulsbo
Mayor Val Tollefson	City of Bainbridge Island
Monica Bernhard	Kitsap Community Resources
Angie Silva	Kitsap County Commissioner's Office
Lisa Nickel	Kitsap County Prosecuting Attorney's Office
Kol Medina	Kitsap Community Foundation
Dr. Susan Turner	Kitsap Public Health District
Stuart Grogan	Housing Kitsap
Kurt Wiest	Bremerton Housing Authority
Beverly Kincaid	Community member
Sean Raybell	Washington State Department of Corrections
Kirsten Jewell	Kitsap County Human Services
Doug Washburn	Kitsap County Human Services
Amy Musselwhite	Kitsap County Human Services
Rochelle Doan	Kitsap Mental Health Services
Larry Eyer	Kitsap Community Resources
Jeanell Rassmussen	Harrison Medical Center
Joe Roszak	Kitsap Mental Health Services
Jeffrey Rowe	Kitsap County Community Development
Sheryl Piercy	Salvation Army