

Sand Point Housing Advisory Committee

Meeting Notes

Wednesday, April 2nd, 6pm-7:30pm

- ✓ **Present: Jan Paul, Interfaith; Alan Castle, Vets Advocate; Mary Savage, Hawthorne Hills; Robin Sizemore, ROMP; Kira Zylstra, Solid Ground.**

- ✓ **Update on Phase II Development**
 - The first application for Capital funds for Phase II will be submitted to the City of Seattle this Friday, April 4th. This application is for the first stage of construction; 52 units for families.
 - The latest drawings were shared with the group including more detail on floor plans and unit sizes. It was asked if there would be 3-D mock-ups as plans developed. This has not been discussed yet, but Kira will ask the architects if it is a possibility. There will be more drawings available and displayed at the reception at Sand Point scheduled for May 14th.
 - More specific plans regarding the Community Building will be coming soon as Solid Ground works on applications for funding for this building and the other community spaces (courtyards).

- ✓ **Community Communication Strategies**
 - **Current Solid Ground Strategies to provide information and receive feedback from the community:**
 - Newsletters
 - Advisory Committee Meetings
 - Members sharing information with their peers
 - Minutes posted on Solid Ground's website
 - Presence at local meetings of:
 - Area Neighborhood councils (Hawthorne Hills, ViewRidge, Roosevelt, etc)
 - Local churches
 - Volunteer Groups (Interfaith, Rotary Club)
 - Parks Meetings (MPCCC, mtgs with UW and Parks staff).
 - Articles in Parks 'Update'
 - **How can we engage more of the neighborhood?**

- Continue to have Advisory Committee members bring concerns from the community to the Advisory meetings to be sure that all concerns are addressed
- Engage more of the community by reaching out to groups that have not been involved in meetings up to this point.
- **What questions are you as community members still hearing asked about the Sand Point Housing Plans?**

Q: Why is Solid Ground proposing permanent housing when this is breaking a promise that the community had with the City?

A: The Re-Use Plan for the former Naval Base specifically calls for “housing with appropriate services for homeless and low-income (up to 80% of median) persons and families.” While there is no commitment in the document to creating only transitional housing, Solid Ground understands that this is what the community had heard verbally from the City and others that were part of the planning process at that time. It was never intended to break any promises, but the situation that we currently face is that there are not funds available to Solid Ground for a new construction project for transitional housing. Secondly, transitional housing is no longer considered the best practice model for serving the homeless. Nationally, social service agencies are moving towards what is known as ‘rapid re-housing’, ‘permanent supportive housing’, or ‘transition-in-place housing.’ All of these terms generally mean the same thing, that is, moving homeless families and individuals quickly into permanent and stable homes with ongoing support in which they can rebuild their lives.

Q: Why can’t the housing programs just stay as they are?

A: There are many reasons for that. First, the Re-Use Plan committed to the creation of additional units at Sand Point. There are currently only 94 units of renovated housing and the plan is to develop up to 200 units of housing, calling for the addition of 106 units of new construction. This is part of the original vision for Magnuson Park and also contributes to the Community’s need for additional low-income housing according to the King County’s 10-Year-Plan to End Homelessness. The reason for the change in the type of housing is stated in the answer above.

Q: What about the many ‘what if’s’? What if the programs cause an increase in crime? What if the residents don’t participate in services?

A: The answer to this question is difficult because we can't predict the future; however, we do have the history of success at Sand Point over the last 8 years. There were concerns about crime and drug use affecting the neighborhood when the possibility of low-income housing at Sand Point was first brought up and those fears never became a reality in this community. The residents at Sand Point have been very successful with well over 90% of the residents finding stability and permanent housing through their work with case managers and other staff. The Sand Point Housing programs will continue to have an established eligibility and careful screening process to ensure that the selected residents are appropriate for the programs.

✓ **Transition-in-Place Housing**

- Many questions have been raised from the community about Transition-in-Place Housing. Transition-in-Place is very similar to Transitional housing in that it offers a safe place for those who have experienced homelessness to rebuild their lives. The key difference is that Transition-in-Place offers a permanent and stable housing opportunity; one in which they would not be forced find new housing again when their transitional time is up. Social service agencies who work with homeless populations continue to see the same people cycling in and out of homelessness over and over again. Transition-in-Place housing is designed to help stop that cycle and help these families and individuals remain permanently stable and housed.
- To get a national perspective on this model of permanent housing and how it has been successful in other communities, we watched a five minute video from the National Alliance to End Homelessness. Here is a link to the video, 'Keys: Ending Family Homelessness':
<http://www.endhomelessness.org/content/media/detail/1902#>
- Another helpful resource to learn more about Transition-in-Place Housing is the website for the King County Committee to End Homelessness: <http://cehkc.org/> Their home page has a link to the 10-year-Plan video.

✓ **May 14th Reception** – Keep an eye out for your invitations!

✓ **Next Meeting: Wednesday, June 4th at 6pm**