



Priority Area – Housing/Facilities

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STRATEGY	ACTION	YEAR					LEAD
		1	2	3	4	5	
1. EMERGENCY/COLD-WEATHER SHELTER: <i>Prioritize an emergency/cold-weather shelter facility.</i>	a. Prioritize an emergency/cold-weather shelter facility in each region	X					
2. CONTINUUM OF HOUSING SOLUTIONS: <i>Address the continuum of housing needs, including prevention, emergency shelter, transitional, and permanent housing.</i>	a) Consider all possible strategies for meeting needs both locally and regionally.						Housing Coordinator
	b) Coordinate system development to include wraparound services within or near any facility						Housing Coordinator
3. YOUTH EXPERIENCING HOMELESSNESS: <i>Evaluate and consider the reasons behind youth homelessness and identify strategic actions to meet their specific housing needs.</i>	a) Analyze and evaluate what other similar communities are doing to address youth homelessness.						
	b) Use data to understand the scope of housing needs on the Peninsula.						
4. DATA-INFORMED PLANNING: <i>Establish data-informed size and capacity goals for housing, programs, and facilities.</i>	a) Consider known data as a factor when determining size and capacity of new development.						Housing Coordinator, Data committee
	b) As new data becomes available, allow for system flexibility to meet potentially shifting needs.						Housing Coordinator, Data committee
5. INVENTORY: <i>Conduct an inventory of available properties, facilities, and housing options on the Kenai Peninsula.</i>	a) Engage realtors, developers, and other partners in efforts to conduct an inventory.	X					Housing Coordinator
	b) Share inventory available with coalition partners to assist with planning and development.	X					Housing Coordinator
6. ADDRESS BARRIERS: <i>Identify ways to address barriers to federal, state, and local licensing requirements for a wider array of properties and facilities.</i>	a) Identify primary barriers facing facilities in permitting process through stakeholder interviews and discussions.						
	b) Consult with local authorities to better understand Fire Marshall codes, DEC policies; sprinkler systems and egress; and retrofit requirements.						
	c) Identify ways to ensure that insurance and liability issues in project and program planning activities are understood and addressed.						
	d) Leverage volunteers with expertise to help provide resources and technical assistance to facilities wishing to provide shelter options.						



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	e) Identify targeted small funding opportunities to address licensing barriers to increase available shelter options.						
7. FUNDING STRATEGIES: <i>Develop collaborative funding strategies, including an inventory of available grants and low-income housing opportunities.</i>	a) Identify grants and funding sources such as private foundations, federal, state, cities, borough funding sources.						
	b) Compile, centralize, share, and inventory funding opportunities.						
	c) Develop a funding strategy and support Kenai Peninsula partners in their funding strategies.						
	d) Explore low-income housing incentives as part of any funding strategy.						
8. CAPACITY: Secure funding and support for local capacity-building, including the hiring of a housing and data coordinator.	a) Engage with cities and borough in the implementation of housing development.						
	b) Leverage other key staff positions to help coordinate strategic plan implementation activities.						
	c) Identify long-term support needs on the Kenai Peninsula.						

MEETING NOTES

4.5.22

Present:

Karen: Soldotna

Robin: Homer

Jane: in Homer, serve entire KP choosing our roots

Wayne : Kenai

Brandy: office in Homer, have housing developments in homer Soldotna, Kenai Ninilchik Seward. KP housing initiatives.

Kathleen: Ninilchik - serve entire Kenai pen. Same services to non-tribal members

Abby: Homer, Ninilchik service area

Tech Facilitation by Jack Darling

Began at 12:05PM

Need someone from Seward.

Janus (recommended) is new and in Seward

Kathleen Totemoff is in Ninilchik

Community meeting Thursday regarding plans for a shelter, food pantry, etc.

Hearing similar about Anchor Point



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Started small as wanting a shelter in the central area - one shelter can't meet needs, not feasible for an individual to be expected to commute from Seward to Kenai for instance

April: Church in Nikiski working with shelter, resources not here. If don't expand, we are missing the mark for a lot of folks. 30 days is the limit and it's not enough. We need to consider if we can change that. Job is a requirement

Vision has grown beyond emergency response to transitional housing, support, secure, first permanent housing secured out there. Many folks have had instability and need endorsement of an organization, agency to back them.

Discussion comes into other categories, resolving issues related to housing, emergency shelter.

Robin: Are there abandoned buildings that may serve as housing w use of grant funding etc. large facility with kitchens, laundry, etc, very close by there is training, treatment, child care. Then have a more seamless transition to securing gainful employment - do we know??

Karen: we have looked at, some issues with finding a building that meets fire marshal's requirements. Don't know that we have connections with realtors, with most immediate knowledge of what is available - would do well to connect with them.

Robin South Kenai. No housing. Work with homeless families. Great need for housing. Been on committees since 2008. Data gathered over and over again. Almost hard to sign up to join. There's a limit to data gathering, a time for action. My house in Wasilla went from idea to action in 3 months with grants. Lots of tiny house models in lower 48 that could be looked at. Could be stove heated yurt, with central services. Schools are also set up uniquely

Jane: We have received a large stabilization grant, working on MOA with Kellie. Please give out my email if you have a family that would be eligible, I can get them into a hotel temporarily

Pastor for Kenai and north star united Methodist. Lives in Kenai, have church in Nikiski

Discussion that may be shelter/food pantry in residential areas

Karen: keeping coalition on task, wherever facilities are there is a support system that can be connected to, whether we are providing transportation, or services existing in one place. We need to make sure rest of coalition is keeping that in mind

Wayne: I consider services an integral part of housing - has to be linkage there. Without, doing a failure

If no access, even if rotating, then need to provide transportation

What is the vision of this body, this work?



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Is there another group that can take that on. Housing is already a lot to manage. Would services be separate.

If we are part one, is there a part two and who is it?

Leslie: Requirement when writing grants: wraparound services need to be in place. This committee is about identifying facilities and establishing what we need in the community to meet the existing needs. Speaking from Love, Inc. side, continue to work to get people into housing. Brandy represents KPHI

Jane: system development. An email from different housing providers - KPHI, conifer woods, low income, subsidized. A list sent out so those of us who refer people would know what is available.

Case managers help with footwork. Robin works 17 schools and has a 5-hour position. If we had a central... like regularly updated 211. Need a clearinghouse regularly updated so we are accessing the same information.

Leslie: housing and homelessness coordinator position we are trying to fill with the Trust. 3-year possibility

Jane Dunn AHFC stabilization grant from COVID relief - approved for up to 50 people, working within other regions like Bethel and (ages 13-25 LGBT youth, host families) - \$8000 for all sorts of relief, a phone, deposit. \$3K for moving, \$1100 per month thru. Hotels are only offering night to night as tourist season begins

Realtors for inventory - many are also property managers.

April: Send a letter to electeds - senate, etc. about funding. Keep hearing that we don't have a homelessness issue when that's not true. (Jack provides list of electeds that are on Coalition list)

Robin: meeting with the Center which is MH system. Separate section of BH. They had grant and are vacating the little grey house that has been educational facility for disabled folks. Compound is below flex high school. Would be optimum place for adolescent shelter. We would be remiss not to contact them as a committee. No plan for the space- may be positive to bring up cooperative venture.

Kathleen: the scope gets broad quickly, but we do need those partners connected. Needs to be included otherwise only placement in housing is not enough. Providers. Assistive technologies through MAT. Letting people know what is available. The bridge device or other- can something get them through the withdrawal phase? Doors open up if we can help address gaps. Very important to have more people invited to the discussion. We have 3 office locations. One in Ninilchik, one in anchor point, and in Homer. We do telehealth, and there are a lot of great providers. Who has information we need. There's so much with data collection, however we



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still find ourselves at a loss for data so where is it? Who has it? We don't want to send the same survey questions, we want to keep people engaged.

Jane: do we have coordinated entry on the peninsula?

Leslie: yes, HMIS / Peninsula-wide. Plan that has been submitted and approved 2017

Jane: so, no wraparound services associated with that coordinated entry. A group in anchorage is well connected for services.

Leslie: make referrals and work with ancillary services, have MOUs with them

Jane: peninsula-wide MOU/A

Leslie: need to be resigned, and new one related to coalition that may cover all that as well.

Subcommittee of housing assuring that services are a part of each housing plans

Brandy: case management would be a good label for that subtopic

Robin: building that Ninilchik tribal is in, a mall. A few stores but the rest of the mall is empty. It's in town, it's been discussed what a great shelter or hub of social services.

Bill dividing DHSS - how affects larger group

Karen: Someone to contact mall?

Abby: other options I know of in homer. The coalition as an entity will have property purchasing power? Or will need to use another entity

Leslie: coalition itself is not a legal entity at this time.

Robin: really hard to separate them. Anything available. If there are screens etc provided then digital access can mean that telehealth is how met 235 4464 Robin

Wayne: part of the function under #5 would fall under coordinator position. Any closer to funding that?

Leslie: Going to borough assembly tonight and will be pushing for funding yet

Foraker group put out development tool - on their website. we need to look at this. Designed for nonprofits to help them facilitate, develop, and chase grants. Talks about what is necessary to jump through hoops.

April: How about food pantry data? Who can this go to? We collect weekly. Data group - Jack can provide to committee

Leslie: we can add this weekly to HMIS

Inga works with Housing Choice vouchers - connected with her?



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Lenore attends sometimes

Abby: 185 applicants on waiting list, 2.5 year wait

Ended at 1:38PM

Housing & Facilities Committee Contacts:

Kathleen Totemoff	Ninilchik	ktotemoff@ninilchiktribe-nsn.gov
Heather Schaefer		Schaefer2015@gmail.com
Annette Villa		akvilla9@yahoo.com
April B Hall	Nikiski	bearapril1795@gmail.com
Brandy McGee	Homer	brandy@kphi.net
robin mcallistar	Homer	rncallistar@kpbsd.k12.ak.us
wayne mundy	Kenai	ak69wam1@gmail.com
Abby Ferrer	Homer, Ninilchik	aferrer@spbhs.org
Kenneth Swazer		kswazer@cpgh.org
Jane Dunn		jane@choosingourroots.org
Janus Haas	Seward	Jhaas@kpbsd.k12.ak.us

Elected officials in KPB area with coalition involvement:

Bill Elam	belam@kpb.us	Kenai Peninsula Borough Assembly
Brenda Ahlberg	bahlberg@kpb.us	Kenai Peninsula Borough Assembly
John Czarnezki	jczarnezki@soldotna.org	City of Soldotna - Director of Economic Development and Planning
Leslie Felts	leslie.felts@alaska.gov	Kenai Public Health
Leslie Vines	leslie.vines@alaska.gov	Statewide Youth Program Coordinator
Paul Ostrander	postrander@kenai.city	City of Kenai - City Manager
Rick Abboud	RAbboud@ci.homer.ak.us	City of Homer - City Planner
Rob Dumouchel	rdumouchel@ci.homer.ak.us	City of Homer - City Manager

Realtors, landlords:

Febra Hensley	febra@febrahensley.com	Jack White Real Estate
Lisa Roberts	Buylandw.lisa@gmail.com	Jack White Real Estate
Kelly Griebel	kellygriebelc21@gmail.com	Century 21 Realty
Tyson Cox	Akrentals907@gmail.com	Landlord
Holli Watkins	holli@erickwatkins.com	Landlord



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7/11/22 at 2PM

Present: Kathy Gensel
Kathleen Totemoff
Jane Dunn
Brandy McGee
Rick Abboud
Kenneth Swazer

Tech facilitation – Jack Darling

Practicum student will be working with the data, making phone calls to different agencies etc. Putting information into statewide system? Let us know how many beds. Alongside this, gather information about the housing – who for? Where located? Restrictions? Reaching out to realtors, property managers, contractors? Include inventory of housing and facilities already available. On lookout for something on sale like a bed and breakfast. Over the years that information has been included while it may not be in one place.

Brandy with KPHI – ILC has lists of housing providers. Did not get funding in last round for 6-plex in Homer and 6-plex in Kenai. Projects in other areas got priority. Brandy sending ILC lists.

Update on Coalition – sending paperwork to Foraker for 501c3 progress. Timeline is slow with IRS but hoping by end of year will be in place. Tim is working with AMHTA regarding coordinator. Borough hasn't been willing to house the coordinator which is what the Trust is asking for.

Joint venture with food bank and housing in Anchor point – in discussion phase to my understanding. Planning on having a shelter included? Not advertised, but other services included. KPHC can be a resource if they need help moving on that.

Grant funding to improve abandoned property. Karen spoke to issues with meeting fire marshal requirements. At Shelter of Hope, some work is needed on septic system. Then we should be able to go back to insurance company and increase the number of beds. May open up garage as emergency cold weather shelter

Funding for anchor point – who is designated person or entity writing grants? May be several people involved but no one person. Practicum student could maintain list of grant writers?

Next quarterly meeting for the CoC/KPHC is scheduled for 9.13.22. August 16th practicum student starts. When she starts you will hear from hear hopefully.



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Kathleen offers help with grant writing. Suggests we include education and workforce development to strengthen the application.

Have funds and capability of buying a space? When buying Shelter of Hope, CIRI and Rasmuson funded. Would be willing to fund more / others.

Certain size? Nikiski has a bit of room but of course not enough. 50-100 room place might be too large. Duplex or 4 plex, 6 room b&b. Anything is worth looking at at this point.

Kenneth knows of foreclosures – this could be a good opportunity.

Since January 1st – 42 adults and children used Nikiski shelter.

How is staffing going for Nikiski? Haven't heard of any issues. LoveInc is operating.

Potential for price cut or generous donation for building. Jack describes how leadership at Shiloh Housing asked for GCI building, which they donated it outright.

Meeting closed 2:35PM

8.30.22 at 11:30AM

Present:

Wayne Mundy

Rick Abboud

Kenneth Swazer

Kathy Gensel

Abby Ferrer

Tech facilitation by Jack Darling of DDA

Kathy: Practicum student started yesterday – 1st task is inventory of housing that is available. Brandy McGee from KPHI has sent lists they have that may need updating but are a starting point

Rick, have you met Jeffrey Eidy at SPH? Yes. There was some infrastructure from JBER that could be moved to Homer area. Sounds like there is an investor, things are moving forward. We want to get involved in this – how is it going to be used?

Rick: They may need some help acquiring land and servicing structures. Unclear where location is/will be. Occupancy periods vary - \$800 if you are renting for year but from there renting for less time it goes way up. There was something shared indicating it was dedicated to veterans, somewhat fuzzy as to when/for whom this is underway. Sign ups are happening on Facebook.



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Land 8 miles out of town, old Sterling or Anchor Point? This would mean a bit of isolation from resources for a lot of people.

Can the structures be moved or put in Ninilchik or Anchor Point? Jeffrey has been thinking and looking around for places for us.

Kathy: looking for update on 501c3, it's been a couple months now from our application. We were able to file for exemption for taxes on the Nikiski Shelter of Hope. The entity will need to apply for this exception. We are doing work on the septic system and learning about where limits on head counts come from. We have 22 folks staying at the shelter now.

Greg at Food Bank has grants to upgrade to DEC kitchen. Due in 10 days, will see what happens there.

Some updates on other committees – notes online, elevator speech task Education committee is taking on. Social media posts – monthly Facebook, help the homeless donations.

Date for Project HC: Tuesday January 31st, 2031. Point in Time is January 30. Central Peninsula – other areas are doing this as well.

Send any housing options my way. General rentals? Landlords in general – can be coached to rent to folks holding vouchers. Realtors, developers, etc.

Having land is a big hurdle – need the right property or building – this is a common issue all over.

Any update on the Cold Weather shelter? Yes, as we resolve the septic issue, we could open the garage area because it has the 2 entrances and exits, cots. Room for at least 10. The other idea we have is with the City of Soldotna, with the shower trailer to combine this to be used with the cold weather shelter.

Any discussion about using churches again? Not that I've heard, we would run into concerns from fire marshals again. Methodist Church I think had run through the hoops before COVID hit.

Adjourned 11:54 AM

October 12, 2022 at 10AM

Kathy Gensel
Abby Ferrer
Rick Abboud
Jane Dunn
Brandy McGee
Wayne Mundy



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Janus Haas

Kathy: Practicum student, Jennifer, has started. Sent out housing inventory and Brandy has additions to make. As you look at the inventory, let us know what is missing and how to get that information. Jennifer works full time and has been getting a lot done in this.

Kathy: Class - How to be a good renter. At the end, folks have a certificate they can take to a prospective landlord. Tyson Cox brought this idea up. Education committee is working on that. Email went out gathering information.

Brandy: Haven't seen something like that, at AHFC they offer first-time home buying. We couldn't move someone up a waitlist but would need to change the application process. Could use this certificate instead of letter. Our goal is to help tenants get and stay housed.

Jane Dunn shares: AHFC has been talking about doing that. We have been talking about doing [a class like this with] our COR participants as well

Brandy: Input from renters, particularly first-timers, so we would know what their questions are. We frequently see people in a state of crisis trying to find housing. Not in their best place to take a detailed look at their lease.

Jane: This has crossover with some of what makes up transitional housing. COR and AHFC interested in this endeavor.

Education & Awareness working on elevator speech still.

Kathy: Shower and bathroom facility that the city had – essentially a single-wide trailer, gendered sides with sinks, showers, toilets. City is giving to Homeless Coalition to use. We were considering moving it to the shelter to support additional winter cots. It hasn't been used because water hookup was too great an endeavor.

Other than working on inventory, that's all I have today. If any of you here have information about shelter facilities, sober living facilities, please get us their contact information.

Greg w Kenai Food bank has applied for a large infrastructure grant. Update kitchen to DEC. Wants to help out Anchor Point. \$6M in funding, \$28M in projects. Since our project has begun, hoping it reflects well. Waiting to hear back on that.

Kathy: Housing coordinator: out-awaited the former borough mayor, taking another attempt with interim Mayor Navarre. No need for new resolution, has been approved and needs pushing forward in next 30 days. Earliest we could probably have housing coordinator set up and ready to begin would be January. LOI to AMHTA would be from January 2023 – June 2024

Housing coordinator will manage committees, meeting notes, etc, taking this over in Hany



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PHC: count will be for “Where did you sleep on the night of Mon January 30th, October 18th will be first meeting

Wayne: Don’t know anyone in state of Alaska who does a class like this. Housing Authority will conduct a homeowners’ class. Some of what they do there may be relevant. Cook Inlet Housing used to do one. When around 30 people are entering a project, then put together a class of those interested. Not the same vision however similar. I have a couple connections in lower 48 with developers who work on massive housing projects

Jane: It would be really helpful for there to essentially be a driver's ed type class that goes through the Landlord Tenant Act. It could be open to landlords as well. Have seen many landlords not knowing the rules and getting into trouble. Have seen landlord-tenant relationships fail because of unclear expectations.

Classes AHFC offers: <https://www.ahfc.us/tenants/jumpstart/class-descriptions>

Abby: Does anyone have information about the borough Mayor traveling down for work session to begin addressing short term housing – the issue of AirBNB and other seasonal rentals taking up available housing for people who live here.

Jane: RuralCAP would be another great resource for a renter’s program

Next meeting: November 9th at 10AM

Closed 10:34AM

11.9.22 10AM

Greg
Rick
Abby
Kathleen
Jane

Greg update on infrastructure grant: Received award but not for shelter kitchen . Enough for building in Anchor Point for pantry. The other win is that we got money at food bank to update refrigeration and possibly a vehicle. Shelter kitchen DEC approval will keep working on, and the appliances can be refurbished and used at the kitchen.

What is going on in Anchor point. Shelter and soup kitchen, social services being set up. Any new goings-on in the Anchor point area



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Work hand in hand with the pantry there. Borough has provided 3.5 acres of land on a minimal lease. So have property now, working through several options and using the infrastructure grant to get utilities there. Hope to build on that. As far as housing for homeless, if that is in the scope it's way down the road. We have funding and land, not renting.

Have not had opportunity to get involved with transportation – on southern part of Kenai peninsula

Rick Abboud re: Homer transportation.- updating comprehensive plan. Change title to “transit” to not mistake for other. 6:30PM at the college for an input opportunity. Put out a survey - <https://docs.google.com/forms/d/e/1FAIpQLSf-PggXQ50-TVjXyZwPAnMe-sviLFg2xCfhpSihyXQFZwkoQ/viewform>

Last city council event where mayor was there to discuss short term rentals – working to track these – no policy yet – the idea would be to track them and try to tax them.

Soldotna is doing cold weather stuff, unsure if it's happening here but it is needed...yesterday.

Jane – a few years ago there were efforts of churches doing rotating CWS. Any word on recreating that in Homer?

In homer we don't have much action that I know of.

Greg: End result for me is owning a building. Churches were willing but there were repairs/upgrades to meet fire codes, thousands of dollars in cost. Bring food up to the shelter where they have been working on CWS but know this is storage space now.

Transportation has been helped with a van. Biggest challenge is people being ready to move with vouchers but there's no place to use the voucher.

Hostel in Homer area that is not being used. Do others know about this and if it could be upgraded to meet the needs of a CWS.

You may be thinking of the historic building, which is in severe disrepair. Its historic status does make repairs costly. Owner is nice.

Looking at lower cost means of adding to cabin at home – found Sterling Sheds. Wonder if some kind of pre-fabricated solution could help build. There's one in Kasilof as well, they build pre-fabricated cabins. If we could get property and 50-60K

For pre-fab homes: Blu River Builders in Kasilof (this is not a typo - there is not "e" in blu). Also Sterling Supply - We did get a shed from Sterling this fall and they are very good people to work with



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Does the coalition have funding for CWS? 501c3 status begins the possibility of accounts and funding through the coalition.

Any ideas for local funding options?

Unsure if Alaska Mental Health Trust Authority might be a good option, especially if it supports their beneficiaries. They do have funding on a rotating basis

PIT count I hope would help to get funding. We might be able to get small chunks here and there.

A letter of interest is due by middle of January for AMHTA grants

Kathleen is out in Ninilchik, works for the tribe out there.

So, is there money under the Coalition that can be used for CWS? Accounts need to be established, currently Bridges owns the shelter.

Bigger pockets of funding at federal level, may still be funding related to pandemic losses. For our MAT program I was able to add supports I couldn't before because I was able to creatively reflect how we'd be providing access to rural opportunities

May be SAMHSA funding if we can show that large populations are dealing with substance misuse and mental health. If we are creative we can build a solid case.

SAMHSA has some good projected funding for next year.

Suspect there will be leftover treasury money unspent on COVID – AHFC got some of this.

Do we have a local Habitat for Humanity chapter that can build? Unsure if we have done a H4H project in years. Issue is still finding land. <https://www.hfhcentralpeninsula.org/>

USDA grant was similar with a different name. An attention to creating a communal piece of land. RuralCap was managing this.

Would a Native corporation be willing to donate something and put a plaque out front. Our council chair is donating property to try tribe to put up a museum. I'm not sure who would be the landholders who could do this

What about private individuals who would let their land be borrowed, stewarded. Note about relatives with a 99-year lease for cabins to hunt and fish. It's theirs but they don't own it.

Is Cold Weather Shelter at the top of the wish list? For me in Homer, yes! (Abby)

we REALLY need a transitional living center too



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Kathleen will be looking into this.

Finding facilities that meet even our own standards, is challenging, let alone fire code standards.

Any business that have closed and their buildings would be available if funding was acquired?

Kathleen: Frani Guttin is an amazing person who works for Nine Star Education and Employment Services in Homer. She has been heavily involved in local transportation planning efforts. If you're interested in connecting with her and/or participating in future meetings, she can be reached at franig@ninestar.org

Funding went into refurbishing the Old Sourdough Express – right next to the washboard. Do we know who owns? The Maltzes.

It has a CDC kitchen too

Question of whether there is a legal requirement to separate by gender. May be an individual entity's choice. A place to congregate in the day versus at night are different. There may be additional challenges and difficulty hiring someone to manage a co-ed

Childcare facility had issue with childcare licensing (hopefully not a building issue)

Next quarterly meeting: 12/13/22 (Tue) CoC/KPHC Quarterly Meeting joint meeting

In Anchorage, a hotel with sleep pods – slightly larger than a bunk bed so people don't have to worry so much about comfort and safety. <https://www.qupq.com> I have had participants who stayed here, can keep things there and lock it when you leave.

Victims of DV do also have the option of going to Haven House

King's Landing offers pretty good deals on extended stays in the winter. Not sure what's going on. Getting a permit for a homeless shelter would be more challenging there though we should try. Or perhaps they could provide housing through vouchers.

It sounds like they aren't looking to sell but they do offer monthly rentals in the winter.

Having a place that is free to those in need but a small fee to tourists COULD be an option.

Ended 10:55AM

12/14/22 at 10AM



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Attendees:

Kathleen Totemoff

Jane Dunn

Robin McAllister

Greg Meyer

Rick Abboud

Wayne Mundy

Kathleen: Donated time, training for construction. I'm new at 9-star but want to

Rick: Land feels like the biggest issue – finding a place. Many hurdles. Working to introduce legislation to reduce the burden of creating shelter. Wasn't able to push through the much-needed shelter in Homer area.

Kathleen: Perhaps donation through tribal or nonprofit, on outskirts of what they are using. Then, getting community support. SetFree took a while to establish and there were a lot of hurdles.

We were even threatened with supreme court sue. We are glad for Nikiski shelter but it brings up a myriad of other issues with transportation, services.

I volunteer with re-entry, often it's related to. Perhaps community partnership type funding to work with mental health and substance use disorder providers to provide housing to their clients. A lot of people are transitory, living in cares, etc. Pooling funds with others to create a place for people coming out of corrections, out of SUD treatment, out of MH treatment. At this time there's a revolving door, no treatment provided, they leave and return to what they are doing. Creating a solution to this revolving door, to create a transitional place where someone can also get job training, something more sustainable.

Robin: Creating one small, centralized building with showers, laundry, bathrooms, and offices. Then, a village of tiny houses surrounds it. Social services visit on different days of the week so the offices are multi-use

Rick: Operational standpoint- who would be the backbone? May be able to get a building, who would be building manager, staffing, 24-7 coverage.

Robin: There are successful models in the lower 48. I do students and transition, families and students from Ninilchik to across the bay. Nikiski is full and we don't have housing, a lot of unaccompanied youth with no place to go. Something we desperately need. The idea of: who is running it. Cooperation is needed for grants, reporting gets complicated. What is needed is clear.

Kathleen: Putting in the chat – Opeeka. Person-Centered \$30 per person per year (affordable). Creates coordination with client data – support the client and allows you to look at all data overall, over time. Allows for greater coordination and seeking funding – when we all have



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access to the same information about a client, with additional financial support, we can hire and train someone to use this information. Barriers are eliminated.

Love the idea of the tiny homes surrounding services. Opeeka helps to see where the gaps are and simplifies reporting on them to get funding to address. <https://www.opeeka.com/>

Jane: Goal is continuum of care, but that's not what we're starting from. Sat in on meetings in Anchorage. What they are providing is – all supportive provider agencies discuss (discreetly) each client to meet their needs. It may not necessarily be taking turns at facility but an established way of providers collaborating

Wayne: Leslie sits on CoC and has connections with AMHTA and AHFC. If we can minimize the federal funds, we know that is one way that adds complexity with reporting. Using our 501c3 as a growing point would be beneficial though it will take time

Kathleen: Rotating 50,000 grants at AMHTA, they are monthly and LOI is due January 15 making someone eligible to apply later. This would be a good starting point could be OPEEKA, determining what it would look like, the planning process and data collection piece. Of the people, how many agencies are already working with an individual or family. A person involved with various organizations – this helps solidify our ask. It could help us get more funding.

Rick: We aren't finding any great deals, you know, we are seeing market rates. The tribe doesn't own a lot of property in town. Tribes are a great resource for this work because of their ability to manage the property

Maddock St city property. We have been looking and "There are no cherries left". Looking in Ninilchik and Anchor Point. I have to believe that the city has some land in those places.

Marcus Mueller (land manager) may be someone to talk with, identify places, will still need to go through the top.

Kathleen: What about the food bank work in Anchor Point? Can we tack on more to that?

Greg: We were able to get 3.5 acres, \$250K designated for food bank funding which we are overseeing. Went from August 26 households to 218 last month. I was hoping we'd be able to have the kitchen going but we are still providing food. Doing some remote, picked up Seward, serving Homer, Nikiski, Sterling. Working to establish connections. Right next to the landfill. Food pantry is in the works.

Also have special funding for targeted distribution – enables us to do remote distributions because that gap between Clam Gulch and Anchor Point is huge.

Jane: Now that we have 501c3 status, we can apply for stabilization grant. The one I have been using for COR has been amazing. South Peninsula Behavioral Health is also using it. AHFC is the organization running it. Because there are such limited providers- they are opening up to more



Priority Area – Housing/Facilities

[Scroll to the end for most recent committee notes]

applicants. This gets people housed or in hotels, gets housing and rent paid for. There would need to be people within this group who would be willing to be case managers for that.

At the school district I have a ton of families in garages, cars, etc. There's nowhere for any of them to go.

Robin: King's Landing has a monthly rate. I've talked to the owner, Wyatt, there about building services for families – they're not disinterested. There are some maintenance issues to be resolved and they are family that we can work with

Greg: Property at Anchor Point is leased, but the lease is the cost of property taxes, the length of lease is long, something like 20 years.

Wayne: 20 years is enough time to establish tiny homes.

Greg: There's been pushback in the past, patience, education, and conversation are needed. There have been a handful of borough properties that surround Anchor Point. As hard as we see people struggling coming into the food bank, coming in with wheelbarrows etc. Many don't make it here. Our focus is to make sure people are fed.

A couple things that are magic in Nikiski is, it is out of town. I know that seemed like a downside at first. There's been no hanging out or lingering there. We bring a meal up there every once in a while, and see that they become family instantly. You can't recreate that with a larger facility. There have been people who were the source of significant pushback, who have since apologized and become a part of what we're doing. That has been heartwarming. Not to say there aren't regular issues to resolve.

When we got the PFDs we splurged on sundaes. Often when we serve folks they will avoid us, but there's been folks who just run up to us, sharing good news about housing or "missing" living there. The hard part is when we do everything right (providers and clients) and there's still no place for people to go – especially all these unusable vouchers.

Wayne: Needing the private sector to build affordable housing, rather than hotel stays.

Rick: We can incentivize but we can't make people do it. Properties and buildings are very expensive. Best we see, KPHI has best chops to make use of federal funds (to me). If we could get them land I see that as a solution.

Wayne: KPHI is successful in part because of the contractors, Sundance Construction. Rick Vann. When I worked in Nome I worked with him on elder housing. But, I think he is retiring.

Jane: I just added a search in the chat I did of multi-family real estate. There's a trailer park for sale, reduced in price. This might be a good option for a tiny home community.

<https://www.alaskarealestate.com/Search/Property/PropertyResults.aspx?cid=bzHSz51k1zprsznrZ+hlpq==&esf=MA>



Priority Area – Housing/Facilities

[Scroll to the end for most recent committee notes]

Rick: I have talked with them, there are some infrastructure issues, trailer parks in the 1980s have not-robust construction. The trailers need replacing.

Jane: The good thing about that spot is you already have low income housing across the street so it's not a new area.

Wayne: Aware of projects in lower 48 where they are taking trailer parks and putting new mobile homes on them, to house tribal members who are houseless, a housing first model. This has been more cost effective.

Jane: Tiny homes would be a wonderful option for transitional housing. Especially with supportive services. Housing first is essentially transitional housing – people are housed while or before they begin receiving services.

Any possibility we'd be able to take on stabilization grants?

Kathleen: Put that in letter of interest for AMHTA LOI, we have some missing pieces but this is what we would do. We are a bit stuck other than this. As much support as we can garner with actual financial support attached, the better.

I shared Opeeka information and if it seems like that would be a good fit – there are going to be a lot of different services. This would allow us to figure out who all our partners are, and someone needs to oversee all of that and be responsible for it.

Wayne: what are the barriers to people expanding this?

Kathleen: I built into the grant different assistive programs to help people transition, pay for treatment, but we are not allowed to use our funding to pay for housing. We can fund transportation for limited appointments, but not grocery shopping. Being able to partner and be creative with funding can be helpful. Opeeka will be a way to collect who the providers are, who they are serving and where the gaps are. It is all one place to collect information and create a really solid proposal. This would begin to address the numerous reasons that people in our community are unhoused.

Jane: Stabilization grant has rolled into other funding but started as COVID relief. 8K gets them into a hotel, emergency supplies, transportation to work, etc. The things that are making them or keeping them homeless. An extra 3K can be used toward rent. There are new rules on it because the funding source has changed. You have to try to get them into permanent housing quickly, as some of the funding expires. It is a big chunk of money that has very broad usage. Have used it for court fees, for an interlock device for DUI and working. Have had to learn that there are some folks who are easier to stabilize into permanent housing. Because we lack the wraparound services, if people are not able to or not willing to enter treatment services, they might stay stuck.



Priority Area – Housing/Facilities

[Scroll to the end for most recent committee notes]

Ended 11AM

2.8.23 at 10AM

Attendees:

Kathleen Totemoff

Rick Abboud

Greg Meyer

Jane Dunn

Wayne Mundy

Kathleen – Event went well, well attended; many people connected, and we shared about MAT and other recovery resources. Some folks visited who were returned to community, 9 Star and Kachemak Family Planning was nearby. Human Rights Commission representative recommended talking to the office of public advocacy, and for anything pertaining to individuals who are justice-involved. Directly going through DOJ can be difficult so if involving youth best to go through DJJ.

Rick Abboud – We had around 40 people at Anchor point, I was doing parking.

Kathleen – I was concerned about transportation getting folks there, I think there was improvement over last year but there were people we missed. Is there a way to do a secondary campaign for people who weren't able to participate?

Rick: I don't know the best way to do this, it takes a lot of personal connections. Vouchers from Homer – it's \$35 one way. It would be cheaper to round up folks in a van, would take outreach.

Kathleen: Transitory folks won't be in the same spot yet really need the help

Greg Meyer: We had 96 in Soldotna, half had not attended. 31 vendors, a SNAP specialist from Anchorage. Backlogs and food shortages – we are running in a deficit. In the past we did outreach out to camps etc.

Kathleen: References DOH presentation at the legislature – they are doing everything they can to remedy the massive backlog of SNAP recipients and get assistance. Hope that nonprofits can help fill the gaps.

Greg: Getting the food, affording it is also a challenge. We are going to Juneau to help resolve this. There are a lot of solutions underway; it has to be at a state level because we don't have the resources to resolve it ourselves. Frontline workers are fielding upset people whose needs aren't being met

Kathleen: If there's a way to partner with local restaurants so their excess can be distributed, as well as fishermen – people who produce food being connected with the food pantry



Priority Area – Housing/Facilities

[Scroll to the end for most recent committee notes]

Greg: We do all of the above – have a good supply of salmon. Stores are tightening their belts so donations have lightened – that’s how we get dairy and eggs. We also grow our own food in a garden. We have Good Samaritan laws, corporate policy can prevent donations.

Jane: Homer just started a community refrigerator where people can donate things they have made; it keeps being stocked and keeps being emptied. Homeless food pantry is different, it’s only one day a week. Getting refrigeration and monitoring that can be a daunting task. I

Greg: We do want to increase our production but takes product, staff, and diesel fuel.

Jane: Stabilization grant – people get up to \$8K for housing. Helps meet needs while waiting for food stamps. Anyone with direct service staff could utilize that grant.

Kathleen: VH Hydroponics repurposes where food security is an issue. People in villages have to fly out to hubs. Development of community gardens and hydroponics have been a boon. There’s only so much capacity in a single box. Wondering if this could be looked into to help alleviate some of the pressure.

Jane: This summer is supposed to be a big tourism summer. Temporary housing is going to be very hard to find. We need to look into solutions like temporary summer housing.

Kathleen: If someone wants to apply for a stabilization grant, where will they reach out to?

Jane will send out email address from AHFC – even a few families would make a huge difference

Kathleen: Lower 48 developing lower income neighborhoods – Katrina cottages. Building homes that are affordable and would withstand weather. A whole house for under 100K, would have to transport but it is a kit. Could have partnership with Habitat for Humanity. If we could provide safe affordable housing somewhere – that’s what’s needed. Getting started is challenging

Greg: The problems are short term and long term – folks might be looking to rent but places aren’t up for rent or managers won’t rent to homeless folks.

Kathleen: We are still stuck on – what are the long term solutions?

For this summer, when school is not in session, would there be a way to offer something while kids are in school?

Jane: Maybe some tents even...

Kathleen: If there are workforce development funds, if you have construction academy or people earning how to build, property donated or acquired through borough – creating temporary housing or shelter. That way students are learning and paying for this and it’s a resource.



Priority Area – Housing/Facilities

[Scroll to the end for most recent committee notes]

Greg: Revive Alaska purchased a bunch of mobile barracks sitting a JBER – not sure what's happening with those.

Rick: Out by Anchor Point?

Greg: Thought it was going to be South Anchorage.

Rick: We hear a lot of ideas and I think of all the red tape. Identifying a building and making it a structure that serves purposes is really a journey.

Kathleen: Need more detox beds – there's an advocate, Karen Malcom Smith, who donated a portion of the sale of her late son's home to go toward the detox center. She is phenomenal - There were a lot of people involved but it started with one person's passion project with the means.

Jane: This doesn't have to be one big fitting solution but a piecemeal solution made up of a lot of small contributions of churches, nonprofits, etc.

Rick: Campgrounds are often full, the one in Homer is closed, there was a lot of police response. We need more than tents.

Jane: A number of people camp out year round but if they have a car, they are sleeping in there

Kathleen: Is this the group where we were seeking funding for a coordinator?

[Yes]

Kathleen: It would be helpful to have someone who can apply for grants and keep information all together with a centralized person overseeing the whole process.

Jane: Looking for grant writing training

Kathleen: Recommends [Learn Grant Writing](#), also known as the Global Grant Writing Collaborative. We set up our staff at the re-entry coalition with this.

Next meeting tentatively set for 10AM on March 8th, 2023.

Adjourned 10:50AM



Priority Area – Housing/Facilities

[Scroll to the end for most recent committee notes]

4/12/23

Present:

Kathy Gensel

Kathleen Totemoff

Abby Ferrer

Brandy McGee

Jane Dunn

For sale - White Crane Academy at 1311 Kiana Lane formerly was a martial arts school- in case available in the future. Has rooms, restrooms, and a kitchen. 907-335-3355

Nikiski Shelter of Hope has been officially transferred, with insurance, into the LLC

Account opened up under KPHC with 5000 from Alaska Community Foundation, and the homeless fund for insurance.

Received Kenai Peninsula Community Care Center - they are officially dissolved and are dispersing funds as they need, to nonprofits. They have also given to the food bank, the health foundation - KPHC expecting funds as well.

At board meeting we would like to have updates on shelters, of course NSH is the only one at this time. Maintenance, etc. can be reported so they can be prioritized.

Jane: on Housing event in Homer. 100 folks showed up, from all sorts of spread from community. A couple people experiencing or at risk of homelessness, direct service providers, realtors, Nomad Yurts etc. Folks were engaged on talking about the issues and also solution. I'm chomping at the bit to proceed with what we will do with what we've all said.

Nomad Yurts does payment installments to help offset upfront costs.

Policy change is needed regarding short term rentals. Folks from the city were there- city council, city workers. People suggested opening up borough land for housing.

Organizing group is meeting next week to discuss next steps. My only regret is we didn't have sign in sheets - for folks who might want to be involved in the future.

Report on Homer in inbox, will pass along when final

Tentatively another transpo meeting in June.

Lots of conversations about creating solutions, we don't want to lose momentum



Priority Area – Housing/Facilities

[Scroll to the end for most recent committee notes]

Regarding housing coordinator - with transition in borough administration - we are sending a letter to the borough mayor, including assembly approval. It sounds like the AMHTA is still interested in funding that position. We need someone looking for and applying for grants.

Laundromat still for sale - \$1.65M. The owner had intentions to have transitional housing there - it may still work for that. It probably still needs work.

Need sprinklers at NSH according to the fire marshal, otherwise they will limit us to 10 guests. Even though there is 24-hour awake staff.

5/10/2023

Present:

Kathy Gensel

Abby Ferrer

Jane Dunn

Kathy: We are set for meeting with borough mayor on Wednesday May 17th to talk about housing coordinator.

Leslie received some funds from 2 years ago, some still pending, this will all help us move forward with a coordinator.

At Nikiski Shelter there are some fire marshal steps - need project manager - other than Kathy Tanya Leslie. WE have asked Tim Navarre to be the project manager.

We'll need to put sprinklers in. There's someone 24-hours who can do fire watch. Fortunately the ceiling is made of drop tiles so that saves some cost. There was also a door that needed to open the other direction.

Cicada alumni put in bollards in front of the utilities for a small fee.

It sounds like as long as we are keeping the fire marshal updated, we are OK.

Abby: I was thinking about the Red Door, even if we could pull together funding for it, they are full of renters already. All units are full, with year-long leases.

Perhaps they used to kick people out for summer – Bob Bornt owns the property.

Abby: Another lead, SPBH owns a building that is adjacent to our property, which is vacant. It only has 4 rooms and needs some work to get to code, upwards of \$100K. Not sure if even if we pulled together that we'd have enough to sustain staff etc.



Priority Area – Housing/Facilities

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It's all well located by our shelter and other supports. Looking at it as a youth rapid rehousing facility.

It's on Ben Walters, right next to us at the SPBHC.

Tomorrow the KP community foundation is having an event in Kenai, CIRI and Rasmusen will be there. I will. Find out from them if there's money out there to help upgrade to meet code.

Who would operate? Potentially collaboration with My House in Mat-Su but nothing yet. Need to find or establish an entity that would operate it.

Jane: I thought MyHouse was centered around 9-star, that funding was for something similar.

They were talking about something like the coffee-shop aspect of MyHouse. There wasn't transitional/rapid rehousing piece.

Re: red door, would be income until transition, would see out leases and have a sort of transitional period while things are being set up.

Housing conversation in Homer - I was looking through the survey data and almost everyone notes that the biggest issue is short term rental. No cap, no rules on how many. Jane can forward the results. The city is working on making the data more consumable, it's raw data. Will be meeting to discuss next steps.

Back to red door - first level is Laundromat. Some are listed as AirBNBs, some are apartments. All rooms lead to outside, motel style.

Kathy homes to have time with Rasmusen and CIRI to discuss funding for bringing things up to code.

Blue building behind SBHC is 2 stories, has commercial kitchen. Laundry room and single use bathroom with shower and bath. Ideally the bathroom would be unisex. The first floor is ADA accessible. But it's mostly common space on that floor. It's bisected, where there's the CDC kitchen, then one nook with eating nook and sitting space, then office in the middle with a door, then another common area on the other side. Two sets of stairs upstairs, entrances on either side of building.

It was offices, there was talk of it being used for employee housing.

With a concrete funding plan - it sounds like they want to lease it.

Closed 10:38



Priority Area – Housing/Facilities

[Scroll to the end for most recent committee notes]

8/1/23 11AM

With new members added and a larger group attending today, we made introductions which are summarized and listed here alphabetically by first name. Jack Darling is employed by Denali Daniels + Associates and is contracted to coordinate and provide notes on implementation committee meetings.

Abby Ferrer – HUD youth homelessness demonstration project. KPHC and AK Coalition of Housing & Homelessness.

Alecia Gottlieb – Cook Inlet Counseling, project coordinator and counselor in Kenai and Homer, Linkage-to Care-Coordinator.

Evie – Mat-Su Action Board, Alaska Housing & Homelessness Action Coalition.

Greg Meyer – executive director of the Kenai Peninsula Food Bank

Jennifer Madison – independent contractor of What It Is, LLC. Works with Change for the Kenai. Working on certifications for counselling tech and chemical dependency.

Kathy Gensel – board president of KPHC, president of Bridges Community Resources Network in Soldotna, and director of Central Peninsula Health Foundation which is the philanthropic arm of Central Peninsula Hospital.

Leslie Rohr – executive director of LoveINC, operates Nikiski Shelter of Hope. Stand-in member of AK Coalition of Housing & Homelessness State board and KPHC

Sarah Rigsby - housing representative for Salamatof for 2 years now. Was at LoveINC for 7 years.

Sean Neil – founder of Invicta House, runs Against Addiction and is president of Universal Recovery Services in Kenai.

Tonya Silk – Manages the Nikiski Shelter of Hope.

Wayne Mundy – involved with a number of community groups, familiar with grant funding and writing.

~

Kathy: received 501c3 status last year. Owns Nikiski Shelter of Hope. We are starting the process of putting a fire suppression unit in the space. Had contractors' meeting, waiting on final approval. The pump is 12 weeks out – as long as we continue to make progress we should be good. Tim Navarre has been our project manager on that, and Tonya Silk, shelter manager, is coordinating. Shelter is still open – limited number of people we can house. It should be sprinkling by December at which point we can shelter more people.

Leslie: I can tell you we are at about half capacity and continue to rotate people through. We try to keep that number down so that when we need to empty rooms its not as congested. We are approaching 9,200 nights – would consider ourselves successful but are looking for ongoing operations funding. Please forward any grant funding opportunities to Leslie.

Kathy: If you know of locations or facilities that might be available, give us a heads up and we'll try to look those opportunities over.



Priority Area – Housing/Facilities

[Scroll to the end for most recent committee notes]

We have taken custody of the shower trailer from the city, it has been transported and is in a secure area until we figure out how to use it. Kathy has the keys and paperwork her at my office in the hospital. For those that don't know, it's a big trailer, not quite as big a mobile home but has showers and toilet stalls. It's fully contained and can be hooked up to water and sewer. The city needed it out of their way, and we got them to donate it to us. We looked at purchasing insurance for it but we will wait until it's in use since it's in a secure area.

We talked about Red Door last time, Abby do you know if that is still for sale?

Abby: Yes it is

Kathy: What about other bldgs.?

Abby: Yes but running into issues finding funding for capital budget. The building I'm thinking of (blue building) is still available and needs approximately \$250K

Kathy: There was a housing conversation in Homer, once we get information form that we can share that with everybody.

Abby: There is the old police station that has been discussed as an emergency warming center. Right below the high school.

Kathy: As a warming shelter. If you do get to see it, please keep us posted.

Abby: I will

Kathy: We did get some news about the coordinator position, which is that there was a decline letter sent to the borough that we did not see. AMHTA does not have a rural housing coordinator grant at this time, so we need to look into other funding.

Leslie: Rasmuson had funded a similar project in FBX. Abby and I should chat about the CoC NOFA and if there's a way to write for that position in the HUD grant. Abby, are you going to the housing summit in August? [Yes] Okay so Abby and I will both be there. It's August 21st and 22nd.

Sarah Rigsby: ROSS – can use to create a position. Called ROSS service coordinator. As long as you meet the needs and qualifications for that grant. We are potentially applying, we have currently one person. It's pretty good grant, looks like 501c3s can apply and also public housing authorities. It can pay a position for that. Link:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/ross/about

*This serves all populations not just tribes

Wayne: I was scratching my head as to whether we would qualify or not, I will read into it further.



Priority Area – Housing/Facilities

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Kathy: Education and Awareness committee is putting out a survey to landlords. There is an entity in Spokane providing a renters class we are hoping to connect with:

Jennifer: Our TDHE will be hopefully offering a rent to ready class its a pilot project as of now... we are hoping to have it going Oct 1st 2025 and in hopes to offer it to everyone not just AN/AI that falls under the 80% income guidelines hope to update with more info. Have a great day everyone.

9/5/2023 at 11AM

Present:

Greg Meyer

Kathy Gensel

Little Foot

Tonya Silk

Greg: There will be a public community meeting at Kenai Peninsula Food Bank on Monday September 18th at 5PM. Identifying project proposals under State of Alaska Community Assistance Program funding. The public and any eligible nonprofits in the service area of Kenai Peninsula brough are welcome to attend. K-Beach only- each area has its own meeting. Includes Love INC, Tsalteshi

Foot: Youth Alaska Action Board on Housing and Homelessness has been meeting regularly. Every Wednesday @ 5pm. A goal for YAABHH would be a regional youth board for Kenai Peninsula, Kodiak, and Seward of folks 14-25ish years old.

Jack will share YAABHH on listserv.

Kathy: I will share with Project Homeless Connect. We still need to select a date for PHC.

Greg: SNAP Outreach at Kenai Peninsula Food Bank on Sept 14th over lunch – 11:30 to 2PM. There will be an outreach specialist on site to provide assistance with SNAP filing. We have received positive feedback that the client experience is improved when speaking to a human.

We ae storing lots of wood and have a few who donate, spend time splitting over weekend. Giving it away for free. Some is being stolen, which is disappointing. If it's too hidden it can be lost.

Closed 11:20AM. **Next meeting: Tuesday, October 3 at 11AM**



Priority Area – Housing/Facilities

[Scroll to the end for most recent committee notes]

10/3/23 at 11AM

Greg Meyer
Kathy Gensel
Jane Dunn
Abby Ferrer

Kathy: Meeting with Rasmuson at Nikiski Shelter of Hope for grant funding. 100 Women that Care group – Made an ask for Love INC for the shelter and mentioned we had applied for grants. Community support goes a long way – and they committed about \$5000 among the group.

Jane: In Homer, been a part of the Homer Housing group that convened in May, we have reconvened and are discussing our next steps. Guided Growth - Spinoff group talking about growth in Homer, meeting the community's needs. Talking to Rotary tomorrow about youth housing issues. Mayor is putting together a workgroup in different committees, there was an application for people interested in being a part of conversations and letting him know what issues are needing to be addressed. I put an application in for Homer since I heard there wasn't one. Unsure how meaningful it will be, but if we can have conversations about housing that's awesome.

Seeing trends of Facebook groups/postings with long term rentals with success. Some who aren't having good luck renting seasonally are reducing their rent asks. With hope of regulations coming in, perhaps it's not looking like a free-for-all for short term renting anymore.

Also some changes to zoning, in that city needs to look over application before build begins.

Kathy: Has anything been done with the old police station out there? I remember talk of it being used as a warming station.

Jane: I don't think so, I think the city is using it as storage. It's in the high school's parking lot.

Kathy: Any new properties, or update on if Red Door Laundry is still for sale?

Abby: I don't know that it is not for sale, though I have been placing people in long term housing there. Nothing in leases to note building is sold, and Bob is still the landlord.

Kathy: All residents of the mobile home park have to be out by May 30th. Looking at a possible influx of people who will be homeless. The city has reached out to KPHC and Love INC for resources. We don't have an exact number of people that live there or that need help.

Greg: We don't pay a lot of attention to people's geography, but we do have a lot of people who come in to charge etc. and don't know what their plan is for winter.

Jane: What do the resources look like in Kenai for seniors and veterans looking for housing?



Priority Area – Housing/Facilities

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Kathy: I don't know, that would be a good question for Leslie if she were on the call.

Greg: I wonder if they might need help being proactive – is there something we can do to get information out there or start reaching out?

Kathy: It sounds like there's a resident there who has taken it upon themselves to act as spokesperson. We need to find out who the spokesperson is and how many people we're thinking about. We don't know how much help people need.

Greg: If food need is any indication for housing needs – it's ramping up and not going down. The camps in Anchorage are unbelievable.

Kathy: Channel 2 news is doing a special – talking about the city of Houston, TX and what they're doing for their homeless. It's a documentary.

I think the borough does not have housing authority, maybe it is time that they do.

Jane: Wasn't there a move to put a housing position at the borough?

Kathy: yes, this was the hope is that we'd put a coordinator in that role through the Borough – that's still the hope. I was able to connect with Sean Neil who volunteered to help get some information collected.

Jane: Who is submitting HMIS data in central peninsula?

Kathy: Leslie Rohr has a better idea (at Love INC) and is working to get more people/entities filing.

Greg: October 19th SNAP will be back again, we had people waiting in line to talk with them. October 20th PCHS and Abby with Breast and Cervical Cancer early detection program. They have funding for screening as well as treatment if needed.

SNAP backlog has still been an issue, some are caught up. Looking at if the system can be improved or policies adjusted to better or more equitably provide assistance.

Trying to bring as much to one location as we can – if others want to do that let me know

January 30th is date for PHC in central peninsula, PIT is January 29th. First PHC Zoom call on 10/17 and the rest are scheduled. Reach out to Kathy Gensel at bridgesofalaska@gmail.com if you are missing your invitation.

Wish us luck on our visit with Rasmuson today!

Next meeting: November 7th at 11AM



Priority Area – Housing/Facilities

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11/7/23 at 11AM

Abby Ferrer
Greg Meyer
Holly Blood
Jane Dunn
Kathy Gensel
Little Foot
Wayne Mundy

Homer housing - MAPP decided that housing was the primary issue we wanted to focus on this quarter. Met weeks ago and walked through what has worked and has not. Sign up for committees - 2 - communication / creating solutions. Lots of sign ups, no next steps yet

Jane: There are some places that I stumbled upon recently - have been for sale on and off for a long time.

Link here:

<https://www.alaskarealestate.com/Search/Property/PropertyDetail.aspx?cid=3Jz4bUJNzXB6HDcuj0LNcA==&li=G4nes1xh7E7Z56arb8d4qA==&esf=MA>

I think they have a Toyo heater but perhaps also baseboard. Used for businesses and also residential.

Zoned?

Jane: Unsure, have been lived in. Looked a long time ago, it's a big open space on the main floor, with bedrooms upstairs. Open concept.... may have been improved A shower and bathroom situation is open. Awkward or quirky space for businesses. Lots of potential for transitional housing.

KG: we'll look into it, it's pretty accessible?

Jane: Next to haven house, DMV and courthouse, post office very close.

KG: Rented currently?

Jane: Not sure

KG: Rules on rentals - any updates?

Jane: there is a draft policy that will be talked about on November 17th next city council meeting. City planning dept shared that but not much info.

Seeing a lot more rentals come up which is really awesome and also surprising.



Priority Area – Housing/Facilities

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KG - that's good, and maybe one city's example will lead the others to follow suit. Glad to hear about good turnout at MAPP meeting

Jane: glad to see how ppl are showing up. Lots of discussion, but seeing multiple groups meet makes it feel like lots of momentum

KG: Renee Lips re: Change 4 the Kenai. They are doing the 100% community program, housing is a big one. Have asked Leslie and I to co-lead that group. Will report back to these meetings back to the 100% Alaska group. Alaska Impact Alliance is taking over this statewide. Working on having us all do it together. Might hear more about that - not adding a KPHC group but will share across groups.

Jane: Shared with you orgs in process - so if you are interested in doing something, jump in, there's plenty to do.

KG: have scheduled quarterly CoC / KPHC on December 12. Will invite leaders of 100% Alaska. 12PM - **Jack to send out to listserv invite**

Food bank is food portion of 100% Alaska - not reinventing or recreating but connecting what we have going on.

KG: NSH - in the throes of construction, it is moving along quite well. Grant applications are out to Rasmuson, Trust, have a meeting with CIRI in Anchorage. It's been quite a lot over there but should be completed by end of year. Will then be able to increase capacity from 11 to 22. Hoping we never have to use the fire system.

When looking at potential properties, we ask, is it sprinkled?

PHC meeting at noon after this. Event is January 30th, is coming together. Central Pen at sports center, Homer will be on Jan 30th, Anchor Point and Seward will have theirs, Seward potentially at AvTec. Homer location is an issue - Spark has new flooring and is particular about how it is used.

Greg: SNAP - news is finally reporting that things aren't as caught up as they have said. We have another event this month. The way they were getting through the list didn't work for USDA. Medicaid backlog is impacting this, and our folks are way behind. I think we'll still be having this conversation next June. Coming down and doing live meetings monthly, and people are taking advantage of that. Donations are coming, people are responding. We have the turkeys out to some locations.

We have a fundraiser going - it is a live frozen turkey counter on our website.

Wayne - The feds have some grants open but not sure folks are in a position to apply to them.



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Holly Blood - Alaska coalition on housing and homelessness. I'm doing coordinated entry and hoping to learn and listen, connect. Question about NSH, when will capacity of beds increase?

KG: It should be done before the end of the year, contractor is working closely with state fire marshal to ensure it is ongoing and we won't be shut down.

Abby: Clear at MAPP that folks are on the same page prioritizing housing, so we will report back here.

Next meeting shared with quarterly on Dec 12th at noon.

Then, January 9th at 11AM

January 9th at 11AM

**Brandy McGee
Little Foote
Kathy Gensel**

**Abby Ferrer
Tonya Silk
Claire Jones – Kenai Peninsula Food Bank**

Kathy: Brandy, you were at both community mtgs.

Has there also been a housing work group?

Yes, the next one is today at 1PM.

Abby: Has the City of Homer coming up with draft policy on vacation rentals?

Brandy: I think so, I'm not as involved in that effort.

Kathy: Yes, extending rentals sounds helpful. perhaps I can find a copy of the draft

Brandy: Did you guys know there's a borough-wide housing group? Hannah mentioned it, the mayor is leading the charge.

Kathy: He's my neighbor, I will check on what this is. There's also 100% Alaska which is likely to go borough-wide and has a housing sub group. I wonder if he is referring to that.

food bank has had SNAP representatives in. PCHS comes in once a month, new group coming in, Kachemak Bay family planning clinic. At public health in Kenai

Noon meeting for PHC today, which both will be vendors at. We haven't heard if Seward will have its own event but we are sending supplies



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Shelter update: work has been done about sprinkler system. contractor needs to get back to state fire marshal with the update. Hopefully will be able to increase capacity again. Needed to replace doors, flooring, paint. It's done! I believe they have started moving furniture back in. Still have bills to pay with contractors, and then we'll hopefully be able to move onto the next one.

Any opportunities in Homer for a shelter?

None to speak of at this time - Brandy and Abby

Foot: Youth Homelessness Systems Improvement

<https://grants.gov/search-results-detail/350924> (grant) working together on one application as a partnership between YAAB and others. Sending survey to get a broader voice, working on connections and efficiency, data money. Reentry focus. Anchorage went through process with YHDP, then balance of state did the process next. Will be referencing these coordinated plans from a few years ago. YHDP was enticing but fell short in that it did not have sufficient funding to complete the goals. It got folks together but did not fund execution. Goal is to tie in execution function. I will forward the survey. Partnerships can be broad and there can be varied levels of what that partnership looks like. Youth serving orgs, nonprofit youth services, runaway providers, child welfare agencies... While it's not directly housing, it will be beneficial to getting more young people at the table. This work has been an income for me, and so I know that it can provide income for other youth with lived experience of homelessness.

YAAB has had a lot of momentum, would be glad to onboard folks in Homer or other areas. Newsletter coming, reach out to subscribe.

Grant application coincides with YAAB momentum and desire for regional teams and the goal of hiring young people with lived experience. Aria from YAAB is the lead grant writer at this time, and there are a couple others from other entities. Working to keep track of partnerships and want to be sure we are clear that it's not attached to funding for services. Letters and requests for partnership can be sent to Helen Renfrew helen@alaskahousing-homeless.org

Kathy: We did a 45-minute trauma training sessions for volunteers, have video to post on KPHC website

Kathy: Monday doing final testing of sprinkler system at shelter. Hoping that all goes smoothly.

Kathy: Regarding borough housing group, Marnie Alcott mentioned she is on the subcommittee, they have had 1 meeting and the mayor did come to project homeless connect. We talked about how we could meet together. A lot of momentum in borough. Distinct from 100% but hoping to join forces so we aren't working in siloes.

Foot: February 13 - short term rental conversation in Homer.

For Project Homeless Connect, Homer + Anchor Point did 141 intakes.



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On central did 140 and last year only 96. Attributing to maybe we got the word out better and improved access with transportation. A lot of participants it was their first one.

Kathy will send out reports when she has them.

At borough housing meeting, RurAL CAP was there, and borough may have land to give to RurAL CAP to build housing on.

Transportation group is looking at another borough-wide meeting. Choosing April 15 or 16, at challenger center, hybrid format once more.

We did receive \$50K from AMHTA for the sprinkler system, which is being tested soon.

Next meeting: 3/20 at 1:30PM

Adjourned 11:40AM.

3/20/24

Present:

Tim Navarre

Kathy Gensel

Greg Meyer

Tonya Silk

Tim: I am a part of starting a new nonprofit where the care center moved some of funds into an affordable housing opportunity, we bought property, final design is happening. Roads are going in before winter. We hope to get started with a few houses before winter, but majority of impact will be 2025. Not low income but affordable housing. The program would help with down payment and overall affordability of buying a home. Often going to be for working families who are paying monthly similar to mortgage amount but to rent and cannot qualify for home purchase.

Kathy: What is the name of the nonprofit?

Tim: The Mountain Group, Inc. We were working on a couple other names to incorporate care center into the subdivision name. May is the first hearing to review plans but moving quickly. Steve from Foraker Group helped us with this, he helped with Homelessness Coalition. The other name is Home for the Family, Inc.

Kathy: Will you be building the houses as well?



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Tim: Yes, working with contractors this summer for good prices. Hoping to start building before winter. Hope to keep prices for homes in the \$200,000 range or up to \$225,000. 3-bedroom, 1.5 bathroom, 1-car garage, open concept. Working with Cook Inlet Housing, who wanted us to build some low income housing. There was some money there. We are doing this first, then will move onto that.

Kathy: How many units?

Tim: 30 building sites, it is a good start. From our initial discussion we may only be in construction on 3-5 of them before winter.

Kathy: I can give a shelter update, the sprinkler construction is complete and the occupancy limit has been lifted. Everyone has been paid. We have grant reporting, and are looking for some more funding. We had put in \$50,000-\$100,000 of our own money so would love to replenish that.

Tim: As Kathy said, we were able to do a lot of things, which was in part because the care center gave us a \$50,000 line of credit. We have \$10,000 more coming from the Alaska Mental Health Trust Authority. We are looking for other funding or potentially the same funding again.

Jordan Chilson request

Kathy: In Anchorage looking at making folks who have Airbnb's get business license sand \$200/year charge. Homer is looking at something as well. They may also be renting for full year so that is a step in the right direction.

Greg will talk to Jordan Chilson who he is on boards with, about how at the Food Bank they can help.

Tonya: What we are seeing is that a lot of the landlords do not want to work with AK Housing. AK Housing requires a year rental and no seasonal housing.

Kathy: I think local cities are looking at it, it has had an impact all over.

-

Greg - It is concerning and disheartening, people are struggling to put food on the table.

Kathy: Seeing any movement on SNAP backlog?

Greg: Yes, and hoping BBCE will go through so the vetting can stay under control. broad-based categorical eligibility (BBCE).

Tim: 100% Alaska may become the umbrella entity that covers priority areas that a community should have. Maybe the borough could support it if it's collaborative and we have priorities set.



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Next Meeting April 17.

Adjourned at 2:04PM

4/17/24

Attending:

Leslie Rohr
Greg Meyer
Little Foot

Leslie: Construction project is completed and have fully functioning fire suppression unit. WE are working on filling back up to capacity, nearly there today.

Foot: Have any of y'all been a part of the MAPPS meetings? There's a housing related sub group, And they are working on tasks, wondering if this group wants to collaborate with that group and help with some of the tasks they are working on.

Leslie: I have been connected with them and would be happy to participate. It would be a perfect fit with 100%.

Foot: YAABHH has a ton of momentum. Still would like to find more KP youth up to age 24. Also in desperate need of funding or folks willing to work with us on fundraising projects, events, grants etc.

Greg SFSP program, covering entire peninsula for food, connections with the Galley, a church youth program in Homer by the High school. They have teen time. Pastor Lanney will be our distro point there. Anchor point will use their pantry, one spot in Kenai and in Soldotna. Getting help focusing on some skills in the kitchen and some direction on healthy food options. Now we have hope, Nikiski, Kenai, Soldotna, anchor point, homer. Seward didn't; qualify. Would love to know if missing spots. Communities have to fall into specific requirements. We are on the cusp of getting our building going in Anchor Point so we should have a solid food pantry there by end of May. Meeting yesterday was great because transportation's connection to food is so valuable.

Leslie: Regarding transportation group – needs to make plan official so as to not lose 5310 funding. Must put pen to paper for all transportation work that has been done.

Greg : it was really good to see report outs, there has been a lot that has happened



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Leslie: There were some nay-sayers at the end saying we're at the same place. But it doesn't happen overnight. There has been a lot of progress in a lot of areas.

Greg: We don't get to celebrate often but yesterday got to be that. Shifting toward 100% model and being more efficient with all our efforts will be amazing.

One of our interns did a survey for the city of Soldotna. Jordon Chilson asked us to do it. We had over 150 responses about being affected by seasonal housing. It was amazing the number of people affected.

Leslie: We have been doing the survey as well with our population at the shelter.

Greg: It was an informal survey but very eye-opening. I know Tim has talked about some new housing, but that is a higher income bracket – not going to address the need for housing for folks with lower incomes.

Leslie: The thought is it would free up some of those rentals if higher income folks are in home ownership.

Greg: Folks claim residency in their vacation homes and drive up the income bracket in the area. That's I think why Seward won't qualify for subsidized school lunches.

Adjourned 2:05PM