



# Community Human Services Advisory Board

Regular Business Meeting  
Thursday, February 18, 2021, 6:00 PM  
Zoom Online Meeting Platform

**Chair**  
James Harrigan  
**Voting Members**  
Tony Balk (Chair Pro-Tem);  
Amber Mehta;  
Bryan Lipsy; Jim Bloss;  
Sarah Lunstrum, Jose Luis Nino  
de Guzman;  
Lynsey Gagnon; Bridget Tuttle,  
Aisha Sial; & 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 Zoom Meeting. 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:

- Zoom Link: [Click Here](#)
- Dial in: (253) 215-8782
- Meeting ID: 811 5110 2695

## 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 board business. Three minutes will be allowed per speaker.)*

## 4. CONSENT AGENDA

- 4.1. Minutes from 3 - 7  
[Community Human Services Advisory Board 02.04.2020 Meeting Minutes](#)

## 5. ANNOUNCEMENTS/PRESENTATIONS

- 5.1. Take the Next Step Poverty Presentation. Presented by Ms. Sarah Lunstrum. 8 - 22  
(Rachel Adams)  
[Agenda Bill - Take the Next Step Poverty Presentation. Presented by Ms. Sarah Lunstrum. - Pdf](#)

## **6. DISCUSSION ITEMS**

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

23 - 41

[Agenda Bill - CHSAB review of the HPAC Housing Category Recommendations and discussion of CHSAB preferences for short, mid-, and long-term Housing Opt - Pdf](#)

## **7. STAFF/DEPARTMENT REPORTS**

## **8. BOARDMEMBER REPORTS**

## **9. ADJOURNMENT**

# COMMUNITY HUMAN SERVICES ADVISORY BORAD

February 4, 2021



## CALL TO ORDER AND ROLL CALL

The February 4, 2020 Community Human Services Advisory Board (CHSAB) meeting was called to order at 6:03PM by Chair Harrigan. Mr. Tyler Christian facilitated roll call.

### Attendees:

#### Board Members

Tony Balk  
Jim Bloss  
  
Lynsey Gagnon  
James Harrigan

Sarah Lunstrum  
Amber Mehta (*arrived at  
6:15pm*)  
Bridgette Tuttle  
Aisha Sial

#### City of Monroe

Rachel Adams  
Tyler Christian  
  
Deborah Knight  
Ben Swanson

### Members

Todd Strickler

### Absent:

Roger Evans  
Jose Luis Nino De Guzman  
Bryan Lipsy  
Amy Plumb

### Community Members:

Brenden Troyer  
Jennifer Tee

## PRESENTATION

Presentation and Discussion with Mr. Bernard Troyer from Facing Homelessness on their BLOCK Project program. – **Rachel Adams**

Ms. Adams introduced Mr. Troyer to the board. Ms. Adams added that a change to the schedule due to availability of the speaker that was originally scheduled on the work plan had resulted in the opportunity to have Mr. Troyer share about the BLOCK Project.

Mr. Troyer thanked Ms. Adams and introduced himself as “Berns”. Present with him to assist with sharing about the BLOCK Project was the Deputy Director Ms. Jennifer Tee.

Berns shared the background on Facing Homelessness and that the program called the BLOCK project is

# COMMUNITY HUMAN SERVICES ADVISORY BORAD

February 4, 2021



not a housing project it is a community project. Berns shared the approach that Facing Homeless is embracing is inviting people to come closer and bring big problems like homelessness from huge to personal. Berns shared a personal story about a client, the very first BLOCK project resident and the impact the client made on Berns.

Part of the Facing Homeless program is a campaign called "Just Say Hello". This began in 2010 using storytelling on facebook to challenge negative stereotypes. What the people behind Facing Homelessness found from this platform was that people's compassion was not lacking, just the direction.

Another part of the Facing Homelessness is their "Window of Kindness". This is an opportunity to provide services safely during the pandemic.

Berns then shared about the Facing Homelessness BLOCK Project. This is the program that provides permanent homes to formerly homeless individuals that are placed in homeowners back yards. The program is a way to provide permanent supportive low-income housing that is both cost effective and fast.

Berns walked the board through the four key pieces of the BLOCK Project

- Home: Basic, small, self-sufficient.
- Host: Said yes in my back yard.
- Residents: All formerly homeless who have case managers.
- Community: Built by volunteers, on volunteered land.

Berns shared that at this point the BLOCK Project is entirely funded by private donations.

Last year, the BLOCK Project began living building challenge which created net positive energy and water in their BLOCK Home building designs. The goal being a sustainable, restorative effort for both people and the environment.

The BLOCK shop is where community members volunteer to produce these manufactured homes. The Homes can be built in a week.

Berns shared some statistics about the problem with the board:

- \$50-\$80K a year for chronic homeless (third door initiative)
- Cost of supportive housing = \$20K which is equal to 3 days in Harborview or 3 months in King County Jail
- 75% of Seattle is zoned for single family housing.
- For \$75,000 a BLOCK home is less than ¼ of the cost of low-income housing – materials permit and labor.

The BLOCK Project is an Integrated, cross class, inclusive environment. It does not segregate the homeless people in their own community. Berns also shared that a BLOCK home can be built to accommodate more than just one person if needed.

# COMMUNITY HUMAN SERVICES ADVISORY BORAD

February 4, 2021



Board Member Lunstrum responded with “Thank you! Sounds like a really cool program.” She asked about NBISIM? Berns said that yes, they have definitely had that reality challenge them. Before a BLOCK home is placed ask the host is asked to engage the entire neighborhood. This way they can normalize the project and be transparent right from the start.

Board Member Mehta asked what happens if someone wants to sell their home? Berns shared that the BLOCK Project uses a 5-year ground agreement the homeowner can pull out of if the need to. The BLOCK Home can then be removed and placed in the next available host.

Board Member Bloss asked about community partners and providing wrap around services? Berns reiterated that the BLOCK Project is a community building project. They work with established agencies to not have to re-invent the wheel. The formerly homeless individual works with a case manager to have access to services.

Board Member Gagnon asked, “How do you choose?” Berns responded that they did not. The BLOCK Project has a handful of trained case managers who look at their client pool to see who would be the best fit. They base their decisions based on proximity. It is like a match making process it must be a good fit for the resident and the host.

Board Member Tuttle asked about the BLOCK Project original outreach? Berns shared that it was really an organic growth process where people come to them and asked. He also shared that the BLOCK Project will be beginning outreach soon. Board Member Tuttle asked another question about “what is required of hosts?” Berns explained that if the home can be permitted, it can be placed and that the case managers work out the details. Board Member Tuttle followed up by asking what was needed as far as zoning and permits? Berns answered that in terms of zoning, a recent measure passed in 2019 DADU because easier. Then 5 ft setbacks and that they cannot take over more than 40% of the property.

Member Strickler requested a cost clarification. Berns will follow up.

Board Member Balk inquired if the placed resident pays rent? Berns replied that the homeowners are getting the benefit of social good will. In the future they would like to develop a rent program to help residents be empowered. Board Member Balk asked if the BLOCK Project is ready to expand? Berns responded that yes, they would love to continue to provide the solution to others. Board Member Balk redirected to Ben Swanson for an explanation of the required codes? Mr. Swanson replied that it would be the Monroe ADU codes. They are allowed in all the single-family zones. Mr. Swanson also pointed out that the setbacks are tight in current local development

Member Strickler asked about codes of conduct. Berns replied that yes, they use a typical residency agreement. The case managers and homeowners have a conversation about the non-negotiables in the “matchmaking” process. They set the Norms together and create a Housing stability plan.

# COMMUNITY HUMAN SERVICES ADVISORY BORAD

February 4, 2021



Board Member Bloss asked “What would it take to come out here?” Berns replied that it would just be the seriousness of the offer. Perhaps a bulk order.

## PUBLIC COMMENT

None.

## APPROVAL OF MINUTES

Board Member Bloss made the motion to approve the 01.21.2021 CHSAB Meeting Minutes. Chair Protem Balk seconded. Motion carried: 8-0

## NEW BUSINESS

Review the Draft Request for Production (RFP) for a Consultant to perform the 2021 Human Services Needs Assessment. – Deborah Knight

Ms. Knight gave the context for review of the RFP and turned it over to Ms. Adams to facilitate the discussion. Ms. Adams began the conversation on the boards review of the RFP.

Board Member Bloss stepped in and made a motion to accept the RFP as presented. Board Member Aisha Sial seconded.

Discussion on the motion:

Board Member Gagnon gave the feedback to add a week to the RFP being open to give adequate time for the right person to apply. Board Member Bloss accepted this as a friendly amendment and Ms. Adams acknowledged that she was happy to make that change.

Chair Harrigan appreciated the part in the RFP about the lived experience and trauma informed care. Chair Harrigan asked specifically about including the voices of those who only wanted to address the symptoms v. causes. Ms. Adams replied that this was to capture the full range of voices and create a win-win that would address both the symptoms and the causes.

Board Member Tuttle appreciated the voices of lived experience and linked it back to a quote from the presentation that Berns made that “those closest to the struggle are often those who are closest to the solution,”. Board Member Tuttle also pointed out a typo “perform” on the last page.

Motion carried: 8-0

## BOARD DISCUSSION

Ms. Adams shared that she had presented the 2020 Annual Human Services Report and extend the appreciation of the Mayor & Council that was given for the service providers and the CHSAB’s work and

# COMMUNITY HUMAN SERVICES ADVISORY BORAD

February 4, 2021



efforts.

Board Member Tuttle commented that she thinks Monroe needs a spectrum of housing in between tiny houses and single family. Board Member Tuttle referenced a specific location as an example.

Board Member Bloss motions that a subcommittee, focus group, Ad Hoc on tiny homes and ADUs be formed. Board Member Tuttle seconds. Ms. Knight discussed this briefly and that staff support could not be guaranteed at this time. The motion was agreed to be paused till next meeting

Board Member Sial asked if there was a way to find out if the City has intention of changing the setbacks to help accommodate a program like the BLOCK Project? Mr. Swanson responded that there are a few different things in building code that have opened up recently. Mr. Swanson reminded the board of Anita's project and mentioned that the zoning codes are being addressed later this year.

Board Member Gagnon shared that Sultan VOA has been awarded the East County Navigator Contract. They will be working collaboratively with TTNS, the City of Snohomish and the City of Monroe.

Board Member Balk shared that on March 11<sup>th</sup> at 6pm the Community of Hope is having a Virtual Dinner. He also mentioned that he appreciated knowing they had the extra half hour during the meeting.

**Next Meeting 02/18 (6-8:00pm)**

## ADJOURNMENT

Chair Pro-tem Balk made the motion to adjourn, Board Member Bloss seconded. Motion carried: 8-0.

Meeting adjourned at 7:55pm.



## AGENDA BILL

**Meeting Date:** February 18, 2021

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

**Department:** Executive

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**SUBJECT: Take the Next Step Poverty Presentation. Presented by Ms. Sarah Lunstrum.**

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**REQUESTED ACTION:**

None. Presentation/Discussion.

**POLICY CONSIDERATIONS:**

None at this time.

**DESCRIPTION/BACKGROUND:**

The CHSAB is an advisory body to the Monroe Mayor and City Council. Two of the major responsibilities of this board, that was established by the board's resolution and founding documents, are to participate in on going Education and to Advocate for Change.

The CHSAB is made up of a cross section of community members. Some of the board members are also subject matter experts. Ms. Sarah Lunstrum is the Co-Executive Director and Community Outreach Coordinator of Take the Next Step.

Take the Next Step is a grassroots, faith-based, non-profit organization. Through the Community Resource Center and programs, they serve homeless and low-income residents throughout the Skykomish River Valley in East Snohomish County. Their Mission is to offer friendship, help and hope to neighbors in need. Take the Next Step strives toward equitable and fair access to the resources, support services, and guidance needed to meet their basic needs and personal goals so they can live life to their fullest potential.

Ms. Lunstrum has worked with Take the Next Step since 2015. She has a Bachelor of Arts in sociology, psychology and philosophy and a minor in human rights. Ms. Lunstrum has served locally with the Homeless Response Group and the Technical Advisory Committee advising the City of Monroe on the HPAC implementation.

Today, Ms. Lunstrum will present her work and research on poverty and the poverty line both locally and nationally. The presentation also contains information on what she believes the poverty line should be and what affordable housing should look like in Monroe.

**FISCAL IMPACTS:**

None at this time.

**TIME CONSTRAINTS:**

None at this time.

**ALTERNATIVES TO REQUESTED ACTION:**

None at this time.

**ATTACHMENTS:**

[SARAH - Poverty Presentation 2021 02](#)

# POVERTY



# POVERTY LINE

Weekly food budget:  
for family of three

\$ 17 (in 1963)  
   x 3  
\$ 51

1963 Poverty Line

\$ 2,600 (annual)

**2021 Poverty Line**

**\$21,960**



# POVERTY LINE

Weekly food budget:  
for family of three

$$\begin{array}{r} \$ 17 \text{ (in 1963)} \\ \times 3 \\ \hline \$ 51 \end{array}$$

1963 Poverty Line

\$ 2,600 (annual)

**2021 Poverty Line**

**\$21,960**

Weekly food budget:  
for family of three

$$\begin{array}{r} \$ 136 \\ \times 7 \\ \hline \$ 950 \end{array}$$

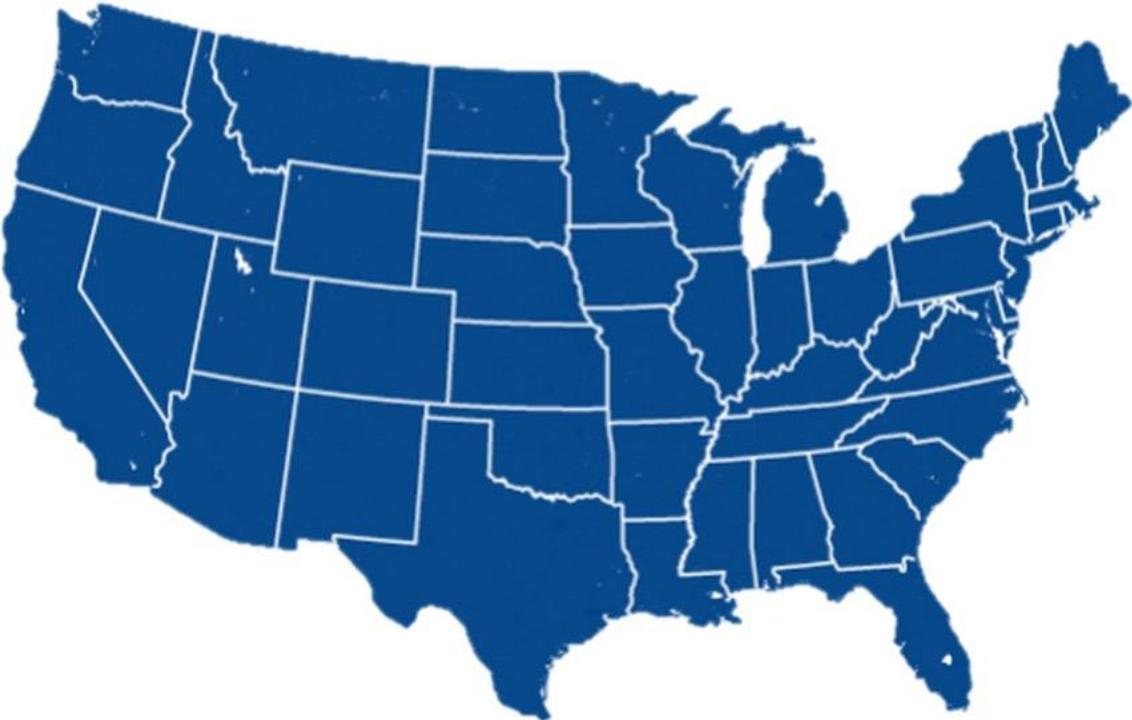
**Poverty Line Should Be \$49,500 (annual)**



# POVERTY LINE

Single Mom  
and two children

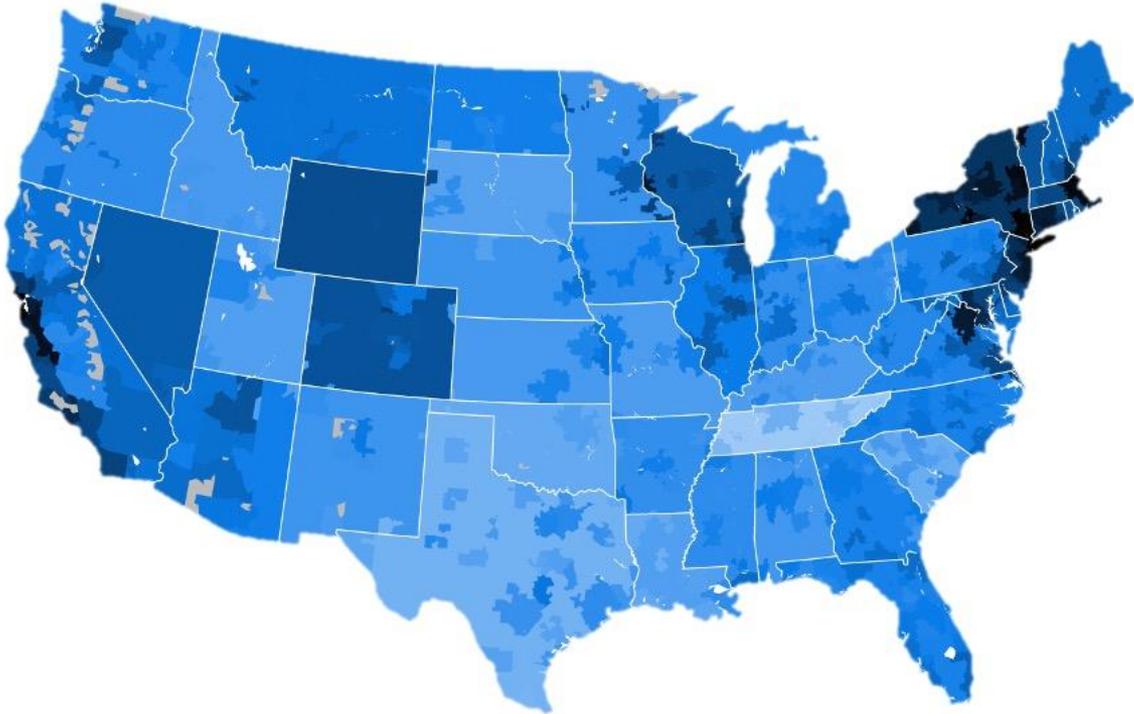
**\$1,830**  
per Month



# WHAT IT SHOULD LOOK LIKE

Single Mom and two children

**\$1,830**  
per Month



# WHAT IT REALLY COSTS

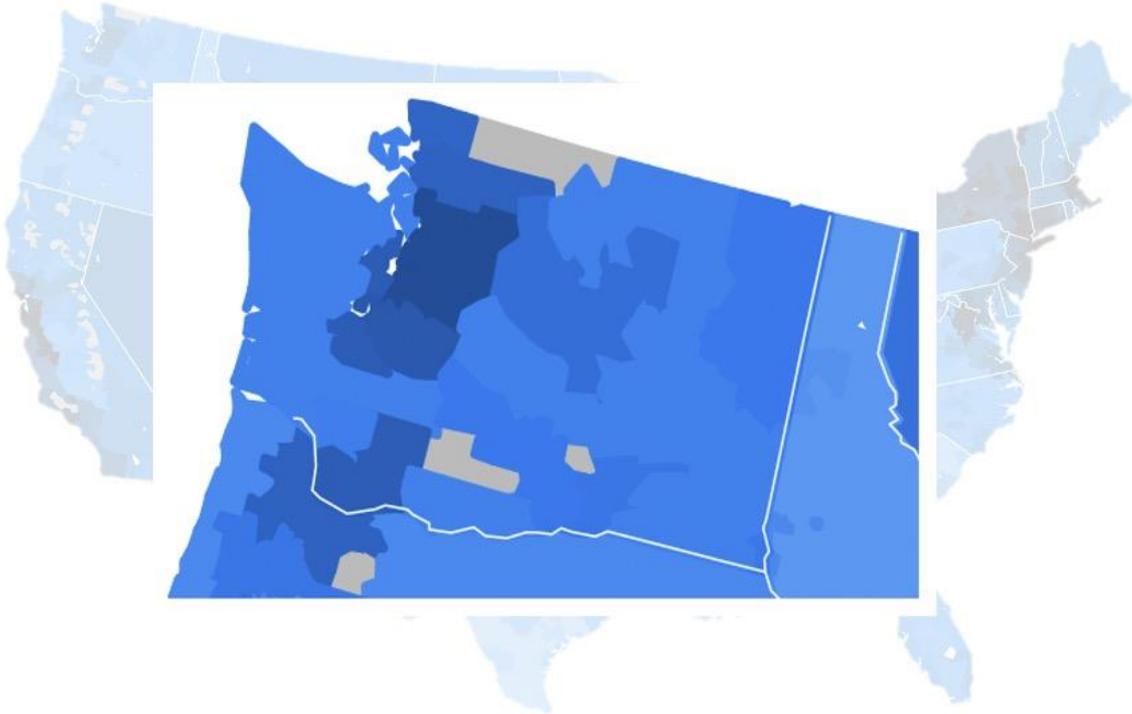
Single Mom  
and two children

**\$1,780**

FPL per Month

**\$7,300**

per Month



# WORKING FULL TIME AT MINIMUM WAGE



WORKING FULL TIME AT MINIMUM WAGE

\$2,370

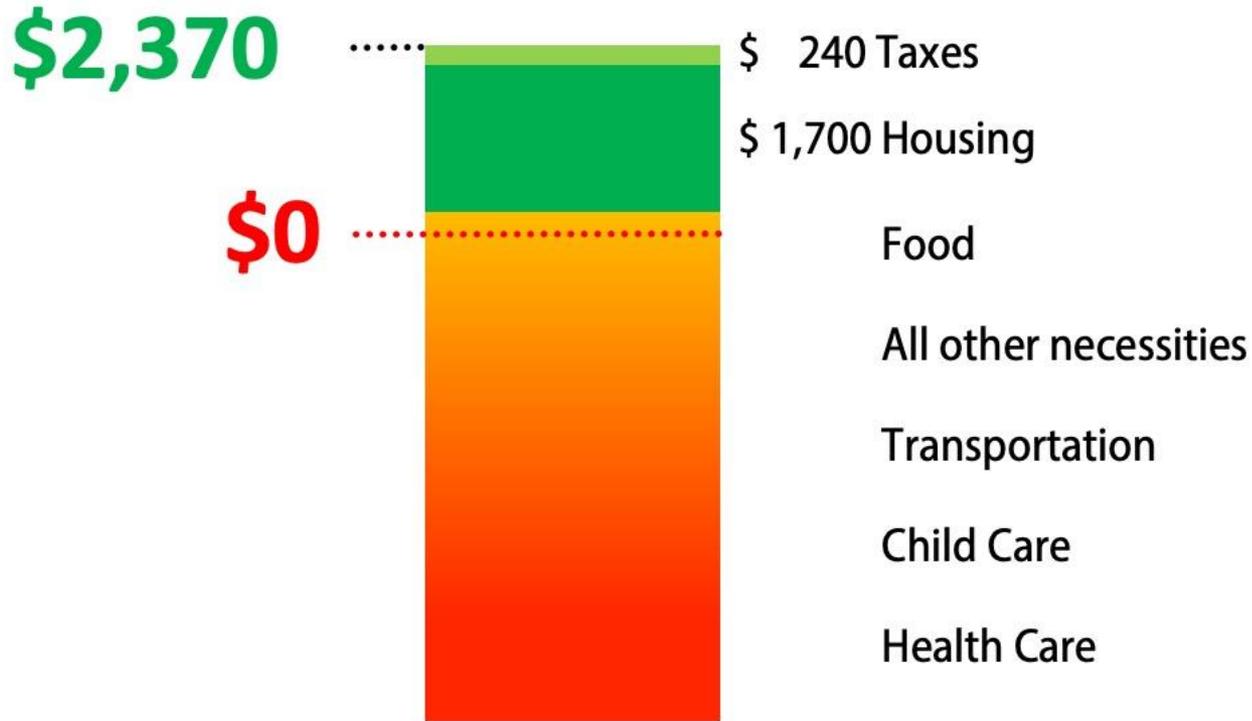
\$0

after taxes and rent  
our single mom with two kids  
will have

**\$14 per day**

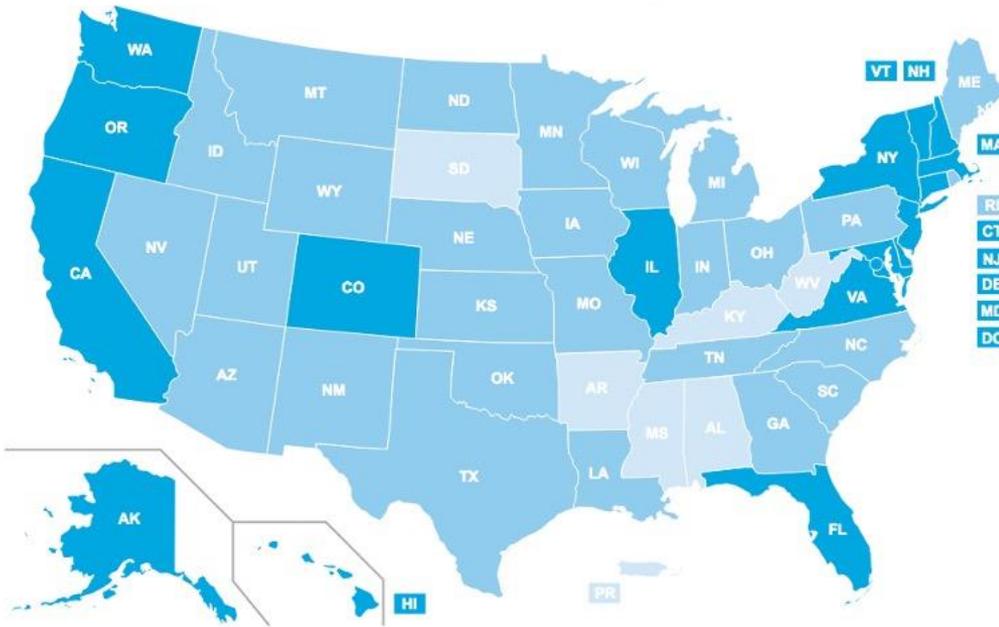
to spend on everything else

# WORKING FULL TIME AT MINIMUM WAGE



Hourly wage required to afford a two bedroom rental home by state.

● Below \$15.00   ● \$15.00 - \$20.00   ● Above \$20.00



# NOWHERE IN AMERICA

Can a person working full time at a minimum wage job afford a 2 bedroom apartment

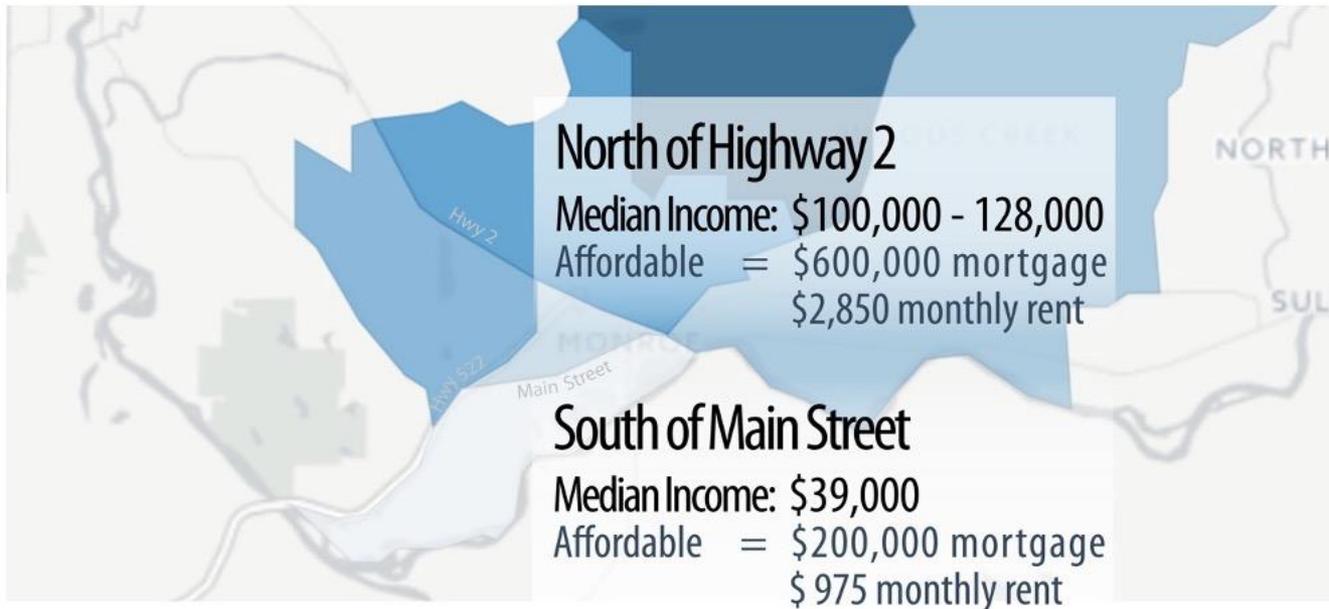
Housing is affordable when it cost less than 30% of a family's income.

Out of Reach 2018, National Low Income Housing Alliance: <http://nlihc.org/oor>

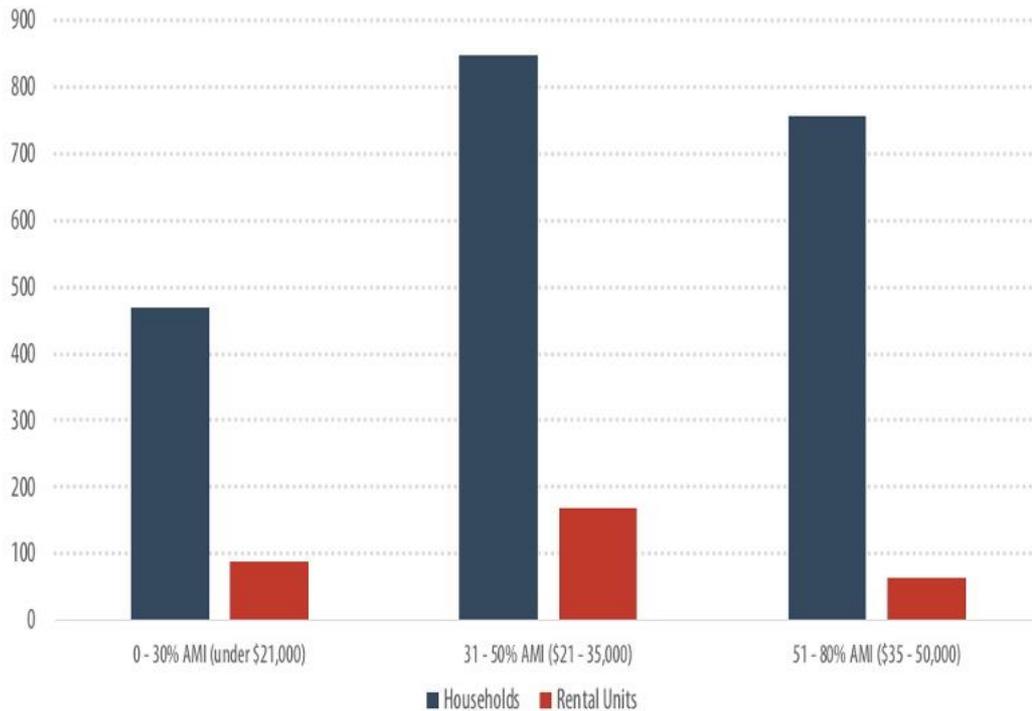


# AFFORDABLE HOUSING IN MONROE

depends on where you live



Monroe Households by Income Bracket  
and Affordable Housing Units



# AFFORDABLE HOUSING IN MONROE

Housing is affordable when it cost less than 30% of a family's income.

Monroe has **265 "affordable" housing units** and

**1,519 families** in need of affordable housing.



# AGENDA BILL

**Meeting Date:** February 18, 2021

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

**Department:** Executive

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**SUBJECT: CHSAB review of the HPAC Housing Category Recommendations and discussion of CHSAB preferences for short, mid-, and long-term Housing Options.**

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**PREVIOUS DISCUSSION:**

*1/7/2021; 1/21/2021; 2/4/2021*

**REQUESTED ACTION:**

None. Facilitated Discussion.

**POLICY CONSIDERATIONS:**

The CHSAB has spent the last three meetings reviewing the Housing Category of the HPAC Recommendations. Those recommendations were approved by resolution of the Mayor and Council on February 25, 2020. The HPAC Housing recommendations are to:

- Establish Temporary-Housing in a permanent facility to serve Monroe residents with adjacent secured parking for those living in vehicles and RVs for overnight stay
- Establish a Sky Valley Housing Consortium to establish short, long-term, and alternative housing
- Increase alternative housing that includes but is not limited to men, youth, LGBTQ, and families and pets

At this meeting, the CHSAB will wrap up their review of the Housing Category by discussing specific actions that the board could recommend to the Mayor and Council. At this meeting, the board will not give a final recommendation, but will participate in:

- Identifying the pros and cons of each option.
- Determining the boards current preferences for short-, mid- and long-term housing options.

Recommendations of the board will be reserved for a time following the completion of the Community Asset Mapping that this board has recommended and will be conducted this year. This is to ensure that the CHSAB's recommended actions are data based and supported by the report and findings of the Asset Mapping.

**DESCRIPTION/BACKGROUND:**

The CHSAB has had three presentations of different potential housing program models and potential partner organizations. The presentations have been with representatives from

- Catholic Community Services
- Congregations for the Homeless
- The BLOCK Project.

At this meeting, the board will review these housing options and discuss the pros and cons for options of:

- Just Cause Eviction Ordinance
- Safe Parking Site
- Day Center
- Pallet Shelter and Tiny Home Villages
- The Group Home model
- Hoteling
- aPodments

At this meeting, the board will also review the revenue sources for implementing the HPAC recommendations and discuss short-, mid-, and long-term option preferences. A survey will be sent to Board Members following the meeting with a copy of the pros and cons of each option. The result of this survey will then be shared with the board at the following open CHSAB meeting to express the board's current housing option preferences.

The board will make recommendations for this category and other HPAC implementation strategies as a package after the Asset Mapping report has also been reviewed by the board to be considered by the Mayor and Council.

#### **FISCAL IMPACTS:**

None at this time.

#### **TIME CONSTRAINTS:**

The CHSAB approved and adopted the proposed schedule and work plan for the 2021 calendar year. This is the final meeting scheduled for the CHSAB to review the HPAC recommendations category of Housing. If the board can not complete this discussion in the timeframe allowed at the February 18, 2021 regular CHSAB meeting adjustments will need to be made to postpone the other meeting topics and speakers to accommodate extending this discussion.

#### **ALTERNATIVES TO REQUESTED ACTION:**

Request that the 2021 Work Plan and Schedule be amended to allow for more time reviewing this category.

#### **ATTACHMENTS:**

[CHSAB 02.18.2021 Housing Category Discusstion Slides](#)

# Discussion

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

**Requested Action:** Facilitated Discussion.

- List Pros & Cons for each Housing Option using the Zoom annotate function.
- Consider the funding sources for implementation.
- Select current Housing Option preferences by survey emailed to Board Members with the results shared at the next regular CHSAB meeting.
- Reserve making an official recommendation until the board has also had a chance to review the report and findings from the Asset Mapping.

## Housing

1/7/2021	Elect Chair and Chair Pro-tem Review HPAC Housing Recommendations Housing Hope & Catholic Community Services (CCS)
1/21/2021	Congregations for the Homeless Model Shelter – Sarah & Ryan
2/4/2021	Recommend issuing Request for Proposal for Needs Assessment Safe Parking Sites – Jim Dean Interfaith
2/18/2021	Board Discussion & Review – Housing Category

## Public Safety

3/4/2021	Review HPAC Public Safety Recommendations Monroe Community Outreach Team Monroe Embedded social work program Monroe Stay out of Drug Area ordinance
3/18/2021	Monroe Municipal Court System City Municipal Court Judge, Jessica <u>Ness</u> ; Carolyn Miller – City Prosecuting Attorney, Jason <u>Schwisow</u> - City Public Defender, Nicole Nagle – <u>City Social Worker</u>
4/1/2021	Recommend awarding Request for Proposal for Needs Assessment Board Discussion & Review – Public Safety Category

## Policy &amp; Budget

4/15/2021	Review HPAC Policy and Budget Recommendations Human Services Funding House Bill 1406 Start 2022 Budget Recommendations Conversation
5/6/2021	Mayor Geoffrey Thomas Mary Jane (MJ) <u>Brell</u> – Director Snohomish County Human Services
5/20/2021	Trevor Justin, City Governmental Affairs Representative Recap 2021 Legislative Outcomes Discuss 2022 Legislative Agenda

## Partners

6/3/2021	Review HPAC Partners Recommendations Data Driven Programs – Joe Neigel, Community Coalition Data & Survey, Needs Assessment, <u>How do we know what our customers needs are?</u>
6/17/2021	Needs Assessment Draft Report Systems & Change – Jim Bloss
7/1/2021	Business Owner Perspective – Department of Commerce
7/15/2021	Needs Assessment Final Report Recommendation Board Discussion & Review – Partners Category

## Support Services

8/5/2021	Review HPAC Support Services Recommendations
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	2022 Budget Discussion – Funding Assumptions James Harrigan – Mercy Watch
8/18/2021	2022 Budget Discussions Evergreen Health Recovery Center
9/2/2021	2022 Budget Recommendations Pioneer Health
9/16/2021	211 – Lyrsey PEH CoC – John Hull?
10/6/2021	2022 Legislative Agenda Service Resistant Stories
10/20/2021	Board Discussion & Review – Support Services Category
11/4/2021	Chair & Co Chair Nominations Begin Draft 2022 Work Plan

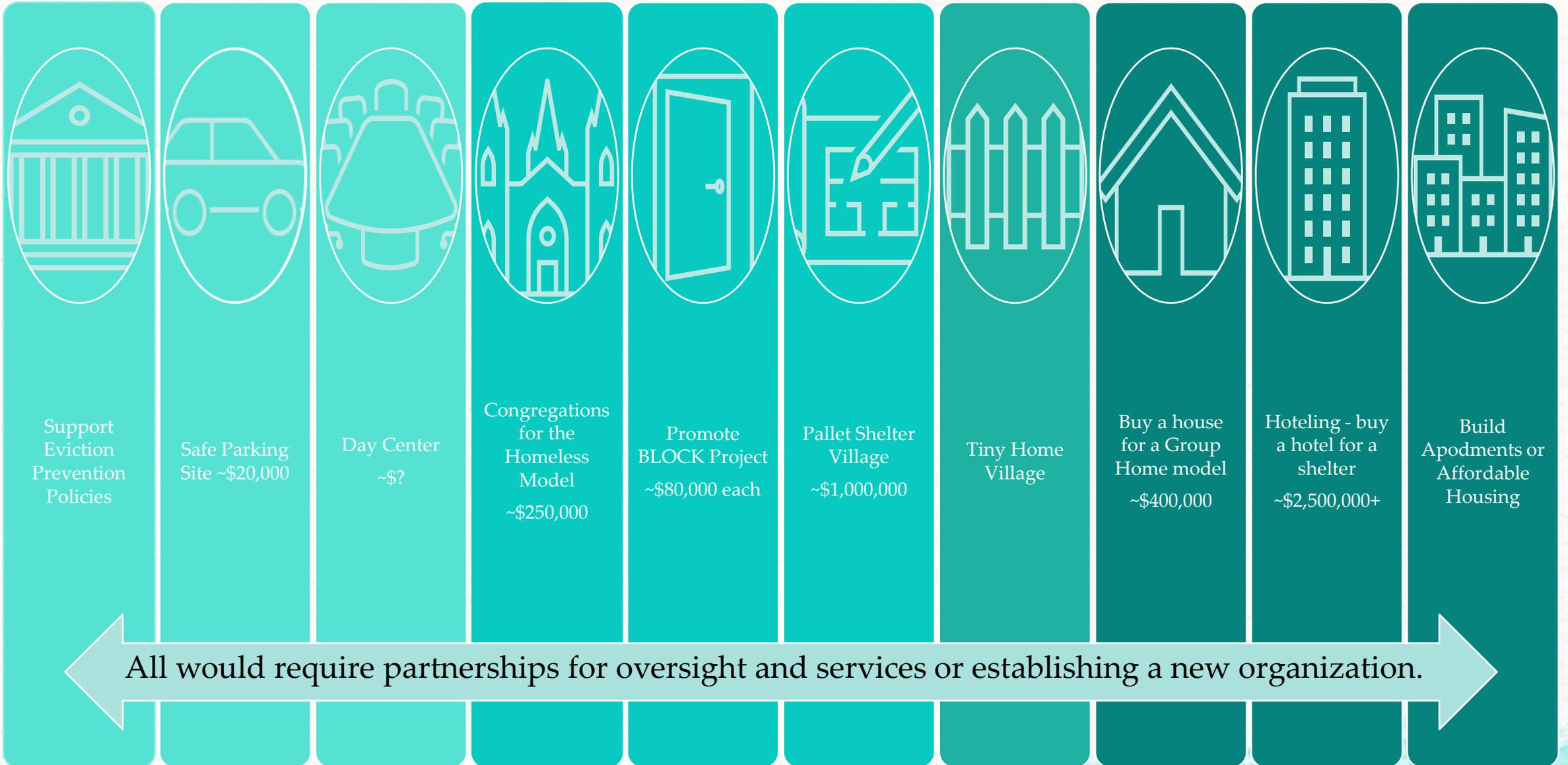
## Prevention

11/18/2021	Review HPAC Prevention Recommendations Finalize Recommended 2022 Work Plan Whole Person/LEAD Program – Amy Plum
12/2/2021	TIC – Liza <u>Patchen-Short</u>
12/16/2021	Board Discussion & Review – Prevention Category

## HPAC Housing Category Recommendations

- Establish Temporary-Housing in a permanent facility to serve Monroe residents with adjacent secured parking for those living in vehicles and RVs for overnight stay
- Establish a Sky Valley Housing Consortium to establish short, long-term, and alternative housing
- Increase alternative housing that includes but is not limited to men, youth, LGBTQ, and families and pets

# Continuum of Housing Options



# Support Eviction Prevention Policies

- SB 5139 (limiting rent increases after the moratorium)
- SB 5160 (Addressing landlord-tenant relations by providing certain tenant protections during and after public health emergencies.)
- Support funding for landlords and tenants to support past due rents.

# Pros & Cons

Prevention	Does not house people. Impact on Landlords?
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# Safe Parking Site

- Partner with Interfaith Cars to Housing
- Combination of safe parking and case management services.
- Our goal is simple: To help these clients transition into stable permanent housing or other shelter units within 90 days.

# Pros & Cons

<p>Interfaith has a proven system in Everett.</p>	<p>What do you do with abandoned or dead cars?</p>
<p>Low cost.</p>	<p>Allow RVs?</p>
<p>Lots of homeless people living in cars currently in Monroe.</p>	<p>Does not house people.</p>
<p>Program with services attached.</p>	
<p>Public Safety – Code Enforcement.</p>	

# Day Center

- Need to partner for oversight.
- Somewhere safe, warm & dry to be during the day.
- Access to computers, Wi-Fi, food.
- Services offered.

# Pros & Cons

**Builds relationships.**

**A place to go that is monitored.**

**Does not house people.**

**Services offered but low barrier so not required as part of a program.**

**Only open during the day.**

**Where? Need to buy or lease a building/space.**

**High cost to staff a space.**

# Congregations for the Homeless Model

- Congregate Shelter Program
- Outreach, Low Barrier Emergency Shelter, Rotating Indoor Shelter Program with Case Management, Exits to Housing.
- Hosted & Supported by Faith Community.
- Oversight is a separate entity/501C3

# Pros & Cons

Monroe has lots of Church buildings and a Faith Community that wants to help...revisit after the pandemic.

Provides overnight shelter.

Provides case management.

Congregate Shelter model during a Pandemic.

Need to start a new organization with leadership.

Need a low barrier shelter & housing to exit people into.

# Pallet Shelter Village

- Need to partner for oversight.
- Everett is setting a precedent by considering this model.
- Temporary structures set up in a parking lot.
- Shared restrooms & central facilities.
- “Roughly \$1 million in state grant money, would house some 30 people for about a year while they try to find a longer-term housing solution.”

# Pros & Cons

Better than outside.	Would it be low barrier or transitional?
Individual space.	Not well insulated.
Program attached?	Temporary structure.
Creates a community.	Segregation from the general population.
	NIMBISM. Land availability.
	High cost per person.

# Tiny Home Village

- Need to partner for oversight.
- Permanent structures on a lot of land.
- Self sufficient homes.

# Pros & Cons

Private individual space.	Where? Would need to locate land to build on.
Program attached?	Segregation from the general population.
Creates a community.	NIMBISM. Land availability.
	High cost per person.

# The BLOCK Project

- Need to partner for oversight.
- Permanent structures on a homeowner's property.
- Self sufficient homes.

## Pros & Cons

Private individual space.

Integrates into the community.

Education component of the program.

Required case manager.

Quickly placed.

Reasonable cost.

Can only promote it.

Homeowners must volunteer – will there be more than a handful?

If a neighbor is not on board the house does not get placed.

Slow growth compared to housing need.

# Oxford House Model

- Need to partner for oversight.
- Self run, Self Supported, Recovery House.
- The number of residents in a House may range from six to fifteen; there are houses for men, houses for women, and houses which accept women with children

# Pros & Cons

Creates Community.

Empowers residents through roles and self run/governed system.

Shared expenses – financial responsibility.

Recovery house – supports sobriety.

Separates men and women – not family housing.

Would need to buy big a house with several bedrooms – high start up cost.

Aimed only at sobriety/recovery not poverty.

# Hoteling Model

- Need to partner for oversight.
- The initiative is called Health Through Housing. It uses revenue from a .1% sales tax
- \$2.5 million from the Emergency Solutions Grant (ESG) program for homelessness assistance to buy a 100-room hotel (Seattle)
  - The tricky part: though the \$2.5 million would potentially cover a down payment on a hotel, the hotel's ultimate price and maintenance costs are unclear.

# Pros & Cons

Individual space.	Expensive.
Quick sheltering solution.	No Monroe Hotels currently for sale.
House lots of people.	Is there a program attached or is it low barrier?
	Concentrates a low/no income population in one area.

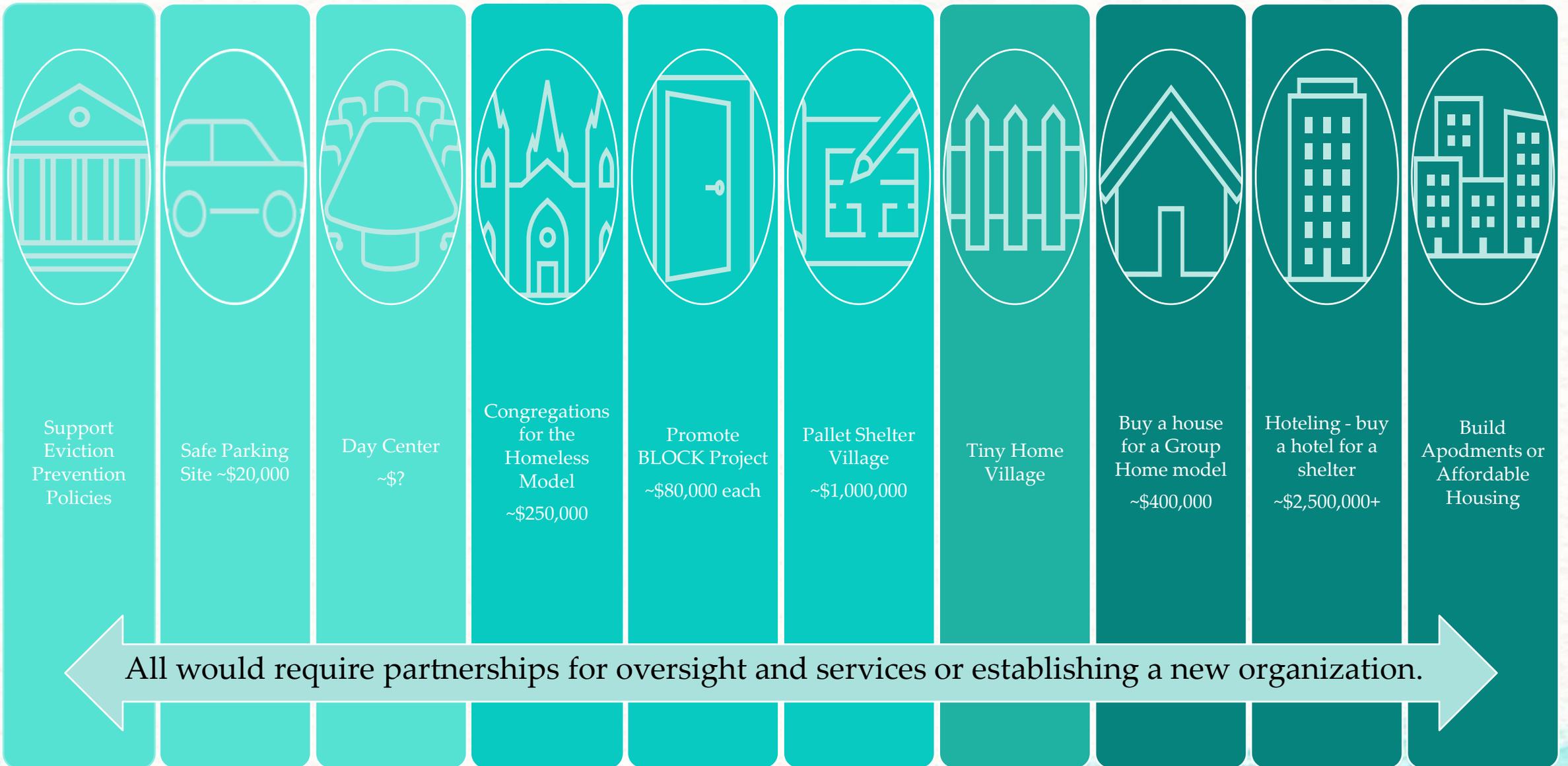
# aPodment Model

- Need to partner for building and oversight.
- Micro units / shared restrooms(?)
- \$600/month (Seattle)
- Short term lease

# 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.
	Services may be offered but probably no program attached.

# Continuum of Housing Options



All would require partnerships for oversight and services or establishing a new organization.

# Multi-voting to determine the boards current preferences:

- SurveyMonkey will be emailed to Board Members.
- Board Members will be asked to vote for their vote in each category of short-term, mid-term, and long-term direction preference.
- This is to do a temperature check and gauge the preference of the CHSAB as a cross section representation of the larger Monroe community.

## PLEASE CONSIDER:

- What can we do?
- What do we start with?
- Do we have the resources/funding?
- Do we have the partnerships/capacity to do it?
- Will the this be a best fit for our Monroe community?

Color Key:  Not yet  In process  Ready

Model	Partnerships	Funding	Location	Community buy in
Prevention Policies				
Safe Parking				
Day Center				
CFH				
BLOCK Project				
Pallet Village				
Tiny Home Village				
Hoteling				
aPodments				

## HPAC Housing Category Recommendations

- Establish Temporary-Housing in a permanent facility to serve Monroe residents with adjacent secured parking for those living in vehicles and RVs for overnight stay
- Establish a Sky Valley Housing Consortium to establish short, long-term, and alternative housing
- Increase alternative housing that includes but is not limited to men, youth, LGBTQ, and families and pets