



## Homes for All Leadership Group

“Providing innovative leadership toward ending homelessness”

Tuesday, July 10, 2018, 9:00 am

### Meeting Notes

#### Welcome & Introductions

Commissioner Garrido opened the meeting and asked attendees to review the meeting notes from the prior meeting. No revisions were noted from members. The meeting continued with members announcing their name and organization.

#### Reports/Updates

##### i. Kitsap Housing and Homelessness Coalition

Sarah van Cleve from the Kitsap Housing and Homelessness Coalition discussed ongoing work at Coalition meeting pertaining to Trauma-Informed Care. At the last Coalition meeting Scarlett Road provided a training on human trafficking to help community providers learn how to identify trafficking and what to do if they suspect human trafficking. The executive team has discussed creating a subcommittee including Coalition members and members of the public to collaboratively develop talking points to respond to public concerns regarding homelessness and housing issues.

- *If you are interested joining this subcommittee, please reach out to Sarah Van Cleve or Kirsten Jewell.*

##### ii. Permanent Supportive Housing Project

Monica Bernhard from Kitsap Mental Health Services stated that the feasibility assessment for the Permanent Supportive Housing project is complete and will be released to the partners in the next couple weeks. This project is now in the predevelopment phase which will include identifying and finalizing the site, funding, and zoning. Applications for funding the project will begin next spring and looks to utilize the low-income housing tax credit process in 2020. Beginning construction for the project is anticipated to start in September 2020 with projected completion in September 2021.

Kurt Wiest, Executive Director of the Bremerton Housing Authority (BHA), announced that last week BHA submitted an application to the Departments of Commerce and Ecology to do a cleanup of a site owned by the housing authority. The site, located adjacent to Bay Vista, has never been developed or used. Unofficially it has been used as a landfill and is contaminated. Kurt is encouraged about this location for placement of a permanent supportive housing project. Funds from the Department of Ecology targeting cleanup of contaminated sites could be used and the land can then be repurposed for housing. Mayor Wheeler and the City of Bremerton Community Development Director

are supportive of this effort on the site. While the application has been submitted, it will be many months before a response is anticipated.

**iii. Navigation Center**

Monica Bernhard gave an update on the progress on developing a low-barrier shelter project, called the Navigation Center. The project is proceeding, and there are a few potential sites that are being discussed. They hope to identify a final location before the next HFA meeting. Applications for multiple grants and funding sources are underway and this project. In the meantime, the Salvation Army is applying for grants to operate the Winter Shelter for this winter. The goal is to have the Navigation Center open around April 1<sup>st</sup>, 2019 to coincide with the closure of the Salvation Army Winter Shelter. Monica has met with Carl Borg, Executive Director of United Way Kitsap, for collaboration on funding, including bond funding and foundation grants. The Housing and Homeless Coalition will be helping with community engagement prior to launching the project.

The population served for this project would be the same population served by the Salvation Army Winter Shelter. This project will be staffed year-round 24/7 with staff that will be working with participants with the highest barriers to housing. This would include individuals, couples, households with pets, and families, in addition to clients who are chronically homeless, may have substance use issues, and are unsheltered. There will be collaboration with Peninsula Community Health Services to bring primary care onsite. The Navigation Center will be staffed by behavioral health staff from Kitsap Mental Health Services, and housing navigation will be provided by Housing Solutions Center staff. The goal for clients staying at the Navigation Center will be to obtain permanent housing but stays at the Navigation Center will not be time limited.

**Discussions for Today**

**i. Debrief from SK Community Meeting**

Commissioner Garrido invited members that attended the community meeting at the Fraternal Order of Eagles in South Kitsap on June 21 to comment on the meeting.

**Community reaction**

There were many reactions from community members attending the meeting encompassing a wide range of emotions over a wide range of issues and concerns. Some members noted that a lot of hostility from audience members was directed at the County in general, and not even necessarily about the specific project in many cases. Some of the concerns from neighbors were about things that were already happening in their neighborhood outside of the scope of the village. Some community members had concerns about the process thus far, feeling excluded from the process, uncertainty on how to participate in the process, and how the site had been selected. Several members were angry and shouted throughout the presentation or interrupted speakers. A petition had been developed and distributed to neighbors against the development of a village in the neighborhood. Neighbors have fears that the location of the village will affect their property values. Some members of the HFA group noted that the attendees had come in

with certain expectations about the meeting and some expected to hear detailed plans. The consensus was that it was a difficult meeting, but that it got better toward the end, and that attendees had reasonable concerns and questions.

### **What was learned**

There needs to be regular communication regarding this type of project throughout the process, utilizing multiple forms of communication. The following were suggested for future meetings:

- Provide a contact number for a point person; at the meeting Jim Bolger and Doug Washburn gave out their direct phone numbers.
- Provide openness to further inclusion and accountability in discussions and distribute more information.
- Publicize the project to involved members, neighbors, and organizations.
- Find additional ways to disseminate the FAQ and detailed information about tiny villages in general and have FAQs for each individual site as each location will have different concerns.
- Get personal stories of people that are homeless or facing homelessness with the message that these are our friends, brothers, and sisters from our community.
- Allow for public venting so that neighbors can voice their concerns upfront, so they can then listen, absorb, and challenge prejudices.
- Recognize that it will take repeating the information again and again as the audience will ask the same questions, and likely won't be involved until a project is in their neighborhood.
- As in the case of Coffee Oasis moving to Poulsbo, some will be angry and never will be convinced, while others will appreciate and love the project.

### **Potential ways to provide information to the community and involve neighbors**

- Develop a FAQ for the Project in general and prepare individualized FAQs for each potential site.
- Provide a direct phone number to ask questions and address concerns.
- Outline discussion topics in the community meeting agenda.
- Distribute information broadly in a variety of formats:
  - Social Media
  - Website & Bulletins
  - Placards around county
  - Mailers
  - Small meetings
  - Personal stories
  - Q&A Meetings - 10-15 people, workshop layout, attendees share their concerns, local experts respond, post concerns and answers to website.

#### **ii. Physical Site**

Jim Bolger, from the Department of Community Development, gave an update on the process for the physical site development and permit. Site layout will need to be determined for how to effectively meet the needs for health, safety, and storm water.

This will be a Type 2 decision which will require more noticing and land use review. In the presentation given, the layout of the village is only an example for feasibility and may change depending on requirements for site layout. The village will have fencing around the perimeter, parking for vehicles, site engineering and treatment flow controls, and access for emergency first responders. The Church of Christ site has great soil for mitigating storm water runoff and a community drain field. The bathrooms will have a gravity-fed septic system. The health district will come out to test to ensure that the water is potable, and that wastewater is adequately treated. It was also noted that the Church is within the area designated to be included in the urban growth sewer district as part of the annexation. Jim thanked the church for allowing access to the site to perform the needed assessments.

When the assessment is completed, the Department of Community Development will post at the site with a 5-day noticing requirement. The review process can sometimes be iterative, and the department will make a decision criteria to include an additional transitory housing public comment period. After the public comment period the Director will take public comment into consideration in making the decision and will provide a written decision. Residents will have the ability to appeal the decision. An appeal would go first to the Hearing Examiner and depending on their decision could go to the court system.

**iii. Human Services**

Doug Washburn from Kitsap County Department of Human Services noted that there have not been many changes since the last meeting. He has met with Kitsap Community Resources (KCR) and Kitsap Rescue Mission (KRM); the next step is to set up meetings with church representatives. The agreements for participating parties to sign have been drafted. Documents pertaining to the village's structure, security plan, interventions, food storage, pet, and drug policy are drafted. KCR and KRM will come on site to provide case management services, and the goal is to have residents successfully move to permanent housing within 90 days. Veterans staying in the village could have stays significantly shorter than 90 days. Peninsula Community Health will need to have business associated agreements signed to comply with HIPAA requirements.

The Housing Solutions Center has developed an initial set of eligibility criteria for navigators to screen applicants. All applicants will need to have been Kitsap County residents for at least 6 months. Background checks will be performed using the WA State background check system and any applicants with violence, sexual assault, or arson will be screened out. Drug tests will be administered and will screen for any substances including marijuana. Marijuana and illegal drugs will not be permitted on site, consistent with KCR's policy, even if the client has a prescription, as these units are not owned by the client. Applicants should be employed or seeking employment. Households will mostly consist of one person but could include two people in some circumstances. The current plan is to allow for pets if the applicant already has the pet when applying and the pet is current with vaccinations. All applicants must also be willing to engage in case management or already have case management. Applicants will score somewhere

between 0-25 on the HSC vulnerability screening. The HSC will be screening and recommending the next group of residents, which will be referred to the village council to interview and accept or reject for placement in the village.

Feedback from the group about the requirements included using a national background check system and possibly focusing on housing South Kitsap residents as a priority. In the past the OneChurch/OneFamily program had difficulty finding applicants that met the rigorous criteria, and there is a concern that we won't be able to find people to fill the village. The Church has concerns about the resident selection process and wants input into the process and clearly defined criteria in writing; changes to the criteria would be unacceptable to the church.

**iv. Communications Team**

Randy Spitzer, chair of the Communication Team, presented to the group the slide deck developed to educate groups about the homelessness issue in Kitsap County and about tiny cabin villages. Last year he presented to most of the service clubs in the county. The slide deck includes statistics about the scope of homelessness, the goals to make homelessness rare, brief, and one-time, and ways that we are working to improve our response system and community engagement. The presentation contained a myth vs fact section about homelessness, driving forces of homelessness, eviction rates doubling since 2014, and the housing matrix for the county. The presentation also provided a general overview of the tiny cabin village role in the system and the anticipated population served.

The group provided some feedback about the presentation and additional work will continue with the communications team following the Homes for All meeting.

## **What Next?**

**i. Announcements**

Tim Blair announced that there are currently 11 tiny cabins which have been built, the 12<sup>th</sup> is underway, and the 13<sup>th</sup> is waiting to be built. Tim is still seeking a tow truck operator or a tilting flatbed to move the existing cabins.

**ii. Language**

Beverly Kincaid asked about the current term being used of "cabins" and how that was determined. Initially the language used was "tiny house," which is also the name used for small, sometimes portable houses which are constructed and sold as permanent housing at a lower cost than traditional housing. The usage of the housing in this project vs a tiny house is different, so the term was changed to "tiny cottages." The Kitsap Homebuilders Association had issue with the term "cottages," so the term was changed to "cabins."

There was also some discussion about the term used for the population that will be living in the village. Currently this population has been identified as homeless persons, which the public may associate with chronically and long-term homeless individuals. This

project is focusing on providing safe housing to participants that are only temporarily without housing and have or will have income. A more specific term should be chosen to identify the population anticipated for this village.

**Commitments and Closing Comments**

Commissioner Garrido thanked the Salvation Army for hosting these meetings, and the members of the leadership groups for their efforts.

Summary of follow-up items:

- *Members that are willing to participate in refining the presentation and other communications should stay after the meeting to work with the Communications Team.*
- *Bridget will continue to work on the eligibility and screening criteria.*

Next Meetings: 9 a.m. at the Salvation Army  
 August 14  
 September 11  
 October 9

**Meeting Participants**

Commissioner Charlotte Garrido	Kitsap County
Mayor Becky Erickson	City of Poulsbo
Angie Silva	Kitsap County Commissioner’s Office
Ann Bonner	Fundraising Volunteer
Anne Springhorn	Port Orchard Resident
Bridget Callahan	Kitsap Community Resources - Housing Solutions Center
Carollynn Zimmers	League of Women Voters
Clive Stewart	Kitsap County Veterans Advisory Board
Connie Syapin	League of Women Voters
Cory Derenburger	Kitsap County Human Services
Cristina Roark	Kitsap Strong
Doug Washburn	Kitsap County Human Services
Fred Chang	Citizen
Gary Chasteen	Port Orchard Church of Christ
Jennifer Kreidler-Moss	Peninsula Community Health Services
Jim Bolger	Department of Community Development
Jim Zimny	Kitsap Public Health District
Judy Rae-Karlsen	Kitsap County
Kelsey Steadman	Kitsap Connect
Kurt Weist	Bremerton Housing Authority
Larry Keller	Citizen
Lisa Bratcher	Port Orchard Church of Christ
Mark Hughes	Kitsap Regional Library
Mike O’Shaughnessy	Kitsap Rescue Mission
Monica Bernhard	Kitsap Mental Health Services

Pat Longstroth	Brownsville United Methodist Church
Randy Spitzer	Citizen
Roland Arper	Port Orchard United Methodist Church/Project Share
Sarah van Cleve	Kitsap Housing and Homeless Coalition / Bremerton Housing Authority
Sean Raybell	Department of Corrections
Sheryl Piercy	Salvation Army
Stuart Grogan	Housing Kitsap
Tim Blair	Project Share
Wayne Hammock	KAVA, DAV 22, Port Orchard Church of Christ