

# **Sand Point Housing Advisory Committee**

## **Sand Point Phase II and Transition-in-Place Housing**

### **Meeting Notes**

**Wednesday, January 9th, 6:30pm-8pm**

#### **✓ In Attendance:**

Kira Zylstra, Solid Ground; Tamara Brown, Solid Ground; Nate Cole-Daum, Soapbox Communications; Humberto Alvarez, Solid Ground; Lynn Ferguson; WNCC; Gail Winberg, Interfaith; Nancy Weinstein, Interfaith; Anne Loustau, Interfaith; Carolyn Hahne, Interfaith; John Goddard, University Sunrise Rotary Club; Mary Burki, Common Ground; Alan Castle, Vets Advocate; Sherwood Dickie, VVLP; Jan Paul, Interfaith and SPHAC; Claire Sandell, Interfaith; Judith Arms, Interfaith; Pat Mahoney, Interfaith; Mary Savage, HHCC; John Kuder, SPCHA Board; Marty Curry, SPCHA Board.

#### **✓ Update on Current Programming at Sand Point**

- **Sand Point Housing Phase I** – When the Navy turned over the base to the City, one of the priorities in the re-use plan was to create 200 units of housing for the homeless. By 1999, 94 units had been created within 6 renovated buildings from the Naval base days and by 2000 all of these units were filled. All of the current programs are transitional housing programs with stay limited to 2 years. All residents receive supportive services and case management. Of the 94 existing units, Santos Place holds 42 units for single adult men and women, Sand Point Family Housing has 26 units for families with children, and the remainder of units are split between the 3 youth homes; Passages, Pathways and Harmony House. The Youth Homes are managed by YouthCare and Friends of Youth.

The Transfer of Ownership that Solid Ground has been working on is almost complete and so staff have now been able to shift focus to the development of Phase II. Because the original re-use plan calls for a total of 200 units of housing, there are still more units to be created. The remaining 106 units of housing will all be new construction

compared to the existing 94 renovated units. The other difference between what we call 'Phase I' and 'Phase II' is that the housing in Phase II will be 'Transition-in-Place'. All existing units will remain transitional housing.

**Transition-in-Place housing** is a non-time-limited form of service-enriched housing. Housing may be short or long-term depending on the needs of each particular family or individual. All residents will have access to a wide array of supportive services including but not limited to; case management, employment search, job training, permanent housing search assistance, life skills and tenant education. Service needs will be individually tailored for each household and will be focused on life skills, housing stability, and gaining self-sufficiency.

✓ **Description of existing Transition-in-Place Housing at Laurelwood**

- Tamara Brown is the Program Manager for JourneyHome, Solid Ground's case management program for homeless families. Tamara has many years of experience serving homeless populations, both families and single adults. She is here to talk about her experiences with the needs of the homeless in our community and how transition-in-place housing fits in at Sand Point. The following is information provided from Tamara:
- Families with children living in shelters or other transitional programs are typically in the midst of various situations that won't let them quickly move into stable housing. They are often dealing with job interviews, medical/dental appointments, etc. A typical situation for homeless families may be that they are evicted or lose their housing for financial reasons, medical reasons, domestic violence situations, job loss, cross-country relocations, etc. and the first situation they get into is living in a shelter, a car, or with friends or family. The lack of affordable housing makes it difficult to find something more stable. Often families spend a lot of time moving from shelter to shelter because of the limitations on length

of stay within the programs. Every time one of these moves occurs, the family's path toward stability is once again disrupted and the children often get further and further behind in school.

The key to helping a family achieve stability is by finding a place for them in which they will thrive and become community members and avoid further disruptive moves. Currently at Sand Point, families must move at the end of 24 months. Transition-in-Place housing does not have a time limit and therefore, is less disruptive to a family that has already experience so many crises in their lives.

Laurelwood Gardens in Federal Way was a King County Housing Authority building which the housing authority was having difficulty keeping units filled. The tenants needed case management to keep them housed. The JourneyHome program had the case management, but needed the housing units. The programs decided to work together to fulfill the needs of the residents. Residents received case management, emergency financial assistance, budgeting skills, parenting classes, employment assistance, etc. Families received intensive case management for the first 6 months and were individually assessed after that point.

✓ **Question and Answer:**

Robin: Why not just provide/add the case management in other places?

Tamara: There is not enough affordable housing in the City

Humberto: The 10-year Plan to End Homelessness calls for an additional 9,500 units of housing, half of which needs to be new units. The addition of new units in our community is critical.

John K.: Where does the funding come from for all of this extensive case management? Especially with the natural flux of needed services that will occur (at times folks may need more assistance than others).

Humberto: We will seek service dollars through the Washington Families fund, the Gates foundation (if there is a

new form of Sound Families), and/or the Vets and Human Services Levy. We will have a solid staffing plan to ensure there is enough support during times of varying need for assistance. We will also seek appropriate partners for services which are not part of the scope of Solid Ground's work.

John G.: Do we have the experience to say how long people will stay?

Tamara: Sound Families has done extensive research on their programs and find that families tend to move prior to two years. There is a natural transition out of the programs. The removal of the two-year limit seems to take away a certain level of stress for the family that comes along with a permanent housing search.

Gail: The challenge seems to be how to pay for the services. That is a huge cost. How does Transition-in-Place housing fit in with LLT laws?

Tamara/Humberto: The laws are the same as the current programs. The program must comply with all LLT laws and eviction procedures. Families could not be forced out because of income increases.

Gail: What if people stop needing the services? Aren't we no longer serving those that the program is intended for?

Humberto: If this happens, then we've succeeded! The goal is for families to find stability and we hope that they do find this at Sand Point. Still, the reality is that once families find stability, there still are many natural reasons they may end up deciding to move; change in job, schools, getting closer to family, etc. Also, if this community realizes its goal of increasing the housing stock for the 10-year plan to End Homelessness, then there will be many more housing options in the future.

Mary B.: Hopelink's Transition-in-Place housing programs have found that families make a choice to eventually leave the structured environment of supportive housing.

Tamara B: The idea is to stop people from having to live from crisis to crisis.

John K: Will the screening criteria be similar to the current programs?

Humberto: A property management firm will do the screening and we must comply with all contractual obligations for the property. Screening will be very similar and Solid Ground will ensure that the property management firm screens in accordance with the goals of the program.

John G.: What will be the status of the current 94 units? Will they remain transitional housing?

Mary B: Yes, they will stay transitional housing, in fact, the funders would not allow a change at this point. After construction, there will be both transitional and permanent housing at Sand Point.

Tamara: This will actually add to the continuum of care that Solid Ground provides to its clients. Theoretically, people could transition from Phase I to Phase II as their stability increases.

Gail W: Can tenants apply for Section 8 to supplement their rent in Phase II?

Humberto: Section 8 vouchers cannot be used at Sand Point, but Section 8 could be used if the program receives project-based vouchers meaning that the voucher remained with the unit for anyone that moved in, not with the particular client.

Alan C.: What is the status of the Section 8 waitlist?

Tamara: It isn't even open except during a lottery process (approx. 2x per year)

Alan C.: Have you worked with singles and do you expect similar trends?

Tamara: Yes, I have experience working with singles and I expect it to be similar; however, they may face more critical issues than the families.

#### ✓ **Update on Phase II Design Planning**

Mary B.: The Housing at Site B (the first site for new housing) will be tiered because of the layout of the land and the existing barrack structure. The architects feel that there is plenty of room on Site B to allow for more units and to remove the need for housing on Site A (across 65<sup>th</sup>, further from the other housing). We will be talking to the City about this possibility. We will propose that there be 72 units for families at Site B and approximately 34 units for singles at Site C. Stage 1 of

construction would still consist of 50-55 units at Site B and Stage 2 would add an additional 22-27 units at Site B and the 34 units at Site C.

This change in design saves significant costs of needing to use an additional site for housing. It also makes more sense for the program in keeping it centralized and safer for the families. 65<sup>th</sup> St. is a busier road and we would like to prevent children from needing to cross that street on a regular basis. By placing all family housing units on one site, they will be very near all necessary services and programming.