

Progress Update on Development of Bridge Housing Properties in Everett and Edmonds

Health and Community Services Committee

July 23, 2024

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Snohomish County

Point-in-Time Count Overview

January 22, 2024

1161
Total People

536
Sheltered
514
Emergency Shelter
22
Transitional Housing

625
Unsheltered
401
Out of Doors
206
Vehicle
17
Abandoned Building
1
Jail or Care Facility
Fewer than 90 Days
(homeless prior to entry)

481
Adults with a
Serious Mental Illness
66
Unaccompanied or Parenting
Youth and Young Adults
474
Adults with a
Substance Use Disorder

43
Veterans

668
Chronically
Homeless

85
Adult Survivors
of Domestic Violence

these **1161** individuals
were in **945** households:

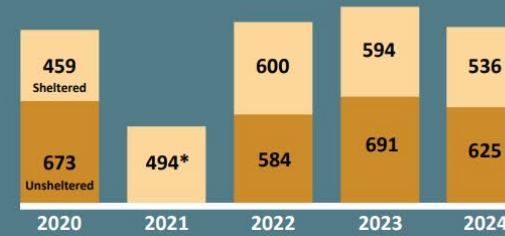
86
Households with
Adults and Children

20
Households with
only Children

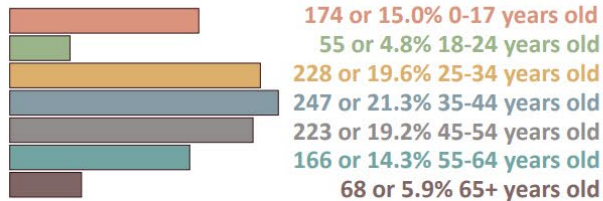
839
Households with
only Adults

Snohomish County Point-in-Time History

*In 2021, the county was granted an exception from conducting the Unsheltered count due to COVID-19 safety concerns.



these **1161** individuals were:



702 or 60.4% Man (Boy if child)
446 or 38.5% Woman (Girl if child)
4 or 0.3% Transgender
4 or 0.3% Non-binary
3 or 0.3% Multiple Gender
2 or 0.2% Questioning



755 or 65.0% **White**
119 or 10.2% **Black, African American, or African**
22 or 1.9% **Asian or Asian American**
69 or 5.9% **American Indian, Alaska Native, or Indigenous**
63 or 5.4% **Native Hawaiian or Pacific Islander**
64 or 5.5% **Multiple Races**
67 or 5.8% **Hispanic/Latina/e/o only**
2 or 0.2% **Middle Eastern or North African**

Due to HUD's changes in the collection of race and ethnicity at the end of 2023 the counts for all individual races includes persons who also identified Hispanic/Latina/e/o identity. A direct comparison to Snohomish County Census data is not yet available because of this change.

2024 Unsheltered Population

Where did you sleep last night?	Where was your last permanent residence?										Total	
	North County	Marysville / Tulaip	Snohomish	Everett	Highway 2 Corridor	Lynnwood	Edmonds	Under 10 Responses	Balance of State	Other US State / Other Country		Unknown / Unreported
North County	19	10		7				3	7		13	59
Marysville	1	19	1	9	1			1	9	4	7	52
Tulaip	1	22		2				1	7	1	1	35
Everett	4	15	4	145	2	7		8	33	17	40	275
Highway 2 Corridor		3	3	1	37			1	5	1		51
Lynnwood		2	1	20	2	36	3	3	11	2	7	87
Edmonds				9	1	6	15	2	7	4		44
Under 10 Responses		1	4	1		1	1	7	6	1		22
Total	25	72	13	194	43	50	19	26	85	30	68	625

To avoid the possibility of identification, areas with fewer than 10 responses have been grouped together. Where not identified separately, "North County" includes Arlington, Smokey Point, and Stanwood; "Highway 2 Corridor" includes Gold Bar, Index, Monroe, and Sultan; and "Under 10 Responses" includes Bothell, Granite Falls, Lake Stevens, Maltby, Mill Creek, Mountlake Terrace, Mukilteo, and Snohomish.



Snohomish County

Illicit Drug Decontamination

- Decontamination complete at both locations
 - Work performed through Job Order Contracting under flat fee
 - Edmonds completed in April
 - Everett completed in June



Hazardous Materials

- Good Faith Surveys
 - Field work is complete
 - Edmonds
 - No abatement necessary
 - Everett
 - Gypsum board
 - Lead based paint
 - Minimal abatement needed



Architecture & Engineering

- Land Use Entitlements
 - Edmonds is not requiring
 - Everett
 - Application phase is complete
 - Public notification phase is complete
 - County is awaiting final determination letter for City staff



Architecture & Engineering

- Cost Estimates
 - Preliminary work received
 - Based on Scope of Work
 - Prioritized by Need
- Design Plans Underway
 - To be completed end of July/early August

Construction Phase

- Edmonds
 - Permitting and construction
 - August 2024-April 2025
 - Installation of Furniture, Fixtures, and Equipment (FF&E)
 - May – June 2025
- Everett
 - Permitting and construction
 - August 2024-June 2025
 - Installation of FF&E
 - June-July 2025



Remodeling & Outreach

- The Facilities & Fleet and Human Services Departments are working with an architectural firm to develop the specifications for remodeling the buildings for their planned use.
- We are working with the cities on refinement of the referral and enrollment process including a draft Code of Conduct and Good Neighbor Agreement. We are also identifying policy issues to be addressed in these and other documents.
- Human Services staff conducted community outreach in each neighborhood prior to purchase and are currently in the process of a second wave of outreach to neighbors within a 1,000' radius and will provide updates to keep the lines of communication open.



Site Operator Request for Proposals Process

- The Human Services Department has garnered extensive input into developing a request for proposals for entities to manage each center, specifying the services to be provided on site and by referral.
- A grid outlining division of operating and maintenance responsibilities between the entities selected and the Facilities & Fleet Department was used to develop the draft request for proposals.
- We worked with each jurisdiction to ensure the request for proposals released met the needs of both the County and partner cities.
- The RFP closed June 25th and the application review process is underway.

Site Operator Selection

- Applications received in response to the request for proposals will be ranked based on criteria including, but not limited to:
 - Cost
 - Agency Capacity
 - Agency Experience
 - Planned Staffing Plan
 - Planned Service Delivery Menu
 - Planned Safety and Security Measures
 - Planned Community Collaboration and Management of the Good Neighbor Agreement



Site Operator Selection

- Applications that pass the staff technical review will be presented to the Technical Advisory Committee (TAC) for review, ranking, and recommendations to the Policy Advisory Board (PAB).
- The PAB will review the TAC recommendations and make final recommendations to the Snohomish County Council.
- The Council will make final selection decisions.
- The Human Services Department will enter into contract negotiations with the apparently successful bidders and finalize contracts.
- The Human Services Department will provide technical assistance and support to the site operator(s) selected and facilitate coordination of operations and maintenance responsibilities between the site operator(s) and the Facilities & Fleet Department.



Services and Transition

- The centers are intended to serve as bridge housing through which individualized services are offered and provided to help each individual make a successful transition to permanent housing and life in the community.
- The site operator(s) will provide individualized support following a mutually agreed upon service plan between each individual and the center and will regularly monitor progress.
- The site operator(s) will also maintain and report data of the efficacy of the service model and will work with the County and participating jurisdiction to make adjustments as needed to ensure the success of each center and the individuals served.



Key Policy Decisions for Council

- Within the Services and Transition framework, there are some key policy decisions to be made:
 - What are the approved referral sources (e.g., congregate shelter, non-congregate shelter, pallet communities, Diversion Center, City Law Enforcement Embedded Social Workers, County staff including SCOUT and Housing Navigators)?
 - What are foundational eligibility criteria (e.g., literally homeless including shelter, no current use of illegal controlled substances, no conviction of manufacture or distribution of a controlled substance, no history of arson, conviction of sex offense, ability to manage certain activities of daily living)?
 - When may someone be determine to pose a direct threat to the persons or property of others (must be determined on an individual basis)?
 - What are the key expectations to be communicated to potential clients for inclusion in Code of Conduct?



Finalization of Site Management Plans and Selection of Residents

- Once these key policy decisions have been made, the Human Services and Facilities & Fleet Departments will work with the site operator(s) to finalize site management plans including services to be offered, frequency of check ins, final Code of Conduct, and related policies and procedures which will be conveyed before an individual is enrolled.
- The individuals served will be adults who are sheltering in a community facility or have extensive contact with a county approved care provider and have been referred by an agency and pathway through which assessment has been conducted to determine if they are prepared for placement in a New Start Center. All will have been offered services and are fulfilling the commitments they have made to the referring agency/care provider.
- The agency pathways will be finalized with the site operator(s) and cities in conformance with key policy decisions.



Strategies/Tactics for Preventing Harmful Behavior

- Regular room checks
- Regular wellness checks
- Code of Conduct
- Good Neighbor Agreement
- Robust case management and supportive services
- 24/7 staff
- 24/7 security during first year of operations
- Installing high quality vape detectors in every room
- Annual methamphetamine testing
- Project will not operate on a drop-in basis. Clients go through eligibility screening and referral process
- Selecting experienced agency with skilled staff
- Referring partner communicates project expectations with client prior to initiating referral. Referring partner uses professional experience to help assess if it is appropriate to refer client to these settings



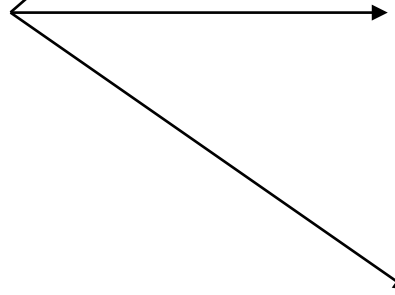
Housing Outcomes

- The Agency shall design the project to assist clients in obtaining permanent housing, ideally within ninety days. To the extent practicable, clients will be assisted in obtaining housing within ninety days and this expectation shall be communicated during referral process. This target goal aligns with similar projects within the Snohomish County Continuum of Care, however, participants may stay longer than ninety days to prevent returns to homelessness. The County anticipates some participants will require lengths of stay longer than ninety days due to the needs of the target population and shortage of affordable housing
- Performance outcomes will include average length of stay and percent of clients that exit to permanent housing, and the agency will continuously measure and strive to improve these metrics
- Services provided in conformance with key decisions to help achieve successful housing outcomes:
 - Housing stability planning, targeted housing search, landlord engagement/negotiation, assessing participants for rental barriers, and developing options for overcoming rental barriers
 - Engage housing resources such as Housing and Essential Needs, Housing Authorities, and affordable housing programs
 - Provide behavioral health services to participants as needed
 - Benefits assistance including SSI, SSDI, SNAP, health insurance, and other benefits as needed
 - Employment assistance
 - Obtaining Identification and documentation



Options for Ineligible Clients

Potential Client



Pallet Shelters

Care Facilities

Drop-in,
congregate,
other shelter
options



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Questions?



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Thank you!



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