

# **Sand Point Housing Advisory Committee**

## **Meeting Notes**

**Wednesday, November 5<sup>th</sup>, 6pm-7:30pm**

### **✓ Program Overview**

#### **○ Harmony House – Lexie Fleming**

Harmony House is a program of Sand Point Housing serving up to 6 formerly homeless pregnant or parenting mothers ages 18-21. It is a two-year transitional housing program offering housing in a group setting along with case management and supportive services. Applicants must be currently homeless and pregnant with or parenting their first child. All residents have an income that is at or below 30% of the median income guidelines.

Harmony House is staffed and managed by Friends of Youth and owned by Solid Ground. The program is funded by the City of Seattle and uses the HUD method of calculating rent so tenants pay 30% of their income towards rent up to \$130.

Many of the residents have aged out of foster care. They spend their time at Harmony House working to develop independent living and parenting skills to become more self-sufficient. Residents are required to participate in chores and show 30hrs/wk of productivity which could include working, school, or a combination of the two. During their stay, residents participate in weekly meetings which incorporate various life skills such as nutrition programs, parenting skills, health education, etc.

### **✓ Programming Partnerships**

- Sand Point Housing is lucky enough to be placed in an environment rich with activity and community programming. While we are currently working with some of the neighboring programs, we want to make sure that we aren't missing opportunities or overlooking beneficial partnerships.
- Some of the current partnerships include the Cascade Bicycle Club, YMCA, YWCA, and the Magnuson Community Center. Cascade Bicycle Club has donated bikes to our youth at Family Housing and offered safety and maintenance classes among other things. The YMCA is also located within Magnuson Park and provides a number of programming opportunities for the youth in the area. One of their programs is Kids University. This is an after-school program that is intended as an alternative to child care and acts as an extension of school. Two classes are offered each weekday

afternoon with topics including health and nutrition, scholastics, tutoring, ceramics, sports, etc.

The YMCA also offers a large variety of Summer Camp programs, Adventure Guides, and Money Strong Families. To assist families with low incomes, the YMCA raises nearly \$200,000 each year in order to support the homeless youth in their community and to offer scholarships which can often cover 95% of a program’s cost for a child wanting to participate in Kids University or a Summer Camp. These scholarships have been very helpful to the families of Sand Point, yet we have still struggled to get continued participation of Sand Point residents partly due to scheduling difficulties and the fact that the housing is transitional and families tend to move quite a bit.

- Other ideas of potential partnerships that came from the discussion includes:
  - Money Strong Families – YMCA program that Sand Point hasn’t yet worked with
  - Outdoors for All
  - Seattle Raft and Kayak
  - Plant Amnesty

There are also programs that will be coming into the park with new leases and could offer scholarships or provide programming for our youth in other ways including: Mountaineers Club, Arena Sports, Tennis Center, etc. Some initial conversations have already started and staff will continue to pursue ways of partnering with new Magnuson Park tenants.

- One of the hurdles with some of these partnerships is that even with scholarships, often the programming costs are still too much for the families of Sand Point. We would need to explore ways of fundraising or finding community support when these occasions arise.

## ✓ Phase II Development Update

- **Timeline for Development:**

### **Stage 1 – 52 units**

### **Stage 2 – 54 units**

City of Seattle Application – Done	City of Seattle Application – April 2010
State Funding Application – Submitted	State Funding Application – Sept 2010
Tax Credit Application – Jan.2009	Tax Credit Application – Jan. 2011
Begin Construction – Fall 2009	Begin Construction – Fall 2011
Rent-up begins – Dec 2010	Rent-up begins – Dec 2012

This timeline could be delayed if the funding is backlogged or if the Capital Campaign isn’t far enough along. At this point, the City of Seattle has committed \$4.75M and we are waiting for the decision from the State

Housing Trust Fund. The Capital Campaign has been very successful thus far. The total committed amount raised through the Campaign for Sand Point development is currently almost \$2.5M!

✓ **Community/Neighborhood Council Updates**

- There were no reports from Advisory members. No new concerns or questions about Sand Point Housing have been coming up over the last year. Most of the interest is focused on development plans and those plans have not changed while we've been involved in the funding portion of the project.
- If anyone is interested, Magnuson Park will be hold special meetings to review the Magnuson Master Plan for the Park. These meetings will be held on Nov. 17<sup>th</sup> and Dec. 10<sup>th</sup>, both from 4:30-6pm in the Brig (bldg 406) in the View Ridge Room.

✓ **Next Meeting: 2009**