



# Community Human Services Advisory Board

Regular Business Meeting  
Thursday, March 4, 2021, 6:00 PM  
Zoom Online Meeting Platform

**Chair**  
James Harrigan  
**Voting Members**  
Tony, Balk (Chair Pro-Tem);  
Amber Mehta;  
Bryan Lipsky; Jim Bloss;  
Sarah Lundstrum, Jose Luis Nino  
de Guzman;  
Lynsey Gagnon; Bridget Tuttle,  
Aisha Sial; James Harrigan; &  
Roger Evans  
**Members**  
Amy Plumb & Todd Strickler

Page

## 1. CALL TO ORDER

Virtual Participation Information:

The Community Human Services Advisory Board meeting will be held virtually via the Zoom Meeting Platform. Due to the COVID-19 pandemic, and [Proclamation 20-28.14](#) issued by Governor Jay Inslee, in-person attendance is not permitted at this time.

Join Zoom Meeting:

- Click link: [Click Here](#)
- Dial in: (253) 215-8782
- Meeting ID: 811 5110 2695
- Passcode: 068189

## 2. ROLL CALL

## 3. PUBLIC COMMENTS

*(This time is set aside for members of the public to speak to the Community Human Services Advisory Board on any issue related to Human Services. Three minutes will be allowed per speaker.)*

## 4. CONSENT AGENDA

- 4.1. Minutes from February 18, 2021 3 - 12  
[CHSAB 02.18.2021 Meeting Minutes](#)

## 5. DISCUSSION ITEMS

- 5.1. Housing Options Discussion Continued from 2/18/2021 CHSAB Meeting 13 - 14  
Rachel Adams  
[Agenda Bill - Housing Options Discussion Continued from 2/18/2021 CHSAB](#)

[Meeting - Pdf](#)  
[Temperature Check Survey Results](#)

**6. BOARDMEMBER REPORTS**

**7. STAFF REPORTS**

**8. ADJOURNMENT**

Majority vote to extend past 8:00 p.m.

Next Meeting March 18, 2021 at 6:00 p.m.

# COMMUNITY HUMAN SERVICES ADVISORY BORAD

February 18, 2021



## CALL TO ORDER AND ROLL CALL

The February 18, 2021 Community Human Services Advisory Board (CHSAB) meeting was called to order at 6:00PM by Chair Harrigan. Mr. Tyler Christian facilitated roll call.

### Attendees:

#### Board Members

Tony Balk

Jim Bloss

Roger Evans(*arrived at 6:22pm*)

Lynsey Gagnon

James Harrigan

#### Members

Amy Plumb

Bryan Lipsy(*arrived at 6:24pm*)

Sarah Lunstrum

Amber Mehta

Bridgette Tuttle

Aisha Sial

Todd Strickler

#### City of Monroe

Rachel Adams

Tyler Christian

Deborah Knight

Mayor Geoffrey Thomas

### Absent:

Jose Luis Nino De Guzman

### Community Members:

None

## PUBLIC COMMENT

None.

## APPROVAL OF MINUTES

Board Member Bloss made the motion to approve the 02.04.2021 CHSAB Meeting Minutes. Chair Protem Balk seconded. Motion carried: 8-0

## PRESENTATION

### Take the Next Step Poverty Presentation. Presented by Sarah Lunstrum. (Rachel Adams)

Ms. Sarah Lunstrum, CHSAB Board Member and Co-Executive Director and Community Outreach Coordinator of Take the Next Step, gave a quick backdrop on Poverty. Ms. Lunstrum presented the history

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of how the poverty line was created and that it was intended for emergency use and not for long term living. The poverty line was meant to define an individual having inadequate funds and not to define an individual as having adequate funds. For 350 years now congress has chosen not to revisit the calculation involved in creating the poverty line. Ms. Lunstrum stated that things have changed since 1963. Ms. Lunstrum mentioned housing specifically as an example. Housing is considered affordable if it is 1/3 or less of your income. Ms. Lunstrum concluded her presentation stating that there is a lack of affordable housing.

Board Member Tuttle asked what the board could do or put in place to work toward advocating for revisiting poverty line and the need for more affordable housing. Ms. Tuttle would like to see this group take action on this.

Board Member Gagnon asked how Ms. Lunstrum thought that the Eviction Moratorium lifting would affect this. Ms. Lunstrum replied that it would be worse.

Chair Pro-tem Balk stated that the poverty line can be changed but unless the resources to address poverty also change then in fact nothing changes.

## DISCUSSION

### **CHSAB review of the HPAC Housing Category Recommendations and discussion of CHSAB preferences for short-, mid-, and long-term Housing Options. (Rachel Adams)**

Ms. Adams prepared the board for the interactive discussion and reviewed the annotate function. Ms. Adams shared the meeting objective was to list by brainstorming process the pros and cons for each potential housing recommendation that this board could make. The board would then receive a survey to identify the current preferences of the board as a temperature check. Ms. Adams encouraged the board to hold off on making an official recommendation until the Asset Mapping came back with a report and findings to ensure that the board's recommendation was data driven and not assumptions based.

Ms. Adams began by reviewing the board work plan and assuring the board that this was a guide and could be amended if the board felt more time was needed to talk about the housing category.

The Board reviewed the HPAC Recommendations and the Housing Spectrum created by City Staff of potential housing actions. The chart below shows the board's collaboration on each slide listing the pros and cons.

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## Prevention

Pros	Cons
Prevention	This is a nightmare to do (using annotate function)
Least Expensive	Does not house people
Stabilizes our local economy	Impact on Landlords*
Keeps people housed	We should help with rents. (couldn't read part)
Cheaper than housing people after eviction *	Who do the (couldn't read part) protect? Undocumented?
Encourages mediation between landlords and tenants	
Transforms a system that isn't working	
Propose MPD not support or enforce any eviction action within City Limits	

## Safe Parking

Pros	Cons
Interfaith has a proven system in Everett	What do you do with abandoned or dead cars?
Low Cost	Allow RVs?
Lots of homeless people living in cars currently in Monroe	Does not house people
Program with services attached	where
Public Safety Code Enforcement	NIMBYISM
Keeps people in their current homes – if unsheltered provides temporary support	Not ideal for families*
Start up fairly easy and quickly	Would need to ensure sense of safety for work with MPD
Cost of services, location	Have to move
Increasing evictions could result in more people living in cars	Safe parking sites would be of the temp options for those already on the streets (1) keep in homes (2) safe parking sites
Seems like there are viable spaces	Same guidance as temporary encampment code?
A creative option for housing supply problem	The temporary housing laws create an unrealistically high bar
This is something that we absolutely need. I know more than 4 employees who have lived in their cars for more than two weeks in the last two	Negative impacts on children

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years. One was a family of 5.	
FEMA portable homes/disaster	
More families with children are in their cars, because they don't feel safe at shelters	
People can bring their pets*	
Pets were 1 item the HPAC identified as important	

## Day Center

Pros	Cons
Allows for building relationships and building trust	Needs to be centrally located for many. Where?
Could we partner with administrative tasks and other areas so lower cost of running	Compliments a safe parking program
Could make needs assessment/PIT count more effective by allowing access to individuals with lived experience	No obligation to move
Already have community members willing to do the work	Can be a hard sell to the community – “is it just a hang out for people” “wow I’ll quit my job and hang out there all day.”
Meets the needs of the present in more humane ways: so many bathrooms off limits etc. Good to have phones available	Location/nimby
Makes sense with a one stop shop resource center to have this *	Would rather have folks “hang out” in one place rather than scattered around the city
Gives a place on very cold days	Does not house people
Better to have a day center for people to be rather than doorways of business*	Services offered but low barrier so not required as part of a program
Builds relationships	Only open during the day
A place to go that is monitored	Where? Need to buy or lease a building/space
	High cost to staff a space

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## CFH Model

Pros	Cons
Monroe has lots of Church buildings and a Faith Community that wants to help...revisit after the pandemic	Congregate Shelter model during a pandemic
Provides overnight shelter	Need to start a new organization with leadership
Provides case management	Need a low barrier shelter and housing to exit people into
Would engage many community members*	No fixed location
Would rely on Community support	Would rely on Community support
We can develop the infrastructure during the pandemic	Location/nimbyism
I am already doing this*	Faith communities have many different stipulations; hard to make consistent
Of all the options the congregations for the homeless model seems to be the best	Getting all of the supplies from one place to another*
	Would City government feel less inclined to face needs of people struggling with poverty?
	Are locations of churches central accessible locations
	Uses congregate shelter facility model, less dignity

## Pallet Shelter Village

Pros	Cons
Better then outside	Would it be low barrier or transitional
Individual Space	Not well insulates
Program attached?	Temporary structure
Creates a community	Segregation from the general population
Can allow for community building among residents	NIMBYISM. Land availability. Location
Roger actually has lived in one of these for a couple of weeks	High cost per person
Allows the guests to take ownership of their	Need to develop a nonprofit to oversee it

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space and community*	
Would work for some homeless or about to be homeless – but would likely not work for the seriously homeless who prefer something less community – like*	Too expensive
Can be beneficial to people transitioning from long term street life	Wet cold weather not ideal
Might be a solution for people desperate for temp but safe and secure housing – like incarcera	Would is fall under temp encampment code?
	Work for families?
	Wrap around services?

## Tiny Home Village

Pros	Cons
Private individual space	Where? Would need to locate land to build on
Program attached?	Segregation from the general population
Creates a community	NIMBYISM
Builders willing to provide homes	High Cost per person
A lot of community members love to help build these and learn about building even people well off are interested in tiny homes	When people think “tiny homes” they think the fancy ones they’ve seen on HGTV
When I talk to people they seem to be enthusiastic about this idea	Not always suitable
Provides dignified space	For the most part the homes are not self sufficient and usually share a bathroom and even a kitchen
New building technology has made these homes more efficient than ever before	Appropriate zoning
Lots of potential	Would like to see this as a transitional housing option
Can be cost effective	Needs tentative approval from city, county entities
Successful models to work from	
Lets buy that spot across from Wagner Center or there is a spot on 177 <sup>th</sup>	
The sky valley has a lot of large properties	
Lived experience from currently existing tiny	

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home villages focus on the dignity they receive	
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## The BLOCK Project model

Pros	Cons
Private individual space	Can only promote it
Integrates into the community	Homeowners must volunteer – will there be more than a handful?
Education component of the program	If a neighbor is not on board the house does not get placed
Required case manager	Slow growth compared to housing need
Quickly placed	No public funds can mean \$80,000 is very expensive
Reasonable cost?	Depends primarily on people willing to share property for the long term. Is that realistic?
May bridge the gaps faced in overcoming NIMBYISM	City needs to plan the lot sizes in the North end to plan for this direction in housing
The advocacy for having someone have one on their property alone is HUGE	Current code requires 15 foot set back
Extremely efficient building	HOA
Would address housing crisis but would also set a bar for environmental responsibility	
This model could portray Monroe as cutting edge	
Engages many community members	
No need to find a big chunk of land	
Discrete	
There are great wrap around service agencies to support this	
Support alternative technology we all need	
An option for permanent supportive housing – typically the hardest to house	

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## Oxford House / Group Home model

Pros	Cons
Creates Community	Separates men and women – not family housing
Empowers residents through roles and self run/governed system	Would need to buy a big house with several bedrooms – high start up cost
Shared expenses – financial responsibility	Aimed only at sobriety/recovery not poverty
Recovery house – supports sobriety	Not for everyone – self control and controlling your addictions – Much depends on the leader that is elected
This model works. I’ve had many clients go through it	Pets?
Cost per sq ft is more affordable with larger houses	Men need shelter too
In the wake of covid19 there could be many brand new unhoused people who would be idea for this model	Not a fan of unsupervised models with no case managers**
Real estate is typically an appreciating investment	Would there be a three month limit on this model
Both Women’s Shelter and Cocoon House fit right in to our neighborhoods here, Friends of Youth has them all over the Eastside. It is a model that works.	
Sounds like it has potential	
Cocoon house, friends of youth and the women’s mission all have supervision	

## Hoteling model

Pros	Cons
Individual space	Expensive
Quick sheltering solution	No Monroe Hotels currently for sale
Housing lots of people	Is there a program attached or is it low barrier?
More people housed on less land	Concentrates a low/no income population in one area.
Partnership with CCS?	Most projects “concentrates low/no income

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	population in one area"
Housing first	No available property**
When we really see the value of helping broken people mend	Expensive
Funding big projects like this but the purchase and the ongoing maintenance needed could be a good long term solution	Does not engage a wide range/large number of community members
	Bedbug breakout
	NIMBYISM
	Need oversight nonprofit
	Costly option

## aPodment model

Pros	Cons
Individual space	Expensive
House lots of people	Find a location
Creates a low-income fixed income option currently lacking/very hard to find	Long term project
\$600/month price point	Services may be offered by probably no program required
Short term lease options	Shared restrooms
Good long-term solution	Expensive
College students and some other young people have demonstrated how to make this lifestyle successful	Again, not for everyone – those who can't stand living with a lot of people
	Timeline would not be in play for those struggling from COVID19
	Anytime you have a bunch of people living in one space become targets for drugs – I've spoken with folks who own /run these places and they indicate that drug seller knows exactly when tenants checks arrive and are around the area looking for targets of opportunity and their (continues off the screen)
	Need multifamily zoning
	NIMBYISN
	Council thinks we don't need any more...

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	Would need safeguard rental rates to ensure it is affordable
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Chair Pro-tem Balk moves to extend the meeting by 15 minutes. Seconded by Board Member Mehta 15 minutes. Motion carried: 9-0

Chair Pro-tem Balk asked about the development of North Kelsey.

Chair Harrigan reiterated that after the survey we could consider amending the schedule to spend more time on the housing category and extend this discussion. Chair Harrigan suggests to amend the schedule.

Chair Pro-tem Balk would request City Council to justify the statement that we don't need more affordable housing.

Board Member Sial recommends the board move forward with the schedule.

Ms. Knight asked the board what it is that they want City Staff to return with at the next meeting?

Board Member Tuttle responded that housing is the most important issue the board is facing. Board Member Tuttle prefers to have more conversations.

Board Member Lunstrum agrees that it would be good idea to have less agenda and more discussion at the next meeting.

Chair Pro-tem Balk concurs that he would also prefer less on the Agenda and to discuss the Housing on a continuum.

Board Member Bloss moves to amend the schedule to use the next meeting to talk Board Member Tuttle seconds. Motion carried: 9-0.

**Next Meeting 03/04 (6-8:00pm)**

## ADJOURNMENT

Board Member Sial made the motion to adjourn, Board Member Tuttle seconded. Motion carried: 9-0.

Meeting adjourned at 8:15pm.



# AGENDA BILL

**Meeting Date:** March 04, 2021

**Staff Contact:** Rachel Adams, Project Management Consultant

**Department:** Executive

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**SUBJECT: Housing Options Discussion Continued from 2/18/2021 CHSAB Meeting**

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**PREVIOUS DISCUSSION:**

2/18/2021

**REQUESTED ACTION:**

None. Discussion.

**POLICY CONSIDERATIONS:**

NA

**DESCRIPTION/BACKGROUND:**

At the CHSAB Meeting on February 18, 2021 the board requested additional time to discuss the housing options with no other items on the agenda.

This meeting will be the boards opportunity to review the results of the temperature check survey that was sent out to board members, and revisit any of the housing options presented at the last meeting in further detail.

**FISCAL IMPACTS:**

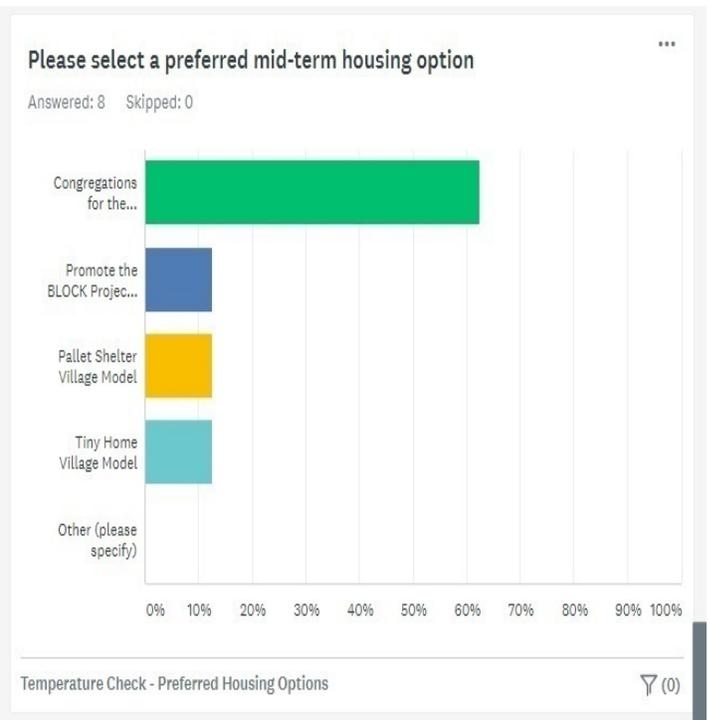
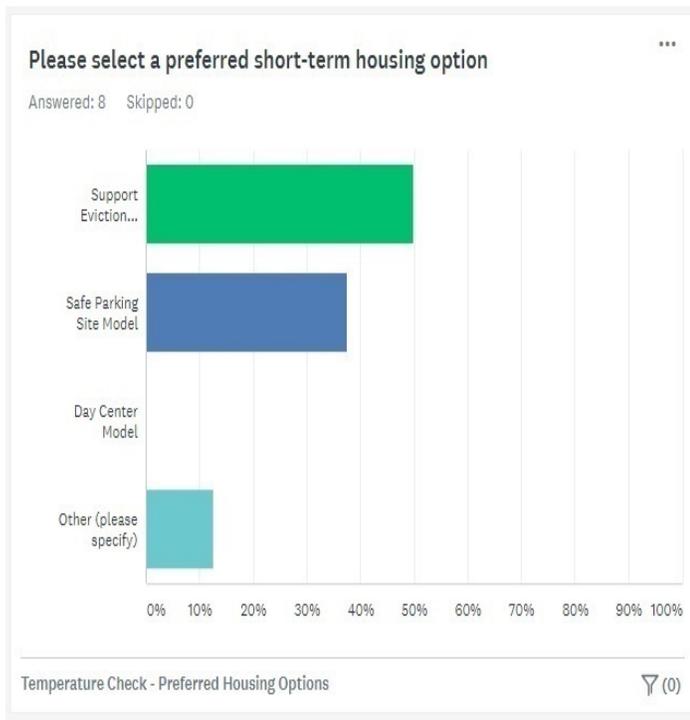
None.

**TIME CONSTRAINTS:**

The board motioned to amend the work plan and schedule to include this extra discussion time. This will push back the dates of upcoming topics and presentations on the 2021 CHSAB work plan and schedule.

**ALTERNATIVES TO REQUESTED ACTION:**

NA



Q1

Please select a preferred short-term housing option

Other (please specify):

Day Center and Safe Parking at night

Q3

Select a preferred long-term housing option

Other (please specify):

Adorable housing

Q3

Select a preferred long-term housing option

Other (please specify):

None. They need to support themselves

Q3

Select a preferred long-term housing option

Other (please specify):

low barrier/total supported housing w/wraparound services - the RTF model

Q3

Select a preferred long-term housing option

Other (please specify):

I do not feel I have sufficient information to choose between these three options. I would suggest that a long term goal at this point should focus more on city controlled policy. Examples could be inclusion of very low-income housing mandates on some property sold by the city. Another is to consider a fraction of 1% of the sales tax be dedicated to long-term, low income housing funding or other similar purposes over the next 10-20 years. To achieve these kinds of goals we would need to develop strong relationships with the city council members through education and engagement as well as rebuilding community engagement.

