



Homes for All Leadership Group

“Providing innovative leadership toward ending homelessness”

Tuesday, August 14, 2018, 9:00 am

Meeting Notes

Welcome & Introductions

Commissioner Garrido opened the meeting and noting that there were a few handouts provided 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 provided an update of the most recent work of the Coalition. An ad-hoc committee is being formed with the goal of improving community engagement and education. Gina Chamberlain of Community Frameworks is leading the group, and there are many members from the Coalition participating. There will be a report at the next month’s Coalition meeting.

The Coalition is also continuing work on planning events for Hunger & Homelessness Awareness week. Work is ongoing about how to get information about the events out the community. There will be more details next month on specific activities. Sarah challenges everyone to go back to their agencies and get them to support and participate in Hunger & Homelessness Awareness week November 10th-18th 2018.

- *If you are interested joining the Coalition Communications Subcommittee, please reach out to Sarah Van Cleve or Gina Chamberlain.*

ii. Permanent Supportive Housing Project

Joe Roszak, Executive Director of Kitsap Mental Health Services, provided an update on the status of the Permanent Supportive Housing project. He is happy to report that Bremerton Housing Authority, Kitsap Mental Health Services, and Kitsap Community Resources worked with a consultant, Community Frameworks, to develop a feasibility study for Permanent Supportive Housing in the region. The feasibility study has been completed and the project was deemed to go forward. KMHS is taking the lead, with support from the KMHS Board. Currently they are working on grants for predevelopment funding.

Kurt Wiest, Executive Director of Bremerton Housing Authority, announced that BHA has provisionally committed 50 project-based vouchers for this project. BHA has been very

judicious in their utilization of housing choice vouchers because they are so scarce. Under the rules for these vouchers only 20% can be project based. Joe noted that were it not for BHA's vouchers, this project may not have been viable. There are many different funding avenues which are being explored for the project, with the challenge being to pull it all together.

iii. Navigation Center

Joe Roszak also gave an update on the status of the Housing Navigation Center. KMHS is also taking the lead on this project, which will potentially serve 50-70 individuals with barriers such as chronic homelessness and behavioral health issues with 24/7 onsite care. This will be operated and staffed by behavioral health professionals. Unfortunately, this project is a desperate need in our community, but will not be provisionally ready until September 2019. KMHS is continuing to work collaboratively with the Salvation Army and other entities which will be providing care services. KMHS plans to bring in outside services including Kitsap Connect, Peninsula Community Health Services, and workforce development. Up to 10 respite beds are also anticipated and there are ongoing discussions with Harrison Medical Center about these beds.

This project is planned to be funded primarily from the 1/10th of 1% for Mental Health County funds and the Coordinated Grant process. Grants will be requested for 1) paying for the purchase of a site that is 6-10 thousand square feet with utilities, and 2) to help subsidize the startup cost. The most immediate challenge is finding a suitable site. Partnerships are welcome to help make these projects viable.

iv. Kitsap Homeless Crisis Response and Housing Plan

Kirsten Jewell, Program Coordinator of the Kitsap County Housing and Homelessness Division, presented an overview of the roles of the Homes for All Leadership Group in implementing the 2018 Kitsap Homeless Crisis Response and Housing Plan. At the June meeting, a complete copy of the Plan was distributed as well as a presentation of an overview of actions steps, goals, and strategies to set the stage for the ongoing work of this group. A handout with excerpts from the Action Plan was provided to the group which lists specific action steps for items that were attributed to the Homes for All Leadership Group. The anticipated implementation dates are best guess estimates at the time the plan was developed.

In addition to specific action steps, this group has some role in staying abreast of progress on other elements of the Plan. Kirsten is looking for a way to bring back the latest news and developments about specific projects to this group to stay up to date on progress of projects. Commissioner Garrido suggested developing a 'hot sheet' to report progress at meetings.

v. AARP Grant

Commissioner Garrido provided a news article with information about an \$11,153 AARP grant which was awarded to retrofit the trailers into a shared kitchen and hygiene facilities. The grant application was written by Judy-Rae Karlsen, who analyzed and

determined the cost needed for the retrofit. The kitchen trailer will include a pantry, appliances, and basic cabinetry. In the future it may be possible to find surplus equipment for future conversions.

vi. Fundraising

Tamara Ingwaldson from the Kitsap United Way shared that the fall workplace campaign is starting soon, wherein employees can designate part of their pledge to Homes for All. State employees can contribute through the Combined Fund Drive. The donate button on the website is now also fixed.

Clive Stewart from the Veterans Advisory Board is a musician and is willing to donate his talents to help raise funds for social causes and to bring people together. There may be other artists in the area as well that would be willing to participate. He is looking for someone to help organize an event, and Tam from UW offered to help.

Village Updates

i. Physical Site

Commissioner Garrido noted that it is now August and that the group has been working on starting a village for quite a while, and she would like to see something happen before winter. A To Do list needs to be started, and we need to be acting on the items on the list.

Judy-Rae has developed an outline with the work plan and latest versions for the village. It has been suggested to name the village Santana Village, after long-time advocate Sally Santana who had been a crusader for caring for those who need it most.

If located on church property, there has been a request from the church to include a gazebo as well as some landscaping between the village and a house on the site. Levi Holmes has been working on the engineering drawings for the village.

Tim Blair from Project Share informed the group that a trailer was purchased to help with moving the tiny cabins. The equipment is a tilt trailer, but it will need some modifications and a winch to help with moving the cabins. Temporary titles for the three work trailers have been obtained, and he is working on getting titles for another two trailers. The trailers will need to be moved as soon as possible before the current owner leaves for vacation. The 24-foot trailer will be temporarily stored at the First Lutheran Church in Port Orchard and the 32-foot trailer will temporarily be stored on an individual's property until it can be moved for renovation or placement.

Jeff Rimack from Kitsap County Department of Community Development provided an overview of the work needed for the site. It is planned to have three trailers on the property, a kitchen, restrooms/laundry, and a trailer for case management or storage. The restroom will have an ADA accessible bathroom and shower stall. There are a few permits required, which include L&I, power, plumbing, septic, and structural. These permits are relatively inexpensive compared to others.

The Fire Marshals have looked at the plans for the village and are requiring a continuous loop sprinkler system. The Fire Marshals have volunteered to help obtain and install the system, and vendors will donate the required materials. Heaters for the tiny cabins will be ceramic style units attached to the wall. These units are low cost and safe to prevent fires. A question about the windows in the units being too small to crawl out if needed. Jeff responded that this is mitigated by the single sprinkler head in each unit.

For the shared septic system the design has been donated and Jeff has a contact that will help to install the septic for free.

Patriot roofing has offered to provide materials and labor to install roofs on future units.

For power, Jeff has reached out to LIHI to get a copy of the permits and wiring, and the plan is to copy the work performed by LIHI. The cabins will have enough outlets for the basics, two receptacles inside, one carbon monoxide detector, and one fire alarm.

Jeff needs KRM's help to determine how many ADA units may be needed. In the future it would be beneficial to build a few taller units to be able to place bunk beds for families. Larger units will carry a higher cost because of the cost of sheathing on the outside. Tim noted that the village will contain 14 units, and there are currently 12 constructed. There will need to be two more units constructed. The high school will start construction on another cabin in the fall, and Kaiser Permanente (KP) had wanted to build more. Tim will investigate having KP start another unit. Roland Arper and another group will be building ramps for use with the trailer units.

The question of whether any further permitting will be required. Jeff noted that aside from the three trailers placed in the village, there are no permits needed for the units as there are no permit types that exist that apply to the units. The units are not meant to be placed there in perpetuity. A conditional use permit will be needed by a joint application submitted by the host and the party managing the facility services. For this permit the work plan will need to be specifically spelled out and a public meeting held. The Director will convene community meetings to solicit comments prior to approval, and any appeals.

DCD is working to ensure that things are ready to move forward once land use approval has been granted.

ii. Human Services

Doug Washburn, from Kitsap County Department of Human Services, noted that human service providers are ready. Human Services has convened several meetings in the past month with providers. Commissioner Garrido and Doug Washburn met with Lisa Nickel to discuss questions about eminent domain, property taxes, and memorandums of understanding. Human Services is working with Kitsap Rescue Mission and the church to ensure that everything is decided and detailed as much as possible before the village

opens. KRM will be the primary case managers, then MOUs will be made with other partners.

There have been meetings with the major service providers: Housing Solutions Center (HSC), Kitsap Rescue Mission (KRM), Housing Kitsap (HK), the church, and Commissioner Garrido about how specifically HSC will screen, and determine what information would be permissible to share with the church due to client confidentiality. There has also been work to create definitions of terminology used and specifics about employment requirements. During these discussions it became apparent that there are changes which need to be made to the public presentations to ensure that they are accurate. There is a need to educate the public that the camp will not contain anyone who is dangerous, and to educate that clients with mental health issues are more likely to be victims than perpetrators.

Gary Chasteen from the Port Orchard Church of Christ has been in discussions with their insurance providers. The insurance provider's primary concern is getting a certificate of coverage for the village, and a statement of agreement that the parties overseeing the village will assume responsibility of the residents and the operations of the village for liability. Doug has met with Housing Kitsap and KRM, they will have this detail worked out and each has reached out to their insurance providers. The goal will be to have this determined before residents move into the village.

iii. Communications Team

Tim Blair stated that the communications team has had many meetings, and expressed the team's appreciation for the community meetings held by the League of Women Voters. The communication team needs to continue working on getting information out to the community and to establish a multi-tiered approach, including reaching out to neighbors and canvassing. The team is working to complete the materials to be given out for public release.

Sue from the League of Women Voters noted that there are four community meetings planned.

- Wednesday, Aug. 15, Givens Community Center, 1026 Sidney Ave., Port Orchard
- Wednesday, Aug. 29, Village Green Community Center, 26159 Dulay Road NE, Kingston
- Tuesday, Sept. 11, Norm Dicks Center, 345 6th Street, Bremerton
- Thursday, Sept. 27, Rolling Bay Presbyterian Church, 11042 Sunrise Drive NE, Bainbridge Island

Tim Blair will be the moderator for the meetings as a pastor in the community, and certified mediators trained in handling group presentations will help to facilitate the meetings. The meetings will begin with a short presentation by Tim Blair, then a Q&A portion with a panel of experts will constitute most of the meeting time. The panel will

consist of Kirsten Jewell, Nancy Olsten, Jim Bolger, Tim Blair, Levi Holmes, Doug Washburn and Kurt Wiest. The meetings will include a set of ground rules for participants to follow, which will include no shouting, and participants will wait in line for their turn to ask a question. The audience will have a microphone to address questions to the panel. Index cards will be available for participants to leave follow-up questions for the panel. After each meeting there will be a debrief session.

There was a question as to whether anyone from the Sheriff's Department will be attending the meetings. There will be questions about enforcement from the audience. There was a story on Q13 was last week, including an interview with the Sheriff who spoke very eloquently on the subject and is an asset to the county. The Church notes that they have received many questions on this subject.

Commissioner Garrido noted how this group initially started and the decision to develop tiny villages within the county. Documents for the Homes for All Group detailing the goals and values are available and explain why this group exists. We need to examine if we are still following these goals or if the goals need to be reevaluated. The goal is to preserve and create affordable housing units, prioritize people experiencing homelessness, increase funding, and to integrate with other efforts. It would be advisable to take these goals and include them in the presentations as a touchstone to reiterate what this group is doing.

Kirsten Jewell described her 'elevator speech' about how to best simply communicate that there is a problem, there are solutions, and here's how you can be part of the solutions. The points are 1) people are struggling because we do not have enough housing, 2) people need stability to move out of homelessness, and 3) tiny villages in other communities have been successful in helping to provide people the stability needed to move into permanent housing. Regardless of what points are discussed as a group we all need to be providing the same answers. Kirsten mentioned it would be advisable to have a point person for public information.

Renee Kimball-Rouse is a community advocate for homelessness and was recently in Washington DC for the National Conference on Ending Homelessness. She is primarily focused on doing advocacy and public will-building. In some areas groups have seen severe pushback. Having a community meeting and having a lot of anger in the first meeting is not unique. The group needs to help educate the community, and for neighbors to get to know people by name and to know their stories.

Kurt was watching for discussions on Next Door prior to the meeting in Port Orchard and interacted with residents. There were some deep questions posted in the group with a negative slant. Kurt, Stuart, Kirsten, and others provided answers to the questions, and no further questions were posted. He noted that it is important to be detailed and responsive, and to be vigilant to watch for these types of forums to interact with the public and to correct any misinformation that may be around. Talking points that Kurt uses frequently are that rents are up 44% and that evictions are up 90% for non-payment

of rent. Residents understand this because they too are feeling the squeeze. Homelessness crosses many socio-economic strata and includes neighbors, children, and the elderly.

Lisa Bratcher from the Port Orchard Church of Christ noted that when people think of homelessness they visualize images of people sleeping under bridges with empty bottles. This is not what is envisioned for the people to be selected for this village, but this is the pervasive images that are used when talking about homelessness, and these types of images confuse or contradict the message which is given. For example, the story on Q13 was great, but contained within the article are images which undermine the focus of the story.

What Next?

i. Announcements

Tamara noted that people can volunteer on volunteerkitsap.org, and there is a section to volunteer for Homes for All specifically.

Carollynn Zimmers from the League of Women Voters noted that in collaboration with Sheryl Piercy of the Salvation Army and Kimmy Siebens of Their Voice, a pet fair for homeless and low-income individuals was held last week. There were 42 pets, including 15 cats that were given free exams, flea products, food, and resources. This event was successful, so they are looking to host more pet fairs in the future.

On November 4th, 2pm-4pm there will be a Kitsap Aware Forum Series on Justice and Citizenship. This forum will include homeless pet owners that will talk about their experiences, how having pets is not a luxury, and how their pets have helped them to survive. They hope to provide a community meal after the forum and that members from this group can attend the event.

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:

- *Kirsten Jewell will provide a hot sheet, summary, or newsletter of ongoing projects and progress to report back to the Homes for All Leadership Group at following meetings.*
- *Tamara noted that anyone gifting services and products should contact the United Way to help with tax write-offs.*
- *Jeff will reach out to KRM to determine the number of ADA accessible units needed for the village.*
- *Two more units will need to be constructed for the village, and a security building.*

- *Going forward Kirsten will be the public contact person, but there are some concerns about the volume of inquiries. She will fill this role until it is not a workable solution.*
- *Kirsten will suggest changes to the village FAQ.*
- *Tamara offered to print materials for the upcoming public meetings.*
- *The homesforall@co.kitsap.wa.us will be the email address used. This will allow for a public record and the information can be forwarded to others as needed.*
- *Include 2-1-1 info for community services information.*
- *GovDelivery will be set up to provide Homes for All alerts to registered users.*
- *Commissioner Garrido asked that more of the action steps taken for the physical site and human services be documented and lists of practical tasks be written, and report these out.*

Next Meetings: 9 a.m. at the Salvation Army
 September 11
 October 9
 November 13

Meeting Participants

Commissioner Charlotte Garrido	Kitsap County
Angie Silva	Kitsap County Commissioner’s Office
Carollynn Zimmers	League of Women Voters
Clive Stewart	Kitsap County Veterans Advisory Board
Cory Derenburger	Kitsap County Human Services
Doug Washburn	Kitsap County Human Services
Gary Chasteen	Port Orchard Church of Christ
Jeff Rimack	Department of Community Development
Jim Bolger	Department of Community Development
Jim Zimny	Kitsap Public Health District
Joe Roszak	Kitsap Mental Health Services
Kirsten Jewell	Kitsap County Human Services
Kurt Wiest	Bremerton Housing Authority
Lisa Bratcher	Port Orchard Church of Christ
Lisa Nickel	Kitsap County Prosecutor’s Office
Mark Hughes	Kitsap Regional Library
Meilana Charles	WSU Extension Office
Nancy Olsten	Kitsap Rescue Mission
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
Stacey Smith	Kitsap Aging and Long-Term Care
Sue Hughes	League of Women Voters
Susan Turner	Kitsap Public Health District

Tim Blair	Project Share
Tom Pinkham	Developer / Builder