



## Priority Area – Housing/Facilities

STRATEGY	ACTION	YEAR					LEAD
		1	2	3	4	5	
1. <b>EMERGENCY/COLD-WEATHER SHELTER:</b> <i>Prioritize an emergency/cold-weather shelter facility.</i>	a. Prioritize an emergency/cold-weather shelter facility <b>in each region</b>	X					
2. <b>CONTINUUM OF HOUSING SOLUTIONS:</b> <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 <b>to include wraparound services within or near any facility</b>						Housing Coordinator
3. <b>YOUTH EXPERIENCING HOMELESSNESS:</b> <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. <b>DATA-INFORMED PLANNING:</b> <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. <b>INVENTORY:</b> <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. <b>ADDRESS BARRIERS:</b> <i>Identify ways to address barriers to federal, state, and local licensing requirements for a</i>	a) Identify primary barriers facing facilities in permitting process through stakeholder interviews and discussions.						



## Priority Area – Housing/Facilities

<p><i>wider array of properties and facilities.</i></p>	<p>b) Consult with local authorities to better understand Fire Marshall codes, DEC policies; sprinkler systems and egress; and retrofit requirements.</p>						
	<p>c) Identify ways to ensure that insurance and liability issues in project and program planning activities are understood and addressed.</p>						
	<p>d) Leverage volunteers with expertise to help provide resources and technical assistance to facilities wishing to provide shelter options.</p>						
	<p>e) Identify targeted small funding opportunities to address licensing barriers to increase available shelter options.</p>						
<p><b>7. FUNDING STRATEGIES:</b> <i>Develop collaborative funding strategies, including an inventory of available grants and low-income housing opportunities.</i></p>	<p>a) Identify grants and funding sources such as private foundations, federal, state, cities, borough funding sources.</p>						
	<p>b) Compile, centralize, share, and inventory funding opportunities.</p>						
	<p>c) Develop a funding strategy and support Kenai Peninsula partners in their funding strategies.</p>						
	<p>d) Explore low-income housing incentives as part of any funding strategy.</p>						
<p><b>8. CAPACITY:</b> <i>Secure funding and support for local capacity-building, including the hiring of a housing and data coordinator.</i></p>	<p>a) Engage with cities and borough in the implementation of housing development.</p>						
	<p>b) Leverage other key staff positions to help coordinate strategic plan implementation activities.</p>						
	<p>c) Identify long-term support needs on the Kenai Peninsula.</p>						

### MEETING NOTES

4.5.22

Present:

Karen: Soldotna

Robin: Homer

Jane: in Homer, serve entire KP choosing our roots

Wayne : Kenai



## Priority Area – Housing/Facilities

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

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



## Priority Area – Housing/Facilities

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?

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)



## Priority Area – Housing/Facilities

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 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?



## Priority Area – Housing/Facilities

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?

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	rmcallistar@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



## Priority Area – Housing/Facilities

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

---

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.



## Priority Area – Housing/Facilities

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 16<sup>th</sup> practicum student starts. When she starts you will hear from hear hopefully.

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 – 1<sup>st</sup> 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





## Priority Area – Housing/Facilities

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.

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 31<sup>st</sup>, 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

---



## Priority Area – Housing/Facilities

October 12, 2022 at 10AM

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



## Priority Area – Housing/Facilities

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-waited 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

PHC: count will be for “Where did you sleep on the night of Mon January 30<sup>th</sup>, October 18<sup>th</sup> 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 9<sup>th</sup> at 10AM

Closed 10:34AM

---

11.9.22 10AM

Greg  
Rick  
Abby  
Kathleen  
Jane



## Priority Area – Housing/Facilities

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

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-PggXQ5O-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.



## Priority Area – Housing/Facilities

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

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



## Priority Area – Housing/Facilities

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

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](mailto: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.



## Priority Area – Housing/Facilities

Ended 10:55AM

---

12/14/22 at 10AM

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.



## Priority Area – Housing/Facilities

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 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.





## Priority Area – Housing/Facilities

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 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.



## Priority Area – Housing/Facilities

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

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

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

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

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 coal

**Next meeting tentatively set for 10AM on March 8<sup>th</sup>, 2023.**

Adjourned 10:50AM