

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

Health and Community Services Committee
December 10, 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

43
Veterans

668
Chronically
Homeless

474
Adults with a
Substance Use Disorder

85
Adult Survivors
of Domestic Violence

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

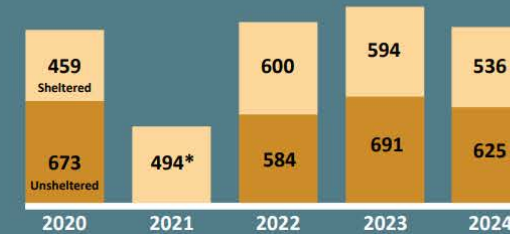
86
Households with
Adults and Children

20
Households with
only Children

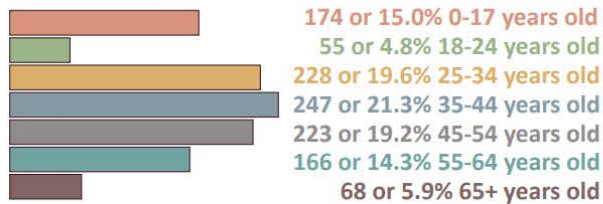
839
Households with
only Adults

Snohomish County Point-in-Time History

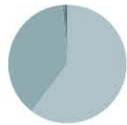
*In 2021, the county was granted
an exception from conducting the
Unsheltered count due to COVID-19
safety concerns.



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.

		Where was your last permanent residence?											Total
		North County	Marysville / Tulalip	Snohomish	Everett	Highway 2 Corridor	Lynnwood	Edmonds	Under 10 Responses	Balance of State	Other US State / Other Country	Unknown / Unreported	
Where did you sleep last night?	North County	19	10		7				3	7		13	59
	Marysville	1	19	1	9	1			1	9	4	7	52
	Tulalip	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, Snokey 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.



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Hazardous Materials

- Good Faith Surveys
 - Edmonds
 - No abatement necessary
 - Everett
 - Gypsum board
 - Lead based paint
 - Minimal abatement needed
 - Undisturbed materials will be encapsulated



Moisture Remediation

- Moisture/Mold Surveys
 - Initial Survey found Mold at Both
 - Edmonds
 - Inner wall cavity damage that was not visible until the drywall was removed
 - Has Structural Damage
 - Everett
 - Extent is still being determined
 - Discovery of asbestos within the wall cavities



Architecture & Engineering

- Land Use Entitlements
 - Edmonds is not requiring a formal process
 - Are requiring certain element as a part of the Building Permit
 - Everett has been approved
 - Two conditions placed on the approval



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Architecture & Engineering

- Construction Bid Documents
 - RFPs were issued
 - Bids Award Recommendations have been Approved
 - Contracts are being finalized
- Permitting Documents
 - Completed in September
 - Edmonds is in the initial Plan Review Stage
 - Everett Plan Review Comments have been received



Construction Phase

- Edmonds

- Permitting and construction

- August 2024-April 2025

- Installation of Furniture, Fixtures, and Equipment (FF&E)

- May – June 2025

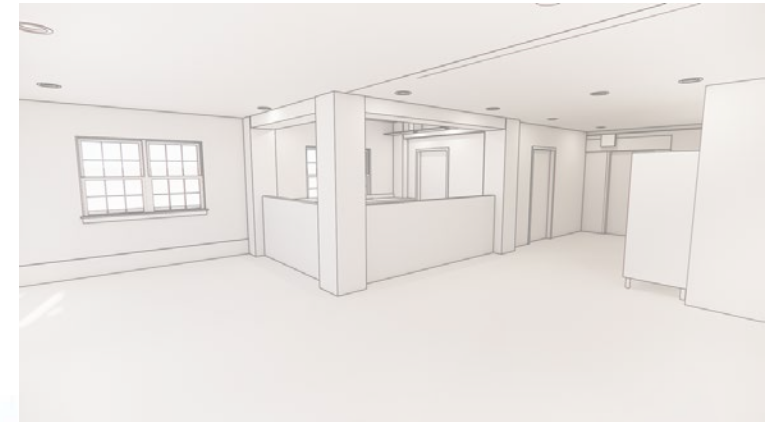
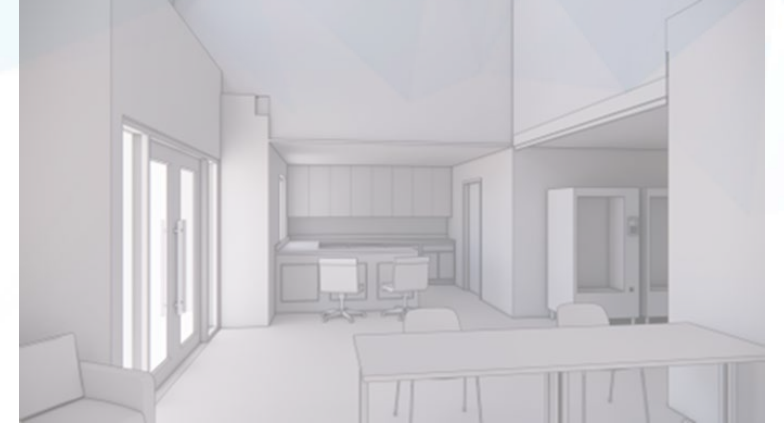
- Everett

- Permitting and construction

- August 2024-June 2025

- Installation of FF&E

- June-July 2025



Site Operator Selection

- The Human Services Department 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
- A contractor to operate the Everett site has been approved by Council
- Bidders are currently going through the Technical Advisory Council/Policy Advisory Board (TAC/PAB) process for decision by Council

Site Operator Selection

- 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
- Updates will be provided to Council on a quarterly basis regarding operation of the New Start Centers

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

- Within the Services and Transition framework, the following three policies have been reviewed and approved by Council:
 - **Referral and Eligibility** including the approved referral sources and key expectations to be communicated to individuals being referred as well as foundational eligibility criteria
 - **Safety and Security** to ensure maintenance of a safe and secure environment for participants, staff, and anyone on-site at the New Start Centers
 - **Code of Conduct** outlining when someone may be subject to discipline or termination from the program

Finalization of Site Management Plans and Selection of Residents

- The Human Services and Facilities & Fleet Departments will work with the site operators to finalize site management plans including services to be offered, frequency of check ins, final Code of Conduct, and related 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 operators and cities in conformance with the key policy decisions that have been made



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

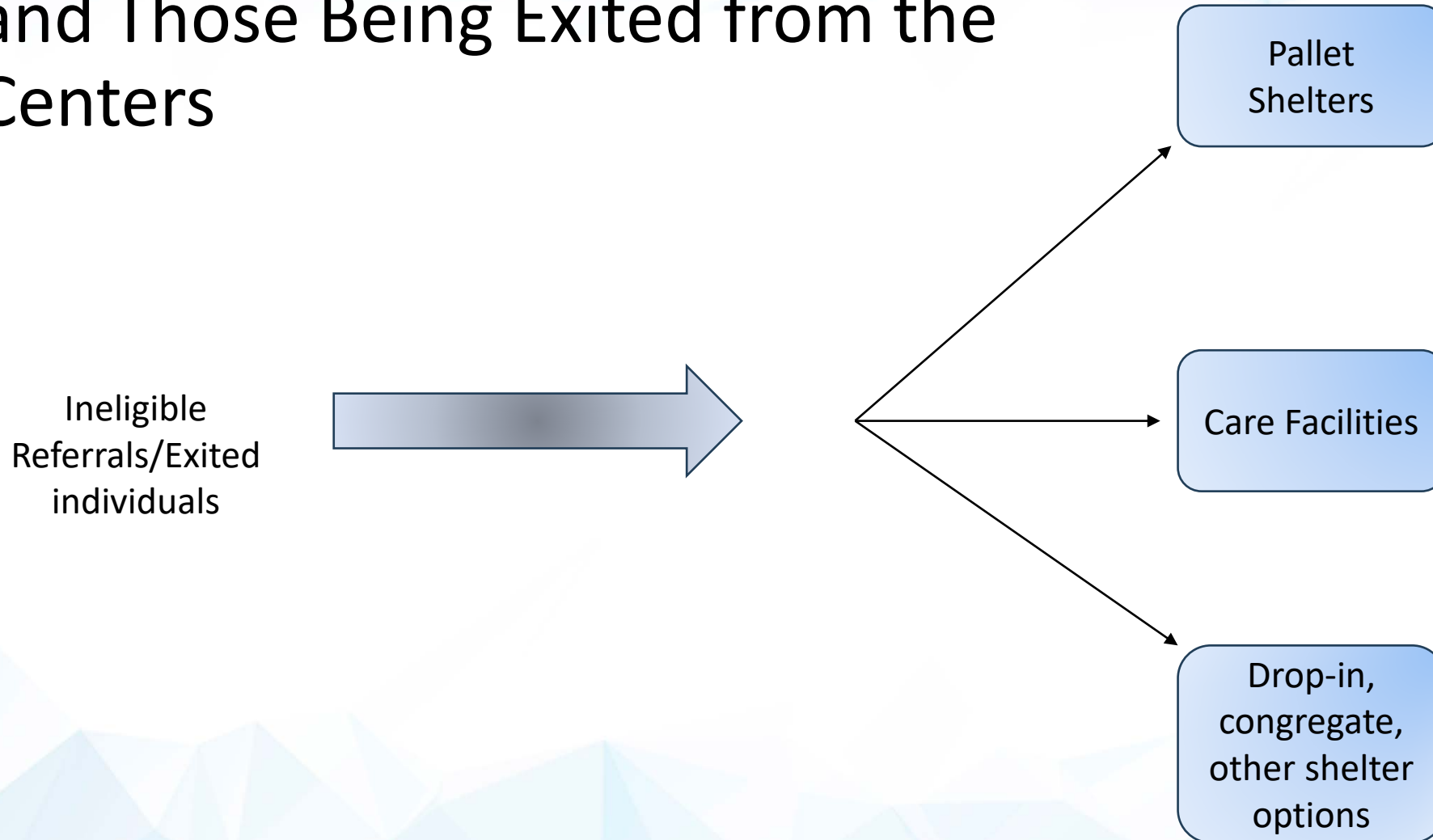


Housing Outcomes

- The site operators shall design the project to assist individuals in obtaining permanent housing, ideally within ninety days. To the extent practicable, individuals 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, individuals may stay longer than ninety days to prevent returns to homelessness.
- The County anticipates some individuals will require lengths of stay longer than ninety days due to their needs and shortage of affordable housing
- Performance outcomes will include average length of stay and percent of individuals that exit to permanent housing and the site operators will continuously measure and strive to improve these metrics
- Services provided in conformance with key decisions to help achieve successful housing outcomes:
 - Conduct 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
 - Provide benefits assistance including SSI, SSDI, SNAP, health insurance, and other benefits as needed
 - Provide employment assistance
 - Provide assistance obtaining identification and documentation



Options for Ineligible Individuals and Those Being Exited from the Centers



Questions?



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Thank you!



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