

AGENDA BILL
CITY OF BREMERTON
CITY COUNCIL

6D

SUBJECT:

Resolution No. 3374 to confirm the
Administration's Recommendation to Develop
a Low-Barrier Walk-up Congregate Homeless
Shelter at 100 Oyster Bay Avenue North

Study Session Date:	January 10, 2024
COUNCIL MEETING Date:	January 17, 2024
Department:	PW&U
Presenter:	K. Ketterer
Phone:	(360) 473-5334

SUMMARY:

Over the past few years, there has been a noted rise in homelessness, both in our city and across the nation. This issue has tested the limits of the City's resources and our commitment to ensuring that every member of our community has access to safe, dignified, and stable housing. In coordination with the newly adopted unauthorized camping ordinance, the City must establish an emergency shelter, with the goal to address the immediate needs of the homeless while ensuring our Parks, neighborhoods, and other public spaces are protected from unregulated camping. The Administration has evaluated several shelter types for development at the City owned property adjacent to the Public Works Facility at 100 Oyster Bay Avenue North and has recommended a congregate style shelter for further development and design. The Resolution confirms the approach to begin development and design of the congregate style shelter. Future presentations, contracts, and budget adjustments will come to City Council, as required, as the project proceeds. This item was continued from the December 13, 2023 Study Session.

ATTACHMENTS:

- 1) Resolution No. 3374
- 2) Shelter Type Recommendations Memo

FISCAL IMPACTS (Include Budgeted Amount): TBD

STUDY SESSION AGENDA:

☐ Limited Presentation ☒ Full Presentation

STUDY SESSION ACTION:

☐ Consent Agenda ☒ General Business ☐ Public Hearing

RECOMMENDED MOTION:

Move to approve Resolution No. 3374 to confirm the administration's recommendation to develop a low-barrier walk-up congregate homeless shelter at 100 Oyster Bay Avenue North.

COUNCIL ACTION: ☐ Approve ☐ Deny ☐ Table ☐ Continue ☐ No Action

RESOLUTION NO. 3374

A RESOLUTION of the City Council of the City of Bremerton, Washington, confirming the administration's recommendation to develop a low-barrier walk-up congregate homeless shelter at 100 Oyster Bay Avenue North.

WHEREAS, the City is facing a rise in homelessness; and

WHEREAS, chapter 9.32 of the Bremerton Municipal Code titled "Unauthorized Camping" makes it unlawful for people to camp in any park or other public place; and

WHEREAS, the U.S. Court of Appeals for the Ninth Circuit ruling in *Martin v. Boise* prohibits cities from enforcing ordinances that criminalize camping on all public property when there is no available shelter; and

WHEREAS, chapter 9.32 of the Bremerton Municipal Code titled "Unauthorized Camping" includes language that suspends enforcement of unauthorized camping in public places when there is no overnight shelter available; and

WHEREAS, currently the only available low barrier walk-up shelter in the Bremerton City limits is operated by the Salvation Army, and the Salvation Army operates the shelter between November 1st and April 30th; and

WHEREAS, immediately upon the Salvation Army closing their emergency cold weather shelter in the spring of 2023, homeless encampments began being established in residential and commercial areas in downtown Bremerton; and

WHEREAS, the homeless encampments resulted in unsanitary and unsafe conditions both for the encampment residents and the surrounding community; and

WHEREAS, to enforce the ordinance banning unauthorized camping in public places, overnight shelter must be available; and

WHEREAS, the administration has undergone an evaluation of shelter alternatives and determined that a low-barrier walk-up congregate shelter is currently missing in the continuum of care for homeless individuals within the Bremerton City limits; and

WHEREAS, the administration recommends that a low-barrier walk-up congregate shelter be constructed to provide a warm and safe location for those persons who chose shelter; and

WHEREAS, the administration evaluated city-owned property against criteria that included zoning, size, site access and readiness, transit access, access to other services, existing use, and critical area and determined that property adjacent to the Public Works Complex at 100 Oyster Bay Avenue North is suitable for a homeless shelter; and

WHEREAS, construction of a low-barrier walk-up congregate shelter will allow the City to enforce its codes and ordinances and thereby protect its citizens and businesses;
NOW THEREFORE,

THE CITY COUNCIL OF THE CITY OF BREMERTON, WASHINGTON,
DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Bremerton does hereby confirm the recommendation by the Mayor to pursue development of a low-barrier walk-up congregate shelter in accordance with all existing budget, procurement, development, and zoning regulations including SEPA and any other required environmental permitting.

SECTION 2. Severability. If any one or more sections, subsections, or sentences of this Resolution are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Resolution and the same shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall take effect and be in force immediately upon its passage.

PASSED by the City Council of the City of Bremerton, Washington this _____
day of _____, 20____.

JEFF COUGHLIN, Council President

APPROVED AS TO FORM:

ATTEST:

KYLIE J. FINNELL, City Attorney

ANGELA HOOVER, City Clerk

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2023 City of Bremerton Shelter Analysis



Submitted by:

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Scope Summary

In recent years, homelessness has witnessed a noticeable increase, impacting not only the City of Bremerton but also our entire nation. This challenge has strained the resources of the Cities and has tested our dedication to guaranteeing that every individual in our community has access to secure, dignified, and stable housing. In alignment with the recently implemented unauthorized camping ordinance, the City of Bremerton, WA is in the process of setting up an emergency shelter to address the pressing needs of the homeless population while simultaneously safeguarding city parks, neighborhoods, and other public spaces from unregulated camping.

The City has conducted a thorough review of available land and is looking for a comparison and recommendation between three different approaches to a shelter site: a sanctioned tent encampment, a Pallet community, and a Sprung Shelter. RPM's current scope is to provide a recommendation for a type of shelter and an overview of how different shelter types impact neighborhoods.



Sprung Shelter, Washington



Pallet Community, Oregon

To determine the most appropriate shelter type, RPM Team has prioritized understanding community feedback, engaging with local service providers, and assessing the scope of the issue and available resources.



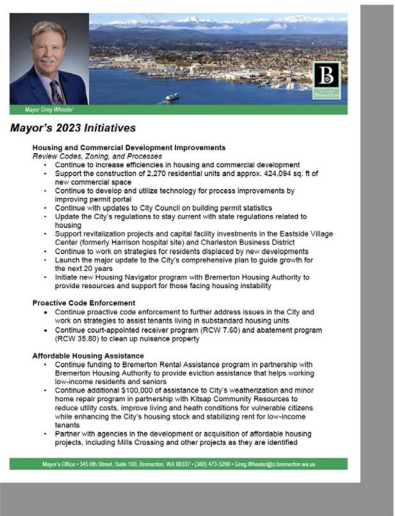
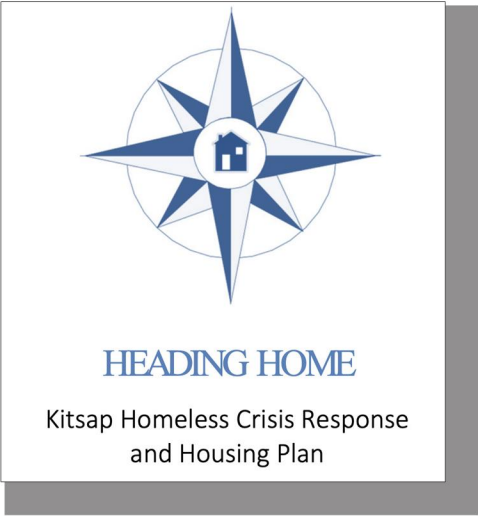
Tent Encampment, California



Summary of Local Research Presented

RPM attended the Kitsap Housing and Homelessness Coalition meeting on November 15th where they received input from Kitsap Community Resources, Kitsap Rescue Mission, Kitsap Mental Health, and other homeless coalition members regarding the scope of the issue including current information on their wait lists along with the Kitsap County Heart meeting.

Additionally, RPM has reviewed the Oyster Bay Site.





2023 Kitsap County Point in Time Count Overview - Preliminary Data

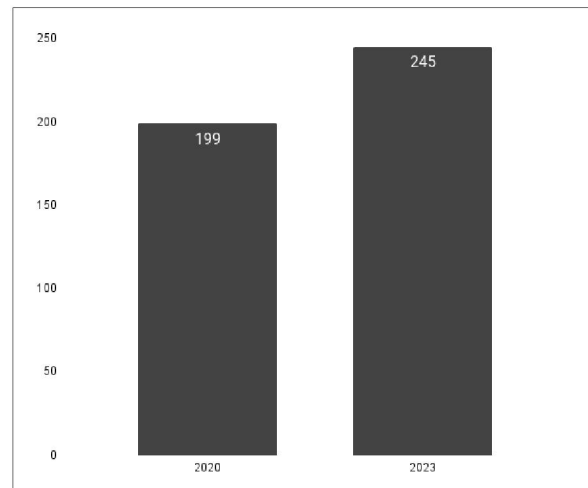


Unauthorized Tents, California

The “Point in Time” count is an annual survey that gathers information about people experiencing homelessness during a 24-hour period at the end of January. This survey provides critical information regarding the scope and nature of homelessness in our community and can impact funding for homeless housing and services. Because participating in the survey is voluntary, and relies on volunteers finding people experiencing homelessness, it is considered to be an undercount of the actual number of people experiencing homelessness. Participants are surveyed in a number of locations throughout the county including the Project Connect Resource Fairs[1], food banks/meal sites, in encampments, and on the streets.

Increasing Numbers of Unsheltered Individuals

The 2023 count of 245 unsheltered individuals indicates a 34% increase from 2022 and a 23% increase from the prior highest count of 199 in the year 2020. Note that additional shelter beds were in operation from 2021-2023. The unsheltered count was not performed in 2021 due to the COVID-19 pandemic*.



Current shelter waitlist is 100-175 people.



Defining Sheltered vs. Unsheltered

For the purposes of this survey, information is collected on sheltered (in Emergency shelter or transitional housing) vs. unsheltered homelessness. In the 2023 count, 245 people said they were unsheltered. The majority of those who were unsheltered indicated they lived outside in places not meant for human habitation.

Last Place of Residence

Surveys also collected information about the last city of permanent residence, and 27% of unsheltered households provided this data. 42 (75%) of those households previously had stable housing in Kitsap County.

Characteristics

When asked about various personal characteristics, 142 unsheltered heads of households (68%) responded. The most common response from survey participants was that they experienced challenges related to mental health, followed by chronic substance use, permanent disability, and chronic health conditions.

Causes of Homelessness

When asked about the specific cause (or causes) of homelessness, 113 unsheltered households (54%) responded. The most common response was health issues (including mental health), economic issues (loss of a job or unable to work), and housing issues (eviction or loss of housing).

[1] In 2023 the Project Connect Community Resource fairs were hosted at the Salvation Army in Bremerton, Gateway Fellowship Church in Poulsbo, and at the United Methodist Church in Port Orchard.





Introduction to RPM Team

RPM Team operates as both a consultant for homelessness programs and a turnkey design firm involved in developing and constructing Navigation Shelters. Specializing in pre-engineered and prefabricated structures, we deploy teams faster than traditional EPC firms while remaining an economical option for planning, designing, and constructing housing projects.

We deliver projects that are well-designed, energy efficient, dignified, and inspiring. RPM Team makes a point to incorporate principles of trauma informed design to enhance the experience of the clients, reduce stress, and cultivate an environment of mutual trust and support.

Our team aims to eliminate homelessness by developing public-private coalitions to provide permanent homes by integrating social, health, and public services to provide support to the city's unhoused to ensure their rehabilitation and stability.



Community Faith Meeting, California

Mission: To end the cycle of homelessness

- Develop public-private coalitions to strategically transition our homeless clients from the street to permanent housing units.
- Collaborate with non-profits, community-based organizations, law enforcement, City, County, State, and other government entities to proactively support homeless individuals and to prevent homelessness.
- Provide 24/7 case management services plan to clients during intake, transitioning, and permanent housing periods.
- Build safe communities, one site at a time, throughout the city and county, with supportive counselors at community sites to ensure stability and smooth case management for clients-turned-tenants.
- Eliminate the “Not-In-My-Backyard” (NIMBY) mentality in the community with education about the cause and prevention of the cycle of homelessness.

RPM has worked on projects such as navigation centers, campuses, overnight shelters, dormitories, and housing that has accommodated up to 3,000 bedspace units. These projects were conducted in collaboration with government agencies: City of Sacramento, Phoenix, San Francisco, Huntington Beach, Reno, Manteca, and Stockton. We've also worked with public/private organizations such as Human Services Camp Inc., Interfaith Works, Volunteers of America, Family Promise, and Yakima Union Gospel Mission.



Introduction to Three Shelter Types

Regulated Tent Encampment

A regulated tent encampment is a designated area where individuals or groups can set up temporary shelters, typically in the form of tents, in a controlled and regulated manner. There are specific rules, guidelines, and oversight in place to govern the operation of the tent encampment. These regulations may cover aspects such as the size and layout of the tents, the provision of essential services like sanitation facilities and waste disposal, security measures, and overall safety standards.

Regulated tent encampments are often established in response to homelessness or emergency situations, providing a temporary and organized solution for individuals who lack permanent housing. Local authorities or organizations may implement regulations to ensure that the encampment operates in a way that promotes safety, health, and dignity for its residents while addressing community concerns. The goal is to offer a transitional housing option while also maintaining a degree of order and accountability within the encampment.



Tent Encampment, Colorado

Pallet Community

A pallet community typically refers to a housing arrangement where individuals or families reside in small structures or tiny homes made by Pallet Shelters. Pallet Shelters are thin foam insulated panels with metal stud material and a smooth finish. In the context of a pallet community, these pallets are creatively transformed into basic structures that can serve as makeshift homes.

These communities are often associated with efforts to address homelessness or provide affordable housing solutions. The use of Pallet Shelters allows for relatively inexpensive and easily obtainable materials,



Pallet Community, Delaware



and the structures are often simple and quick to assemble. Pallet Shelter communities may be part of broader initiatives aimed at providing temporary or transitional housing for those in need.

Sprung Shelter

A Sprung Shelter refers to a type of clearspan pre-engineered structure created by Sprung Structures, featuring a distinctive design with a curved, tensioned membrane roof supported by a robust frame. These shelters are renowned for their versatility, rapid assembly, and durability.



Sprung Shelter, Oregon

In the context of emergency response or initiatives addressing homelessness, Sprung Shelters are often employed as a solution for providing temporary congregate housing quickly and efficiently. The tensioned membrane roof offers a resilient and weather resistant cover, making these structures suitable for creating enclosed and spacious environments.



Deep Dive Analysis of Three Shelter Types

Option 1: Regulated Tent Encampment

Emergency “safe camps” are gaining traction with municipal agencies seeking rapidly deployable solutions for homelessness. These facilities, with roots back to the 1970s, offer a low-barrier entry point through non-congregate/non-dormitory settings, attracting residents of homeless encampments before or after their removal.

Providing low-barrier pathways to permanent housing begins with offering interim housing opportunities and a clear path to permanent housing.

“Permanent housing opportunities cannot always be immediately accessed, so it is important to be able to provide an immediate, interim housing opportunity (which could include shelter, bridge housing, or other temporary arrangements) without barriers to entry while permanent housing and appropriate supports are being secured.” US Inter-agency Council on Homelessness (USICH)



Tent Encampment, Colorado

Once residents begin to see their friends & neighbors moving into safer, dignified supportive housing or permanent housing, even the most service resistant residents are much more likely to leave their encampment or ‘rough sleeping’ living situation. The key factor is inter-agency cooperation and providing immediate supportive housing options that can provide an alternative to traditional congregate living shelters.

Tent Encampments in Action

One very successful example is Venice, CA where 200 people were living in tents along the iconic Venice boardwalk and which resulted in 89% have been matched to a permanent resource—82 people are now in permanent housing, and another 84 are in interim housing waiting to be placed in permanent homes. A homeless service agency, St. Joseph Center worked closely with local elected officials, the city homelessness services authority, sanitation workers and law enforcement to build relationships with their unhoused neighbors to help them understand why the boardwalk wasn’t a healthy or sustainable place to live – and they presented a clear, tangible offer of shelter and housing that was close by.



“The effort on the boardwalk was no one-off. On the other side of the city, People Assisting the Homeless (PATH) successfully housed every one of the 326 people living on the lake side of MacArthur Park near Downtown LA. A handful of holdouts declined to leave before the closure, stirring fears of arrests. None were made. Even the most disillusioned, watching their fellow community members accept real offers of housing, came around to ‘yes.’

A safe camp facility may become an effective short-term alternative to living in an encampment, however it is critical for decision makers to understand and acknowledge that even a very clean, safe and well-run encampment with tents is technically speaking, not sheltering any of its residents. This is because homeless people have been displaced from their homes and are offered essentially the same level of accommodations they were living in previously in an encampment. In spite of the added security and better access to services, a sanctioned, intentional tent encampment basically provides a few more amenities and a less convenient location for unsheltered people to camp. The dilemma in equating tents with emergency or temporary housing is best illustrated on the UN and HUD definition of acceptable shelter conditions:



Tent Encampment, Colorado

An unsheltered homeless person lives in “a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.”

Clearly a tent is no better suited for human habitation than a car or an abandoned building. More importantly, for a government or homeless services agency to be erecting tents - even as an interim solution to a clear crisis situation- sends an highly unsympathetic message and makes for some very poor optics because it says with little uncertainty that homeless people do not deserve to live indoors with any level of basic human decency.



Sanctioned Tent Encampment, California

A sanctioned encampment does not align with the City’s initiatives, and Mayor’s core values.



In contrast to the rules that govern many aspects of shelter stays, staying in an encampment means that people can generally come and go as they please.

“The ability to exercise autonomy and freedom of movement appears to be a powerful factor that draws some people to encampments” (Lutz, 2015; National Law Center on Homelessness and Poverty, 2014; Sparks, 2017a.).

This independence is sometimes eroded in communities that “normalize” encampments, introducing regulations that restrict residents’ activities in the process. When that happens, encampments may in effect become an extension of the same shelter system that people reject in favor of encampments (Herring, 2014; Speer, 2018a).

Courts have found that depriving homeless people of the rights to perform survival activities in public spaces when no alternatives are available violates the 1st, 4th, 5th, 8th, and 14th Amendments to the Constitution (Kieschnick, 2018; National Law Center on Homelessness and Poverty, 2014).

In *Martin v. City of Boise*, the court held that “as long as there is no option of sleeping indoors, the government cannot criminalize indigent, homeless people for sleeping outdoors, on public property.” Making it difficult for cities to enforce anti-camping laws.

Health Implications of Encampments

Tent encampment sites are a growing concern in cities across the United States. These makeshift shelters, often located on cold, hard ground, rarely offer any insulation or protection from the elements. With limited heating options and inadequate sanitation facilities, they pose a significant risk to the public health of both residents and the surrounding community.



Tent Encampment, California

Tent encampments have been proven to negatively affect health as per a NIH study, “Mortality rates among the homeless under cold stress show the highest relative risk in comparison to deaths among the homeless occurring during thermo-neutral conditions. This indicates a significant risk of excessive mortality among the homeless under cold stress.”

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5739436/>



With the information provided on sanctioned tent encampments, this solution does not align with the initiatives and values of the City. A tent encampment type solution does not provide dignity, health safety, public safety, nor help to dispel the stigma surrounding visible homelessness.

Tent encampments are not comparable to Pallet communities and Sprung shelter sites for the following reasons: they don't provide shelter, they don't fall in line with national definitions of shelters, they are unhealthy, unsafe, and become a city sponsored public health situation; further perpetuating the stigma of homelessness.



Tent Encampment, Tennessee



Comparisons: Pallet Communities & Sprung Shelters

Option 2: Pallet Communities

Lighter-duty modular units like Pallet Shelters, popularized by the “tiny house movement,” have become a convenient option for some municipal agencies. These prefabricated sleeping cabins offer a quick way to set up an urban campground, providing



Pallet Community, Oregon

a temporary solution for unhoused people displaced by encampment bans and similar ordinances restricting public sleeping or loitering. The recent US Supreme Court rulings limiting such bans unless cities can provide sufficient alternative (and voluntary) living arrangements has created a robust industry for sleeping cabins and many new manufacturing companies have popped up to meet the growing demand.

Boasting nearly 2,700 units across 13 states, Pallet Shelters offer the quickest solution for quick-build emergency shelters. Their success stems from a unique combination of minimal site development which allows for rapid construction, and a commitment to employing recently unhoused individuals.

However, the shortcuts to quick construction can have long-term impacts on the dignity of a community.

Pallet Shelter Safety and Operations & Maintenance

Pallet and other light-duty modular sleeping units are not designed for long term use and are easily damaged and somewhat difficult to repair with standard building materials. Sleeping units are not designed for relocation to future sites and often get damaged in transit. Individual sleeping units are also more difficult to monitor for safety and enforcing facility rules, i.e. smoking and cooking in unit; illicit activities and drug & alcohol abuse. Because of this it creates an increased opportunity for residents to return to their own ways because of the privacy the unit allows. Once a resident



Pallet Community, Oregon



discovered breaking these rules they will be removed from the site and be back on the street, continuing the cycle of homelessness.

General maintenance can also be more difficult due to the large number of individual units which require inspections of mechanical units, smoke detectors, and electrical circuit overloading with multiple appliances. Smoke detectors and fire extinguishers are easily disabled and vandalized by residents. Individual mechanical units are typically low efficiency and require regular filter changes and frequent maintenance due to damage and over-use.



Pallet Shelter, California

The interior of the Pallet shelter is also unrefined. The structures have not been adequately tested for fire resistance, and several sites have caught fire due to the Pallet materials' propensity to ignite when a flame is nearby.

Additionally, if the shelter is not perfectly flat, its doors will catch and not open properly. Since Pallet shelters are not inspected in advance, the interior wiring requires ongoing inspections, making the structures high maintenance.

Another drawback of Pallet shelters is that they have to be built on-site and deteriorate faster when relocated. Although Pallet shelters were created with the best intentions, they are ultimately not conducive to dignified semi-permanent living space.

Modular sleeping units do not contain individual bathrooms or showers and shared facilities must be accessed by walking outdoors. This is a security problem, particularly during nighttime hours for women, seniors and people with disabilities. Exterior-only access to shared bathroom and shower facilities is also problematic for mixed populations such as trauma and abuse victims, transgender and mentally ill clients. Aside from the safety concern of



Pallet Community Fire, Oakland, California



using restrooms at night, there is the health concern of traveling outside in freezing temperatures from a shower to your unit, which has been known to cause negative health effects due to the exposure to cold in a damp environment, per NILH standards earlier referenced.

Security

Security must be 24/7 due to the setup and ongoing monitoring of all pallet units and their housed clients along with case manager/s and or staff operating pallet communities. Security personnel must be able to inspect unit interiors to ensure conformance with program or to remove residents from premises from unit tampering, drug & alcohol abuse.

Staffing of security must run in shifts of 8 hours so that security will be conscious and alert with any areas of concern and or alarming matters or even as simple as check-ins and or follow-up to client questions for safety. Law enforcement must have a direct line of communication with security at all times for the true safety of all clients housed in the pallet structure. Security must also be able to understand the population of clients that are housed and be able to empathize with scenarios and or situations that arise and be able to understand how to de-escalate vs escalate a situation and or concern.

The Security role also helps with an extra set of eyes and ears for day-to-day operations and awareness of services being implemented.



Pallet Site, Unknown

Client Health, Safety and Hygiene

Providing portable restrooms is a must for a pallet community to make sure all clients have access to clean and sanitized facilities for their own health and hygiene. Clients must be provided a safe and clean space for their dignity and well-being aside from their sleeping unit so these sites need to be paired with some kind of community building. Sanitation should be a top priority within the layout of a pallet community, re-



strooms should be cleaned on a daily basis and in close proximity to the sleeping units.

All pallet units should be inspected and cared for by not only the client but also the operator to ensure that living conditions are environmentally safe and healthy and to be aware of all hazardous conditions that will create damage to the pallet units.

Weather also plays a significant role in how the wear and tear of these units are safe havens for clients because the majority of units are in the elements outdoors. Staff could have difficulty in making sure that clients are protected from outside elements, such as weather, crime, and health due to the lack of visibility that comes with individual private spaces.

Staffing and Operations

Staffing and operations are the keys to the success or failure of a working pallet community. Staffing must provide an intake-like process for check-in and out of units. The layout of the Pallet community should always be designed with the ultimate goal of no blind spots and or block-off areas where staff and clients would be concerned about being in a no-exit zone. Understanding that operations should be geared towards client-centered hours and not regular business center hours. Operations are meant to help clients sunset away from pallets into more permanent supporting housing.

Pallet Shelter Site Efficiency and Flexibility

Single-occupant, sleeping units are much smaller than the popular tiny houses, and do not include a living space, storage closets, kitchen or dining areas. Modular sleeping units are nearly all Type V-B, non fire-protected construction using combustible materials such as wood, composite plastic or fiberglass wall panels. Without fire-protected construction these units must be separated by a minimum of 10 feet in all directions to meet building and fire codes in order to prevent fire spread from one unit to another. This results in an effective footprint of approximately 64 square feet per dwelling unit but an ineffective maximum of 30-40 units per acre. Light duty tiny houses are also not designed to be stacked and all non-congregate tiny house shelters are limited to single story structures.

Pallet communities depending on site and size will differ from the number of units it can hold or place within community design. Weather elements and conditions of where the pallet community is placed will also have either a positive or negative impact on the longevity and wear and tear of units. The size of the pallet (unit) will also determine how many can be placed or built within the design of the community that is trying to be built to meet the needs of cities and or counties. The site chosen by the City is unable to fit 100 people due to the size restrictions individual sleeping cabins present.

Pallet Shelter Neighborhood Impact

Tiny house sleeping units are not a standard building typology and do not fit into the standard planning and zoning design guidelines in most cities. Modular sleeping unit



sites often require a special use permit or land use zoning variance, which generally require public hearings and adds two to three months to the development schedule.

Pallet communities also visually resemble itinerant camps and do not elicit a sense of permanence or human dignity. The typical Pallet size is 8 ft by 10 ft, which is smaller than a children's bedroom. Pallet Shelter sites often do not provide a central day use facility that is conditioned and large enough to accommodate all the residents. Without these community spaces, these sites can often feel more isolating than their previous encampment where their friends and support system were.

Pallet have cold, sharp edges, and their thin walls are only 1.5 inches thick. Because they don't have a closed envelope system, air gaps are visible from the interior. Their lack of insulation makes it very difficult to heat the structures in the winter and cool them in the summer, which generates significant energy costs. Pallet shelters are also assembled with 500-700 tech screws that penetrate the structural envelope, creating many leak points. As a result, occupants frequently have to cover their homes with tarps after just one season of use to mitigate leaks from rain. From a neighborhood perspective Pallet Shelters are easily visible from the street and the overall site rarely looks clean and evokes the encampment feel that communities want to move away from.



Unfortunately, Pallet Shelters have a negative track record and propensity for fires. Fires have been reported at Pallet sites in Oakland, Los Angeles, and Banning.

- <https://crosscut.com/news/2022/03/oakland-fire-tiny-home-village-turns-spotlight-wa-company>
- <https://kesq.com/news/2020/12/27/38-banning-residents-displaced-after-fire-destroys-newly-built-temporary-homes/>
- <https://ktla.com/news/local-news/15-tiny-houses-for-veterans-go-up-in-flames-in-west-los-angeles>



Pallet Shelter Testimonials & Community Feedback

Testimonial of a Pallet Shelter resident in Everett, WA, Jaime Adams, Age 43.

“Although the site is supposed to have case managers, the hours are not consistent, along with the laundry services. Inside, most of the time the heaters work, sometimes they can fail and it will be freezing until they replace it, but the heaters are at waist level which makes no sense because the floors are not insulated and the floors are freezing at night, my door handle has been broken so it cannot lock that’s why I call it the dry erase board hut... the operators are more concerned about items around our units then the services, a site manager makes routine checks and puts notes on our units to put them away or they’ll be thrown away by 3pm. They’re more focused on not making this look like a shanty town then on us.”

Jaimie’s testimonial illustrates a considerable deficiency with pallet shelters; even with proper oversight for operations, the units themselves fail quickly and add to the stress for the residents occupying them.

Patrick Newman, a member of the public, echo’s Jaime’s feelings with his letter to the editor stating, “In any case, for the homeless person “lucky” enough to procure a 64 square-foot Pallet shelter, this is one step removed from utter destitution. Being one step removed from utter destitution hardly qualifies as pleasurable.”

<https://www.chicoer.com/2022/09/11/letter-where-is-the-pleasure-in-shelter-life/>



Option 3: Sprung Shelters

Homeless shelters are a type of homeless service agency that will provide temporary residence for all those in need. Shelters exist to provide residents with safety and protection from exposure to the weather while simultaneously reducing the environmental impact on the community, providing respite and services to the residents, and a hygienic bathroom and shower area.

Homeless shelters with services are best executed with a Sprung Structure, an energy efficient clear span tension membrane structure. Sprung incorporates energy-efficient components, such as insulation, high-performance windows, and energy-



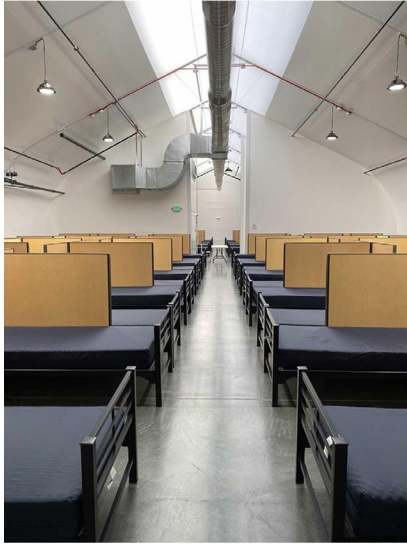
Sprung Shelter, Oregon

efficient lighting, which can help reduce the building's overall energy consumption and lower greenhouse gas emissions. Sprung Structures are exceptionally airtight, minimizing heat or cooling loss. They utilize formaldehyde-free fiberglass insulation to insulate their structures, adding foil backing to increase efficiency and assist in the containment of radiant energy. Sprung also incorporates skylights and windows to take advantage of natural light and reduce power consumption.

The shape of the Sprung Structure with the tall interior ceilings enable a more dense floor plan without feeling claustrophobic, fitting more residents relative to other construction types like modular trailers. With the tall ceilings also comes natural light which offers a bright voluminous living space, becoming a more dignified and humanistic facility.

Sprung Shelter Safety and Operations & Maintenance

Sprung Shelters provide a commercial or light industrial level of durability & require very low maintenance for the building enclosure. Dormitories and day rooms in Sprung Shelters generally use 1-2 high efficiency package heat pump mechanical units which are low maintenance and offer 10-15 year manufacturer warranties. Fabric buildings include standard a continuous daylight panel at the roof ridge which provides ample natural light which creates and airy, welcoming space that feel significantly larger than it actually is.



Sprung Interior

The use of light sensors and dimmable fixtures further reduce energy use when there is sufficient daylight. The Sprung Shelter option offers a regulated open space, climate controls and thus disease prevention is managed at a staff level, versus an individual (resident) level, adding to the positive health impacts of the facility.

Congregate dormitories with centralized & shared Navigation Center day rooms and dining facilities are highly staff-efficient because staff and clients are regularly interacting. This results in increased safety for staff and clients by reducing the response time for emergency situations through visual monitoring and a limited number of building entry points. Navigation Centers with Dormitory buildings also provide more convenient and safe access to restrooms and showers during day and nighttime hours without ever having to

leave the facility, meaning there is not outdoor exposure to use a restroom in a Sprung Shelter. Direct access to staff and security offices is also easily accommodated in a shared Navigation Center building.

Men, women and disabled clients can be housed in separate buildings in a congregate dormitory setting and sub-groups such as couples, transgender individuals can be further segregated using interior privacy partitions. Access to restrooms and common spaces

for individuals with disabilities is also more convenient in a congregate living building.



Sprung Interior Plan by Opsis

Security

Security must be 24/7 due to the setup and ongoing monitoring of all housed clients along with the case managers. Staffing of security must run in shifts of 8 hours so that security will be conscious and alert with any areas of concern and or alarming matters or even as simple as check-ins and or follow-up to client questions for safety. Law enforcement must have a direct line of communication with security at all times for the true safety of all clients housed.



Client Health, Safety and Hygiene

Sanitation should be a top priority within the design and the layout of the whole structure and should be cleaned on a daily basis. The goal for clients is to come off the streets and although it is an enclosed Sprung shelter, it's not meant to be a shelter for the long term, but a more effective and safer haven for us all. Staff will be able to help clients and protect them from outside elements, such as: weather, crime, and violence.

Staffing and Operations

Centralizing operations under one roof can lead to a number of benefits for both clients and service providers. Day to day operations are streamlined and efficiency is improved resulting in better outcomes and less stress. The intake process occurs indoors with easy access to restrooms, lounges and most importantly, respite from the outside elements. The layout should always be designed with the ultimate goal of no blind spots or block-off areas, where staff and clients would be concerned about being in a no-exit zone.

Operations are meant to help clients sunset away from pallets into more permanent supporting housing and a Sprung Shelter is a more appropriate starting point given the weather elements in Bremerton.



Sprung Shelter, Washington

Sprung Shelter Site Efficiency and Flexibility

Congregate dormitory buildings are the most efficient way to maximize the number of dwelling units/beds on a given site. A typical site with dormitory only sleeping can provides approximately 400 beds per acre of land and can be designed to fit virtually any site size or shape and a 100-bed dormitory can be placed on a site that is less than half an acre. The modular design of tension fabric buildings also allow for easy expansion in the future to provide additional beds, staff offices or day use and dining spaces.



Sprung Shelter, California

The column free design means that the interior build out and environments can change over time, to evolve with the demographic of the population, or to change its use



completely to transition into a community center. The modular nature of the components used allow for easy expansion. The aluminum substructure of a Sprung Shelter allows an all bolt assembly which enables the structure to be relocatable, at the end of the Sprung Shelter life the structure could be disassembled and relocated to another city location to serve a new purpose.

Neighborhood Impact

When designed properly, a shared, congregate living facility can help create a sense of shared purpose & belonging and in general, larger buildings feel more traditional than individual sleeping units. Sprung Shelters are flexible in design to allow traditional architectural components to be integrated like glass entry doors, storefront glazing, and fun curves, alcoves, and entry ways. The Sprung Shelter is code compliant and satisfies local zoning and building codes.

Stigma Around Crime

Concerns about crime near shelters are understandable, but Sprung shelters can actually bring positive change. While they may initially face opposition, Navigation Centers with ongoing operations often see a decrease in loitering and surrounding encampments. This is because they introduce much-needed oversight that wasn't there before, both from the center itself and from law enforcement. This draws unsheltered individuals towards resources and support, while also making it easier for police to distinguish between genuine criminal activity and issues related to homelessness. Yes, there's a stigma around shelters, but the reality is, they can lead to a safer environment for everyone.

Relevant Research

- A three-year study on the effect of housing navigation centers on recidivism found that 70% of justice-involved individuals who received housing at the HNC exited to permanent housing, with a recidivism rate of 9.6% compared to the national average of 68%. Navigating Homelessness: The Effect Of Housing Navigation Centers On Recidivism, Jun 12, 2023. <https://fas.org/publication/navigating-homelessness-the-effect-of-housing-navigation-centers-on-recidivism/>
- 3/4 Navigation Centers experienced a decrease in crime rates in San Francisco: Division Circle by 17%, Bayshore by 4%, and Bryant Street by 11%. <https://sf.curbed.com/2019/11/21/20976211/navigation-centers-san-francisco-crime-rates-sf>
- Homeless shelters are often better for neighborhoods than tent encampments and can lead to a decrease in crime. <https://dignitymoves.org/dispelling-the-myth-homeless-shelters-and-crime-rates/>
- Temporary homeless shelters are designed to replace tent encampments and provide



- a safer, more controlled environment.
- Studies have shown that the opening of homeless shelters does not result in an increase in crime rates. In some cases, crime rates have actually decreased after the establishment of homeless shelters, as they provide stability and reduce the need for individuals to resort to criminal activities. <https://www.kqed.org/news/11942734/emergency-calls-complaints-are-down-near-san-joses-temporary-housing-sites-so-why-are-they-still-so-politically-risky>
- Providing shelter for homeless individuals can help address the root causes of crime and improve the safety and well-being of both the homeless population and the surrounding community. <https://californialocal.com/localnews/statewide/ca/article/show/6215-homelessness-crime-california/>
- A 2018 study by the University of Texas Southwestern Medical Center, in which 255 unhoused people were interviewed over a 24 month period, the most frequent charges fell into the category of “homeless status offenses.” These are offenses which result “from behaviors intrinsic to homelessness.” Those include **“loitering,” “vagrancy,” and “trespassing,” all of which are largely unavoidable for people who have nowhere to go.** <https://californialocal.com/localnews/statewide/ca/article/show/6215-homelessness-crime-california/>
- The Frisc, a San Francisco based media outlet conducted a study, analyzing crime reports from areas surrounding Navigation Centers that opened between 2015 and 2018 and operated for at least 12 months. Of the eight centers analyzed, incident rates either decreased or stayed relatively flat after the Navigation Centers opened for five of them. Rates increased around three centers. According to Mike Males, a senior research fellow at the Center on Juvenile and Criminal Justice, the random nature of increases and decreases after opening indicates that Navigation Centers cannot be shown to increase crime.
- The study considered control areas outside the 500-foot radius around each Navigation Center to compare incident rates slightly farther away. In most cases, adding control areas did not significantly change the data, with one control area showing a notable rise in incidents.
- The conclusion drawn is that whether immediately close by or slightly farther away, there is no pattern of rising crime in the months following the opening of a Navigation Center. <https://thefrisc.com/sfs-specialized-homeless-shelters-do-not-bring-more-crime-no-matter-what-angry-neighbors-say-d7322054a568>
- “Navigation Center Neighborhood Impact Study” <https://www.fremontforeveryone.com/s/Navigation-Center-Neighborhood-Impacts-Final-Report.pdf>
- Executive Summary:** The City and County of San Francisco is in the process of expanding its network of navigation centers, an updated version of a traditional homeless shelter. However, plans to open new centers are sometimes met with opposition from people who live or work nearby. Such opposition has blocked plans



to open similar sites in San Francisco and impedes the city's ability to provide homeless services. People opposed to navigation centers and shelters expressed concern that they might have a negative impact on the surrounding neighborhood, such as by increasing crime, increasing visible homelessness, or decreasing property values. This report examines whether these impacts occur in practice.

- **Navigation Centers Have No Effect on Neighborhood Crime:** An analysis of San Francisco Police Department data indicated that navigation centers have no effect on neighborhood crime. This analysis revealed that the number of crimes occurring near navigation centers was approximately equal to the number of crimes occurring at similar locations without centers. A survey of people living and working near navigation centers also indicated that navigation center presence is unrelated to neighborhood crime. Over half of surveyed community members believed that neighborhood crime levels had stayed the same since a navigation center opened nearby, and felt just as safe in the area as they had previously.
- **Navigation Centers Have No Effect on Property Values:** Property values were rising in all neighborhoods, regardless of navigation center presence. The Mission saw an especially large increase in property values, despite being the only neighborhood hosting multiple navigation centers. Neighbors living within one block of the navigation centers did not believe that the centers had any effect on the value of their property.
- **Closing:** This study provides evidence that navigation centers do not have negative impacts on the neighborhoods where they are located. In some cases, housed residents may even benefit from having a homeless service site nearby. This shows that the city does not need to compromise the well-being of housed residents in order to provide support for their homeless neighbors. It is my hope that information from this report will enrich dialogue with community members and policymakers interested in the neighborhood impacts of homeless service sites, and ultimately contribute to San Francisco's efforts to reduce homelessness.

RPM Addressing statistics that say shelters “increase” crime.

An explanation why residents and older studies consider that there is an increased crime rate near shelters is a result of increased police presence around shelters alongside the criminalization of homelessness (due to using the shelters' existence against “illegal” encampments) or anti-homeless laws. As well as the police addressing many of the residents' complaints (fear, bigotry, etc.) about the unhoused. So, the numbers could mean that since there are more reports = more crime in the area.

- A supply of shelter beds insufficient to meet the demand; this problem may be exacerbated by limited funding for emergency shelters and by community opposition to creating new or expanded shelter and bridge housing facilities or permanent supportive housing.
- Out of the three, Sprung Shelter best aligns with the intent of the above provided information. It is the only option that truly offers an open, transparent, and



controlled setting for the residents ensuring safety to the public of the surrounding neighborhood.

Stigma Around the High Cost of Temporary Solutions

According to the US Inter-agency Council on Homelessness report, Ending Homelessness for People in Encampments: Advancing the Dialogue 2 (2015), there is a persistent concern that costly homeless encampment operations can prevent funding from going directly to permanent housing and “distract communities from focusing on” more permanent solutions. In one particular RAND study, researchers found that receiving supportive housing reduced the costs for public services by nearly 60 percent, reiterating the point that it is more cost effective to house people experiencing homelessness. (From 2019 Andre House report) <https://andrehouse.org/wp-content/uploads/2019/11/Unsheltered-Perspectives.pdf>

The cost of doing nothing also comes with a large price tag to local agencies and their taxpayer base. According to the National Alliance to End Homelessness, someone experiencing chronic homelessness costs taxpayers an average of \$35,578 per year, largely as a result of frequent emergency room visits and other health-related services; arrests and associated court costs. A lack of low barrier shelter beds is a primary determinant in the inability of outreach workers to get the unhoused into shelters.

“When asked about outreach experiences with case managers, 52 out of 100 people described how they’ve never been offered a place to stay by a service provider or case manager.” (2019 Andre House Interviews)



Our Recommendation: Sprung Shelter

After reviewing the scope of the homelessness issue in Bremerton, and with consideration of the number of clients that seek shelter at the Salvation Army, RPM recommends that the City select a shelter type that accommodates 75-100 clients. This capacity will enable the City to maintain consistently open beds such that persons experiencing homelessness in Bremerton will have an emergency resource available. Available shelter on the first night of homelessness is a safety net that prevents your citizens from spending the night outside making them vulnerable to victimization. Additionally, shelter options that do not provide enough capacity will make chapter 9.32 of the Bremerton Municipal Code titled “Unauthorized Camping” non-enforceable creating an environment where those that chose to be criminal vagrants will have an avenue to exploit your streets and citizens.



A Sprung Shelter can provide the capacity that Bremerton needs while better meeting several other critical considerations for a successful shelter model than the regulated tent encampment or the pallet community. Among those considerations are:

- regulated open space with climate and environmental controls that aids in disease prevention
- alignment with the 2019 Homeless Crisis and Housing plan
- true low barrier entry
- fully bringing folks “inside”

Additionally, the Sprung Shelter is a relocatable asset that is designed to be adapted and reused. This affords the City the options to alter its interior configuration to better meet emerging needs of the housing crisis, convert to a new use on site, or relocate to a new site entirely.

RPM does not recommend a regulated encampment for addressing Bremerton’s crisis. While it would be the simplest and least expensive to construct, tent encampments do not provide adequate shelter, don’t comply with the city’s health standards and do not provide any sheltered spaces for much needed services and community space.



While a pallet community can be a useful piece of a holistic housing crisis response, it does not adequately provide the safety net that Bremerton requires. Additionally, the proposed layout for the Oyster Bay Site would only accommodate around 40 units. Expanding the site to accommodate 75 - 100 units would increase the costs of site development, shelter construction, and operations such that it would significantly exceed the cost (in all categories) of the Sprung Shelter model.

A more thorough analysis of each of the three shelter types is provided in the preceding sections.

RPM



Summary of Bremerton's Initiatives Related to Homelessness

Mayor's 2023 Initiatives

The 2023 initiatives outline a focused approach to address critical issues facing the community, prioritizing homelessness prevention, enhancing public safety, and strengthening mental health support.

To combat homelessness, the Mayor proposes exploring innovative shelter options, including temporary and permanent facilities, while expanding the Block Watch program to empower residents in crime prevention.

Additionally, the Mayor commits to continuing the Navigator Program, which provides crisis intervention and connects individuals with mental health and addiction services. In the realm of public safety, the Mayor reaffirms support for the 'Stand By Me' program, ensuring comprehensive care for homeless and at-risk individuals.

City of Bremerton 2021 Comprehensive Plan Amendments

Element 3: Housing, Vision, Goals & Policies H2(E)

Support efforts to provide for a variety of housing options such as emergency group housing, homeless shelters and short term housing to meet the needs of those in the lower income categories.



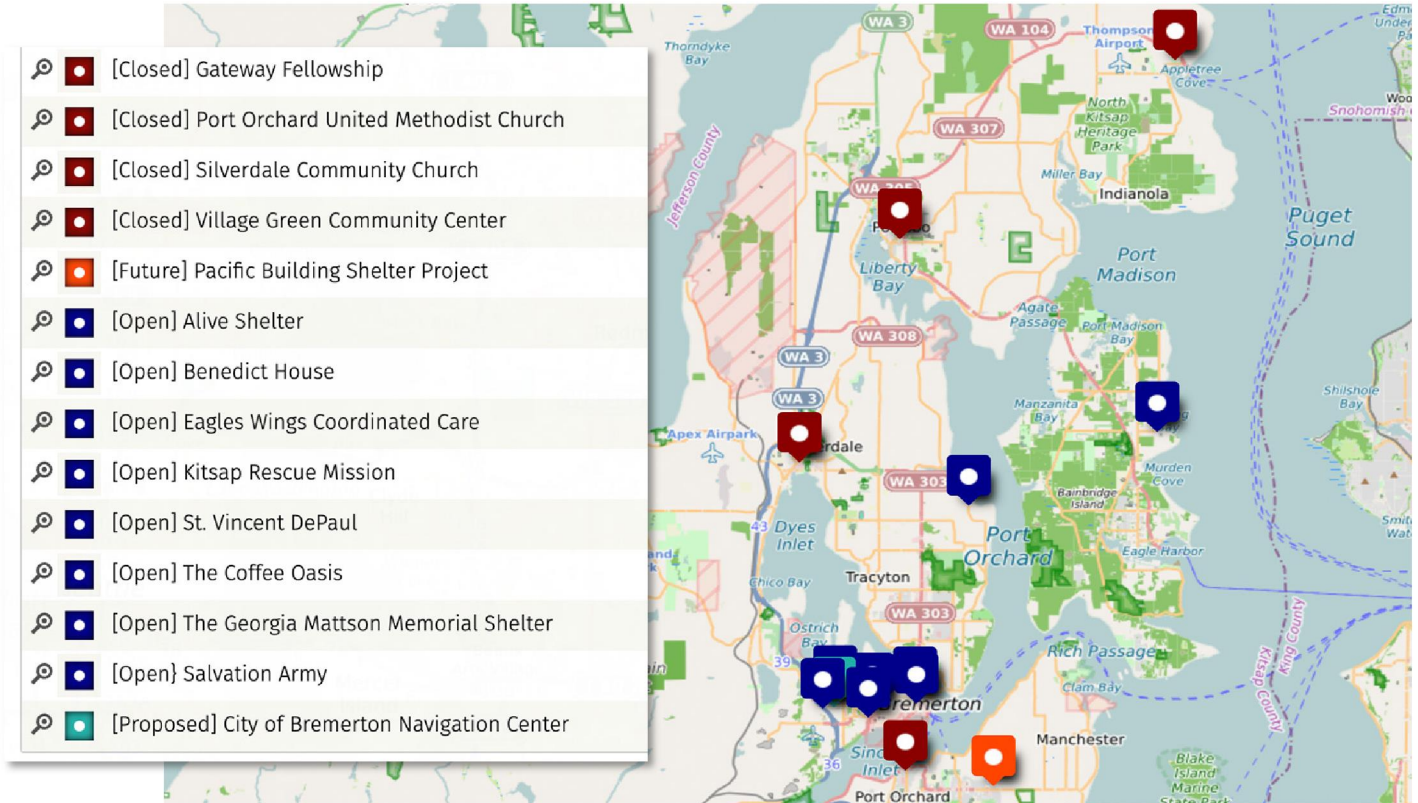
Mayor Wheeler

"In 2023, Fentanyl continues to victimize our most vulnerable, tear apart families, and kill at an alarming rate."

"The President's supplemental funding request would also allocate \$1.5 billion in grant funding to localities through the Department of Health and Human Services' State Opioid Response (SOR) grant program."

"Fentanyl Supplemental Request Letter" signed November 14, 2023, Bremerton Mayor Wheeler along with other Mayors representing millions of citizens sent letter to Speaker Johnson and Leader Jeffries, Schumer, and McConnell.

Kitsap County / Bremerton Shelter Resources



[Link to Map Here](http://u.osmfr.org/m/996701/) or visit <http://u.osmfr.org/m/996701/>

1. Kitsap Rescue Mission

4303 Kitsap Way
Bremerton, WA 98312

The Kitsap Rescue Mission provides reliable, welcoming shelter to vulnerable individuals who would otherwise have nowhere to sleep. Operating year-round, they offer shelter, meals, clothing and hygiene supplies, case management and an opportunity for clients to begin to resolve the underlying problems that have culminated in homelessness. 75 beds.

This converted motel to be phased out when the County sponsored Mile Hill Road shelter opens (fall of 2024)

2. St Vincent DePaul

137 N Callow Ave
Bremerton, WA 98312

Bremerton facility offers food packs, general assistance, transportation, rent, utilities, hygiene, food rack and, thrift store. Tu, Th, F Sa: 10:30 am- 2:30 pm. And a women's shelter with 22 beds/ 2 ADA rooms, a children's play area, a garden, living areas, and a communal kitchen.

The Birkenfeld Stella Maris House (women's shelter) is governed by the charitable principles of the Society of St. Vincent de Paul. The Shelter offers housing, food, and a safe, supportive environment to women (and women with children) whose lives have become compromised. Compassionate assistance is given at no cost and without discrimination. Residents have a full-time Case Manager assigned to them to assist in their return to independence

Additional non shelter centers include:

Port Orchard: 2525 Bethell Rd. SE, M-F 9:30 am- 5:00 pm.
Poulsboro: 8943 Caldart Av. NE. Tu, Thur: 10:00 am- noon.

3. Salvation Army (appears to be closed as of April 30, 2023)

832 6th Street
Bremerton, Washington 98337

Social services and shelter. Emergency night shelter through April 30, 2023. Intake every night 7- 8:45 pm. Meals: breakfast 8:00 am. Lunch: noon. Dinner (through April 30, 2023: 5:00 pm. Showers: M-F 5:00 am -2:30 pm. Laundry drop off and pick up M-F: 9:15- 3:00 pm.)

4. The Coffee Oasis

822 Burwell St
Bremerton, WA 98337

The Coffee Oasis is a Christian organization offering all resources, services, activities, and programs to youth 13-25 years old without regard to religious beliefs, race, color, gender, ethnicity, sexual orientation, identity, or disability. It provides emergency, short-term housing for youth experiencing homelessness. While youth live at one of our shelters, they work with a case manager to set goals and connect with other services to help them work towards stability.



The Bremerton Shelter is a 6 bed DSHS licensed youth shelter that provides youth (ages 16-20) with a safe and encouraging place to live while they work towards sustainable housing and employment. Check- In 9: pm. Check-out: 8:00 am.

Youth programs include: crisis services (24 hours text line/ substance use counseling; youth engagement/ drop- in centers; housing services: emergency shelter/ supportive housing; youth development: case management/ job training/ mentorship.

5. Benedict House

250 South Cambrian Ave
Bremerton, WA 98312

This homeless men's shelter in Kitsap County provides emergency beds for 24 single homeless men. The shelter also provides 3 additional respite beds for those needing time to recover after medical treatment. Men interested in staying at Benedict House must apply through the Housing Solutions Center at 1201 Park Avenue, Bremerton, (360) 473-2035.

The house employs one case manager and provide such services as establishment of income, health insurance, wellness check-ups, legal aid, and permanent housing.

Meals – as a 24-hour shelter, all three meals daily for residents. Volunteers from the local community and churches/parishes also assist in providing evening meal services.

Housing – clean and sober living arrangements are provided in a physically and emotionally safe dormitory-style environment. All sheets, towels and toiletries are provided, including shower and restroom facilities. Locked storage is available.

6. Alive Shelter

10255 NE Valley Rd,
Bainbridge Island, WA 98110

The YWCA Kitsap County operates the A.L.I.V.E. (Alternatives to Living in a Violent Environment) Domestic Violence Emergency Shelter Program – the only state-certified domestic violence shelter in Kitsap County. The 13-bed confidential shelter provides emergency living and support to individuals and families fleeing an immediately dangerous situation for up to 30 days – sometimes longer depending on the need. Although it is communal living, the

shelter is structured in a way that permits women and children to reside within the shelter.

While in the shelter, guests have access to a Domestic Violence Advocate 24/7 as well as several supportive services such as crisis intervention, safety planning, civil and criminal legal advocacy, housing advocacy, weekly facilitated support group services, childcare, 24-hour advocacy, case management, and community resources and program referrals. Basic necessities such as food and hygiene products are provided by YWCA or acquired through donations from community supporters. Cultural accommodations such as food and beverages are provided as needed and requested to provide a culturally sensitive and affirming atmosphere for guests.

7. The Georgia Mattson Memorial Shelter

4846 Auto Center Way
Bremerton, WA

The Georgia Mattson Memorial Shelter is managed by The Weaver Foundation. Low-income homeless women who have experienced domestic violence are helped through the program. All clients are referred by other non-profit agencies in the Kitsap Community. The shelter has separate bedrooms and can house 22 individuals. Staff consist of all volunteers providing shelter and everyday living necessities to women over age 18 while they are working to overcome their homeless circumstances. Neither The Weaver Foundation nor The Georgia Mattson Memorial Shelter discriminate in regard to race or beliefs.

8. Eagles Wings Coordinated Care

8050 Illahee Road
Bremerton, WA 98310

Note: Not clear how many residents, and if this facility is still open.

Eagles Wings Coordinated Care is a nonprofit organization dedicated to providing safety, stability, and community for individuals who have struggled with chemical dependency, homelessness, and mental health problems. A community serving a community, providing housing, stability, and a pillow under everybody's head.

9. Pacific building shelter project (Mile Hill) (Port Orchard area) Future County funded Shelter

4459 SE Mile Hill Dr
Port Orchard WA 98366

September 27, 2023

Kitsap County closed on purchase of the former Olympic Fitness Club building April 14, 2022 to be used for temporary emergency housing programs. The building was purchased for \$1.5 million with a combination of state grants designated to create new emergency housing and provide local funding for homeless and affordable housing projects.

Many in our community struggle to find housing they can afford as the costs surge throughout the Puget Sound region. As prices rise, creative shared housing solutions have appeared. Although limited available housing is still a barrier to finding a place to live, the recent Kitsap Pavilion shelter provides a valuable example for what is possible in South Kitsap," said Kitsap County Commissioner Charlotte Garrido.

The purchase came after a countywide search to find a suitable building. This facility, located at 4459 Mile Hill Drive, was selected for many reasons, including large square footage, its South Kitsap location, access to public transportation and proximity to a wide range of services. The county is in the process of assessing requirements to bring the building up to code and what permits will be needed.

The project schedule is planning for the building **to be fully operational by Fall 2024.**

The building will provide emergency housing beds and serve up to 75 guests seven days a week 24 hours a day, 365 days a year. It will provide guests with meals, laundry, personal hygiene, personal storage at 20,000 sf with four restroom/ showers.

The building has a pet care center that will care for a limited number of companion animals. Guests may access and engage with other services such as health care, financial stability, housing assistance, physical & mental health, substance use and recovery assistance, and job placement.

The staff will develop individual plans with each resident, regarding the specific steps needed to attain permanent and stable housing.

Severe Weather Shelters

<http://www.hsckitsap.org/hsc-bed-tracker/single-woman/kitsap-severe-weather-shelter/>

Posted by Kitsap County Department of Emergency Management

CLOSED – [Silverdale Community Church](#) 6pm-9pm check-in
CLOSED – [Village Green Community Center](#) (6:30pm-9pm check-in)
CLOSED – [Port Orchard United Methodist Church](#) 6pm-9pm check-in
CLOSED – [Gateway Fellowship](#) 6pm-9pm check-in

The severe weather shelter program will be operating Nov 1st – Mar 31st in Kitsap County. This shelter is available for single adults, parents with children, families, and teens.

The shelters will open if it is expected to be 32 degrees or lower for four or more hours for one or more successive days; if snow accumulation is expected to exceed one inch or more for more than 2 days; or if there are two or more successive days of one inch or more of rain; or shelters may activate when high wind warnings are issued. Opening a shelter is also dependent on the shelter being fully staffed by volunteers for the night. The weather is monitored for severe weather conditions by Kitsap County Department of Emergency Management.



ADMINISTRATION
RECOMMENDATION
FOR SHELTER
DEVELOPMENT

City Council Study Session
1/17/2024

Goal

- Provide shelter for those who accept it
- Allow the City to enforce our laws and protect our neighborhoods

Agenda

- Review Shelter Recommendation
- Review Timeline and Critical Dates
- Funding Plan
- Operations Discussion

Congregate Shelter Recommendation

- Build a congregate shelter with capacity of up to 100 persons
 - Low barrier walk-up facility that does not require coordinated entry
 - Goal is to always have beds available
- Shelter would operate as a 24/7 day and night shelter year-round with wrap around human services to connect folks to the care needed
 - Envisioned as the 1st step in a continuum of care with temporary stays as folks are stabilized and moved on to more transitional and permanent housing solutions
 - Provide safety net for those waiting for or ineligible for housing
 - Shelter site would operate as a closed campus with security and on-site outdoor areas for clients to be outside to prevent loitering in the neighborhood

Why Sprung?

Sprung building provides:

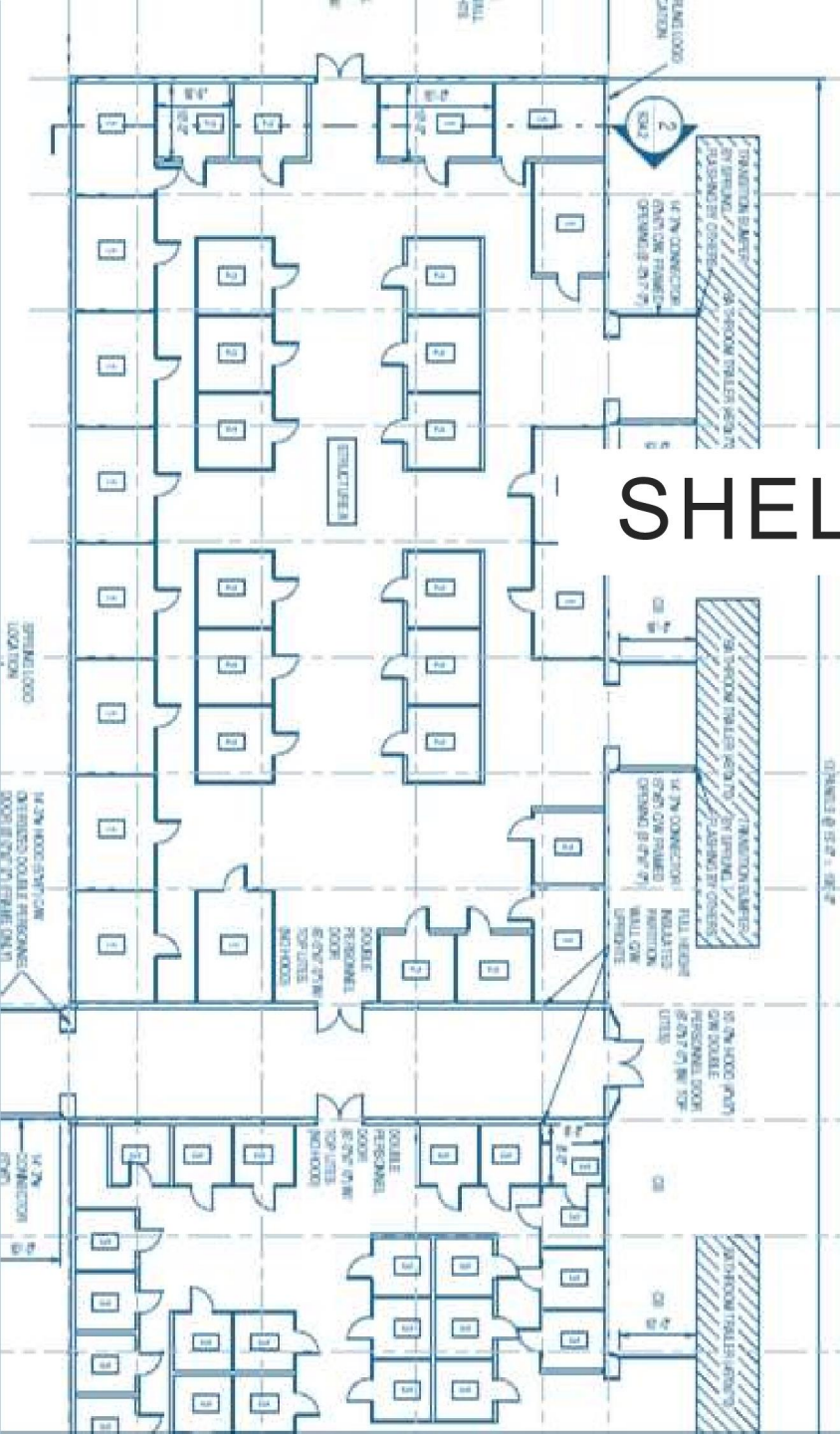
- Time and cost-effective building option
- Flexible interior space that can be designed to fit community needs
- Can be repurposed for Public Works purposes in future

Options and Amenities

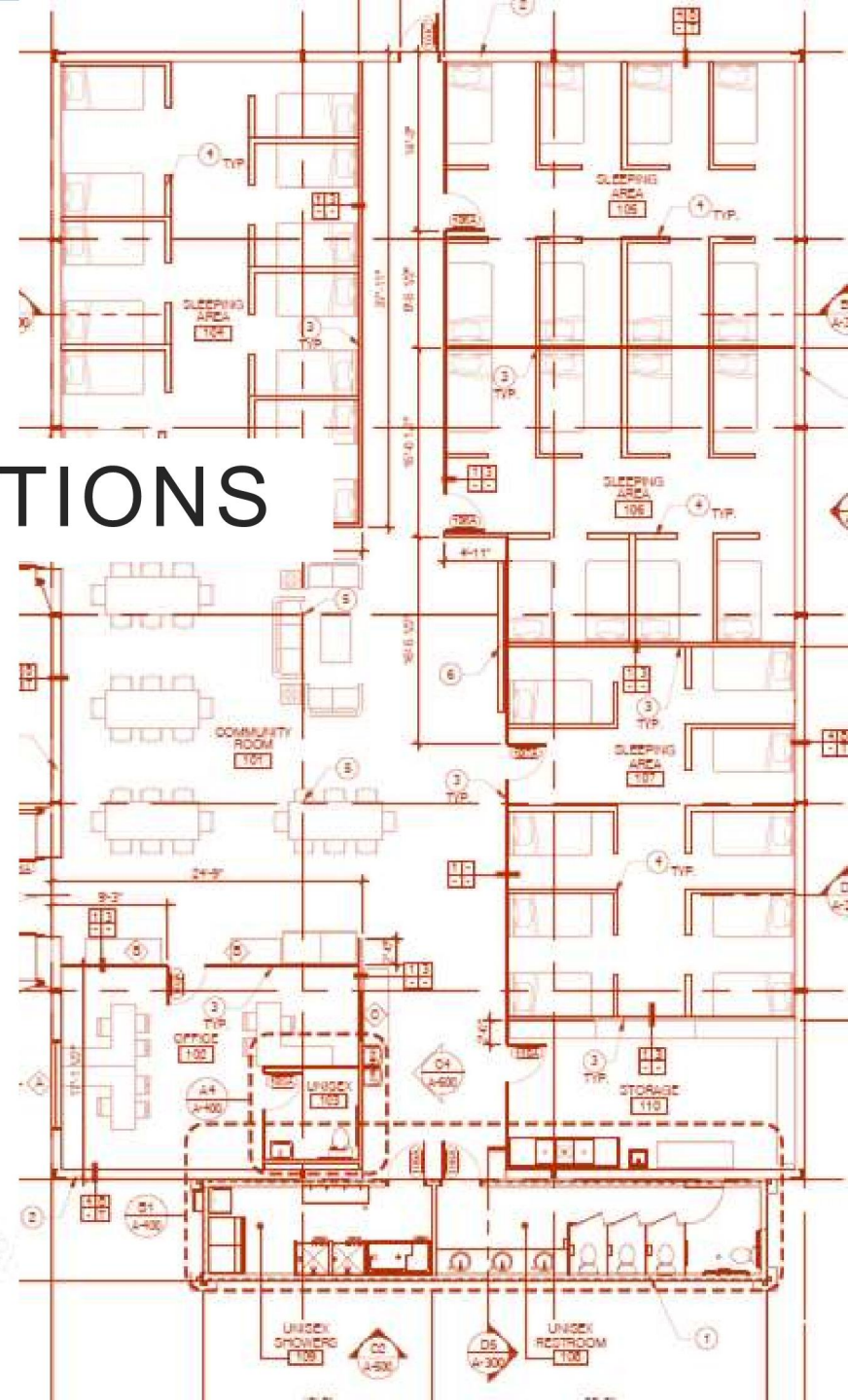
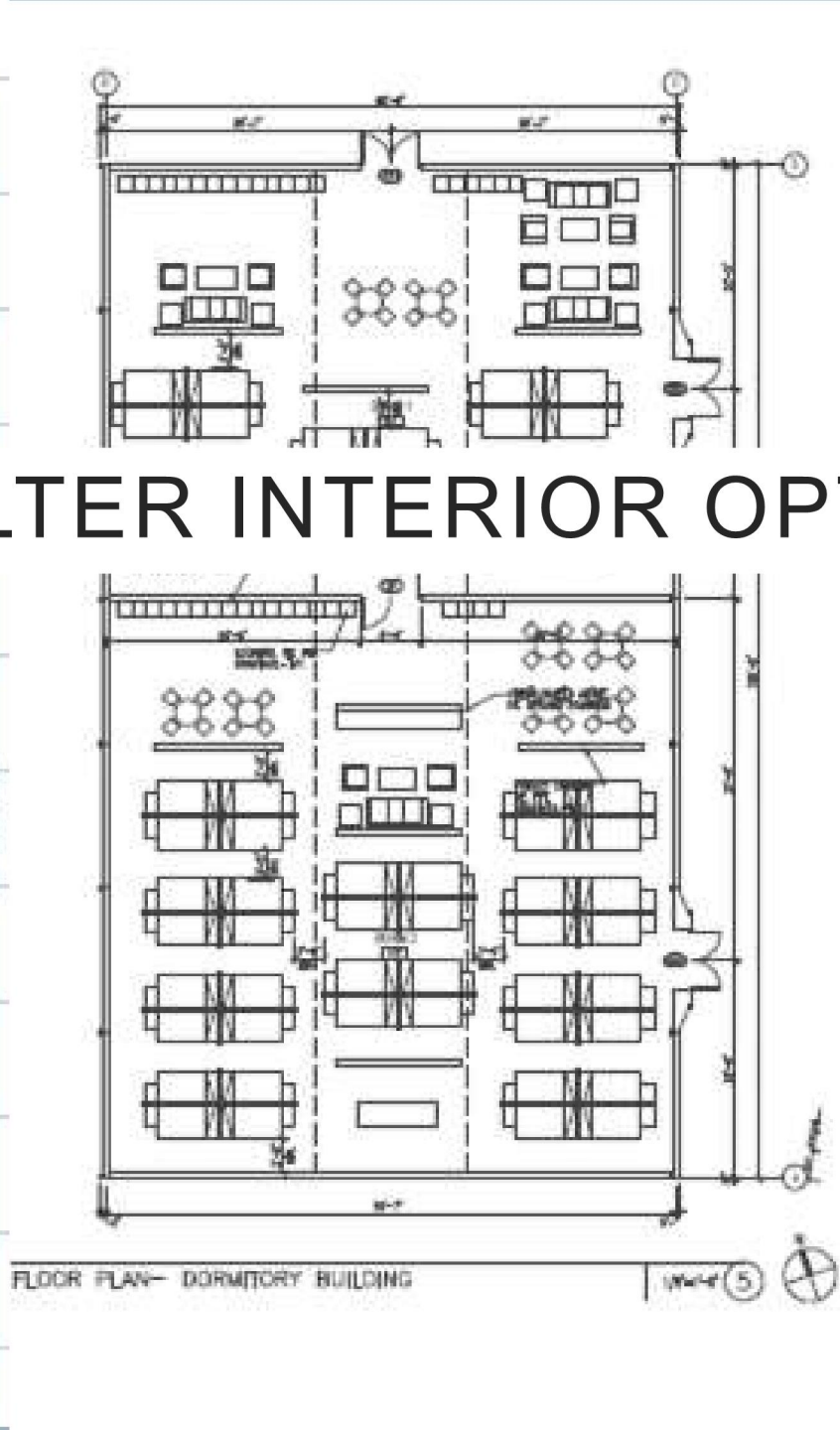
- ✓ Parking
- ✓ Enclosed campus
- ✓ Trauma informed design
- ✓ Outdoor recreation area
- ✓ Will consider accommodating pets
- ✓ Will consider how to accommodate families
- ✓ Office space for on-site services
- ✓ Phone/Computer access for clients
- ✓ Mail Service for clients
- ✓ Laundry and hygiene
- ✓ Security and monitoring to ensure safety of all clients



PRELIMINARY LAYOUT

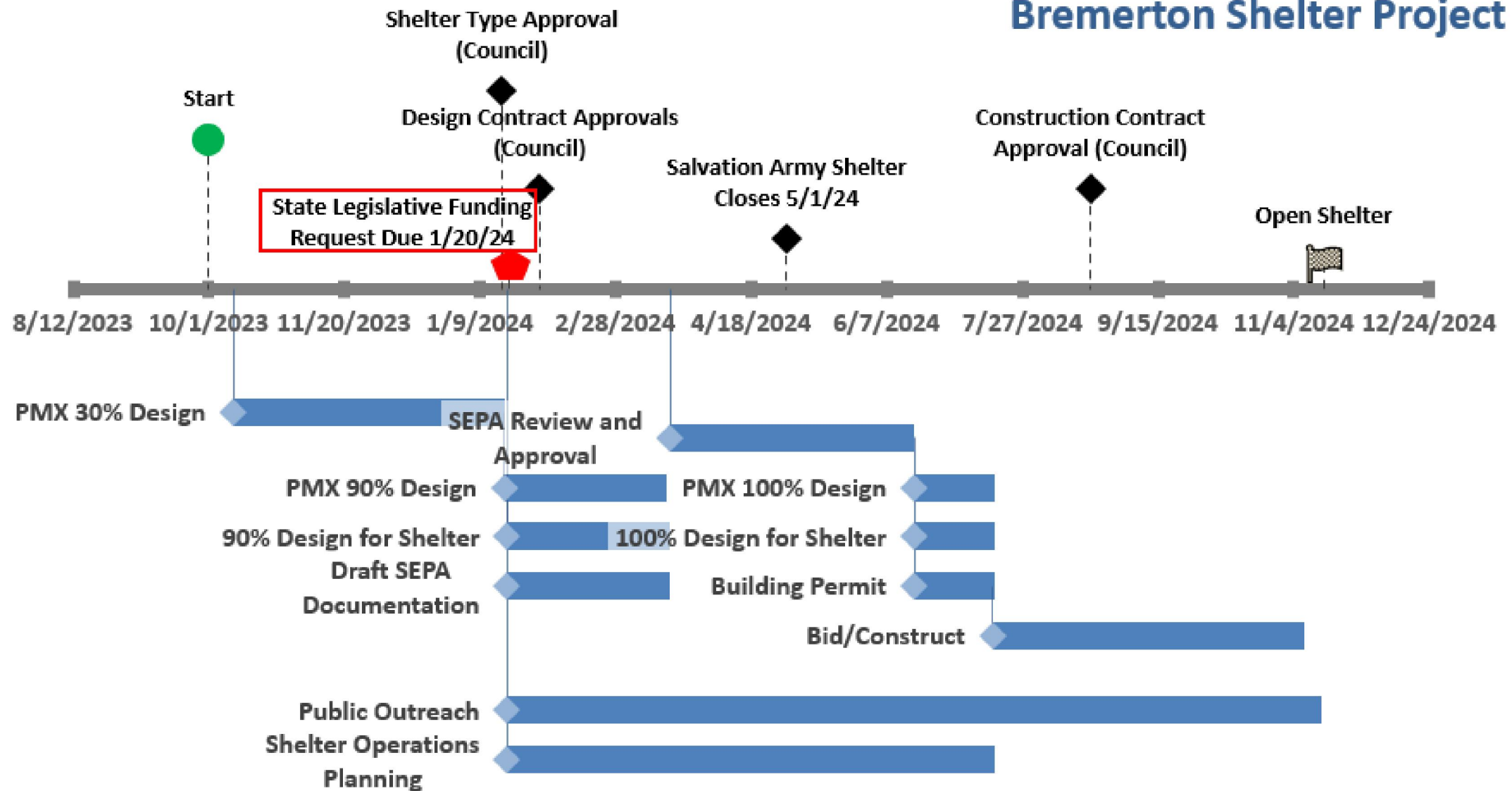


SHELTER INTERIOR OPTIONS



Timeline

Bremerton Shelter Project



Funding Plans for Capital

	Cost	Revenue					Funding Gap
		Water Fund	ARPA	County	ARC of the Peninsula	Suquamish Tribe	
Site Grading Phase (1)	\$2,000,000	\$2,000,000					\$0
Shelter Building Phase (2)	\$4,000,000		\$1,100,000	\$1,500,000	\$100,000	\$40,000	(\$1,260,000)

Notes: 1) Site grading phase is forward compatible with long-term expansion plan for PW Facility

2) Strategy to close the revenue gap includes pursuing state grants and additional funding from the County

Operations for Oyster Bay Site

- Develop an operations plan with local experts, people with lived experience, and the community
 - Shelter design and the operations plan will inform one another
- Need more information for a cost estimate, but operations plan and operations funding strategy will be developed during shelter design
- Contract out for operations
 - Facility repair and general maintenance will be City forces
 - Salvation Army has expressed interest in serving community as operator of facility

Next Steps

- Execute contract for the site grading design
 - Site design and permitting is compatible with both PW expansion and the shelter
- Pursue funding for shelter
- Pursue funding and planning for shelter operations
- Pursue shelter design contract
- Create and execute a public outreach plan

“I firmly believe that my proposal delivers a balanced, compassionate path forward to provide a safe place for vulnerable people seeking shelter from the elements, while simultaneously allowing the City to enforce our laws and protect our neighborhoods.”

- Mayor Wheeler

Back pocket slides

Project Status

- City reviewed potential sites and selected Oyster Bay Property
- The City currently has two contracts for this project
 - Parametrix Contract for 30% design of site development
 - Includes conceptual layout for a site that could be used for any of the three shelter types
 - Includes understanding scope of site grading, cost of grading, stormwater needs, access to site, and draft site development permitting documents
 - Staff is currently working with PMX to finalize a layout concept for further development
 - RPM Contract for Shelter Type Analysis
- SEPA and other permitting will begin once a shelter type has been selected
 - Existing reports and investigations are being used to inform feasibility and cost of the 30% design, but more detailed reports will be required for permitting

Neighborhood Objections

Concern	Response
Site selection process done without regard to neighborhood	All potential sites have potential impacts to neighborhoods
Crime will increase	RPM has included response
Lack of public outreach	A public outreach plan will be included with consultant contracts for shelter/site design
City bypassing SEPA and permitting	SEPA and permitting will be completed
Construction during rainy season	Construction not planned until late summer
Lack of plan to mitigate neighborhood impacts	City will address neighborhood impacts through the design of the shelter and with operations planning – Council will provide oversight as milestones such as contracts, grants, and budget adjustments come forward for approval
Taking on Kitsap County's plan	The City has taken full advantage of Kitsap County's plans to expedite the project, however, the shelter will be sized and designed for Bremerton's use
Lack of transparency	City brought project to public's attention at earliest stage of development with full transparency and will continue to do so
Another site was preferred by consultant	The site at the Wastewater Treatment Plant was eliminated due to several issues – the cost and timeline for street improvements to provide access is prohibitive, and the City anticipates needing that site for treatment plant expansion for nutrient removal

Site Evaluation – Property north of PW&U Facility



- Large enough (at least 1 acre)
- Appropriate zoning
- Adjacent to KT route and within walking distance of several routes on Kitsap Way
- Near other resources such as health care and food
- Grading and site preparation needed for shelter development and access
- Grading is forward compatible with future use of site by Public Works & Utilities
- Site not needed for PW&U expansion in the immediate future

Site: Property North of PW&U Oyster Bay Facility

Site Pictures
– Oyster Bay
North





Site Pictures – Oyster Bay North

Site Pictures – Oyster Bay North



AGENDA BILL
CITY OF BREMERTON
CITY COUNCIL

6D

SUBJECT:

Resolution No. 3375 to affirm the City's commitment to working with community partners to develop a hybrid low-barrier walk-up congregate and pallet shelter

Study Session Date: N/A

COUNCIL MEETING Date: January 17, 2024

Department: City Council

Presenter: J. Coughlin

Phone: (360) 473-5280

SUMMARY:

Following continued discussion at the January 10, 2024 Study Session, this optional Resolution is being proposed for consideration, which includes community partners in the development of a homeless shelter.

ATTACHMENTS:

- 1) Optional Resolution No. 3375 proposed by Council Member Jeff Coughlin

FISCAL IMPACTS (Include Budgeted Amount): TBD

STUDY SESSION AGENDA: ☐ Limited Presentation ☐ Full Presentation ☒ N/A

STUDY SESSION ACTION: ☐ Consent Agenda ☒ General Business ☐ Public Hearing

RECOMMENDED MOTION:

Move to approve Resolution No. 3375 to affirm the City's commitment to working with community partners to develop a hybrid low-barrier walk-up congregate and pallet shelter.

COUNCIL ACTION: ☐ Approve ☐ Deny ☐ Table ☐ Continue ☐ No Action

RESOLUTION NO. 3375

A RESOLUTION of the City Council of the City of Bremerton, Washington, affirming the City's commitment to working with community partners to develop a hybrid low-barrier walk-up congregate and pallet shelter.

WHEREAS, the City is facing a rise in homelessness; and

WHEREAS, chapter 9.32 of the Bremerton Municipal Code titled "Unauthorized Camping" makes it unlawful for people to camp in any park or other public place; and

WHEREAS, the U.S. Court of Appeals for the Ninth Circuit ruling in *Martin v. Boise* prohibits cities from enforcing ordinances that criminalize camping on all public property when there is no available shelter; and

WHEREAS, chapter 9.32 of the Bremerton Municipal Code titled "Unauthorized Camping" includes language that suspends enforcement of unauthorized camping in public places when there is no overnight shelter available; and

WHEREAS, without available shelter space, homeless encampments are likely to be established, resulting in unsanitary and unsafe conditions both for the encampment residents and the surrounding community; and

WHEREAS, the City desires to ensure there will be available shelter space in the future to be able to enforce the ordinance banning unauthorized camping in public places; and

WHEREAS, the City also desires to provide a pathway to permanent housing developed around individual needs, human dignity, safety and security, and a holistic approach to healing, health, and overcoming barriers to successfully live in permanent quality housing without causing further trauma through the process; and

WHEREAS, a congregate shelter is needed to provide 24/7 walk-up, low-barrier shelter space, and pallet shelters have proven to be a successful and cost-effective response to the human rights crisis of unsheltered homelessness; and

WHEREAS, a hybrid model provides the most flexibility to be able to rapidly meet current needs as well as respond to future changes in conditions regarding homelessness; and

WHEREAS, a hybrid model minimizes negative impacts on neighborhoods and maximizes positive impacts on unhoused residents; and

WHEREAS, the City values its community partners and recognizes that collaboration will result in both operational and financial stability; and

WHEREAS, a hybrid shelter in collaboration with community partners maximizes funding opportunities from local, county, state, federal, non-profit, and private sources; and

WHEREAS, several sites have already been identified that would provide sufficient space for a hybrid shelter at a cost-effective rate, along with access to nearby transportation and resources, and with minimal to no impacts on the surrounding community;

NOW THEREFORE,

THE CITY COUNCIL OF THE CITY OF BREMERTON, WASHINGTON,
DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Bremerton affirms the City's commitment to supporting community partners in the development a hybrid low-barrier walk-up congregate and pallet shelter as outlined in their January 10, 2024 presentation to the City Council, with the intent of contributing \$1.3 million from the 2024 City of Bremerton budget to the project via a funding agreement.

SECTION 2. *Severability.* If any one or more sections, subsections, or sentences of this Resolution are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Resolution and the same shall remain in full force and effect.

SECTION 3. *Effective Date.* This Resolution shall take effect and be in force immediately upon its passage.

PASSED by the City Council of the City of Bremerton, Washington this _____ day of _____, 2024.

JENNIFER CHAMBERLIN, Council President

APPROVED AS TO FORM:

ATTEST:

KYLIE J. FINNELL, City Attorney

ANGELA HOOVER, City Clerk

AGENDA BILL
CITY OF BREMERTON
CITY COUNCIL

6D

SUBJECT:

Resolution No. 3376 to affirm commitment to increasing homeless shelter options

Study Session Date: N/A

COUNCIL MEETING Date: January 17, 2024

Department: City Council

Presenter: Eric Younger

Phone: (360) 473-5280

SUMMARY:

Following continued discussion at the January 10, 2024 Study Session, this optional Resolution is being proposed for consideration, which affirms commitment to increasing options for homeless shelters.

ATTACHMENTS:

- 1) Optional Resolution No. 3376 proposed by Council Member Eric Younger

FISCAL IMPACTS (Include Budgeted Amount): TBD

STUDY SESSION AGENDA: ☐ Limited Presentation ☐ Full Presentation ☒ N/A

STUDY SESSION ACTION: ☐ Consent Agenda ☒ General Business ☐ Public Hearing

RECOMMENDED MOTION:

Move to approve Resolution No. 3376 to affirm commitment to increasing homeless shelter options.

COUNCIL ACTION: ☐ Approve ☐ Deny ☐ Table ☐ Continue ☐ No Action

2023 City of Bremerton Shelter Analysis

Submitted by:
RPM Team LLC
295 Main St, Ste 210
Salinas, CA 93901

Scope Summary



The City has conducted a thorough review of available land and is looking for a comparison and recommendation between three different approaches to a shelter site: a sanctioned tent encampment, a Pallet community, and a Sprung Shelter.

RPM's current scope is to provide a recommendation for a type of shelter and an overview of how different shelter types impact neighborhoods.

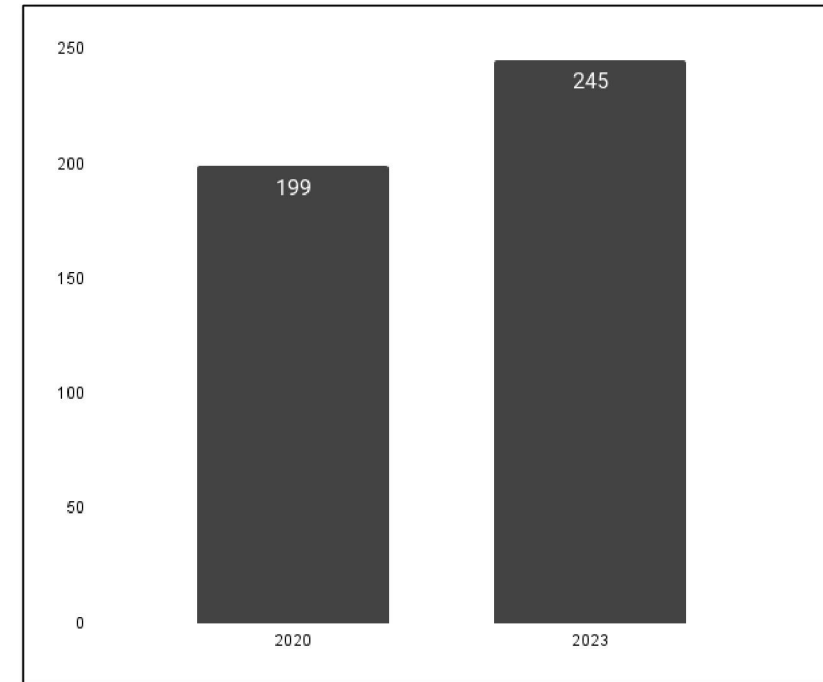
To determine the most appropriate shelter type, RPM Team has prioritized understanding community feedback, engaging with local service providers, and assessing the scope of the issue and available resources.

Increasing Numbers of Unsheltered Individuals

The 2023 count of 245 unsheltered individuals indicates a 34% increase from 2022 and a 23% increase from the prior highest count of 199 in the year 2020. Note that additional shelter beds were in operation from 2021-2023. The unsheltered count was not performed in 2021 due to the COVID-19 pandemic*.

58% of the 245 unhoused are in Bremerton.

Current shelter waitlist is 100-175 people.



RPM Introduction

RPM Team operates as both a consultant for homelessness programs and a turnkey design firm involved in developing and constructing Navigation Shelters. Specializing in pre-engineered and prefabricated structures, we deploy teams faster than traditional EPC firms while remaining an economical option for planning, designing, and constructing housing projects.



Community Faith Meeting, California

Introducing Shelter Options

With the consideration of the local community, Bremerton's public policies, local service providers and assessing the scope of the issue and available resources, RPM Team has prepared an overview of how three different shelter types impact neighborhoods.

- Regulated Tent Encampments
- Pallet Communities
- Sprung Shelter



Regulated Tent Encampment

A regulated tent encampment is a designated area where individuals or groups can set up temporary shelters, typically in the form of tents, in a controlled and regulated manner.



Regulated Tent Encampment, California

Pallet Community

A pallet community typically refers to a housing arrangement where individuals or families reside in small structures or tiny homes made by Pallet Shelters.



Pallet Community, Oregon

Sprung Shelter

Sprung Shelters are used as a solution for providing temporary congregate housing quickly and efficiently for emergency response or initiatives addressing homelessness.



Sprung Shelter, Washington

Option 1: Regulated Tent Encampment

A safe camp facility may become an effective short-term alternative to living in an encampment, however it is critical for decision makers to understand and acknowledge that even a very clean, safe and well-run encampment with tents is technically speaking, not sheltering any of its residents.

Definition of an unsheltered homeless person: A person that lives in a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.

A sanctioned encampment does not align with the City's initiatives, and Mayor's core values.



Tent Encampment, Colorado

Health implications of regulated tent encampments

Tent encampment sites are a growing concern in cities across the United States. These makeshift shelters, often located on cold, hard ground, rarely offer any insulation or protection from the elements. With limited heating options and inadequate sanitation facilities, they pose a significant risk to the public health of both residents and the surrounding community.

Tent encampments are not comparable to Pallet communities and Sprung shelter sites for the following reasons: they don't provide shelter, they don't fall in line with national definitions of shelters, they are unhealthy, unsafe, and they become a city sponsored public health situation further perpetuating the stigma of homelessness.



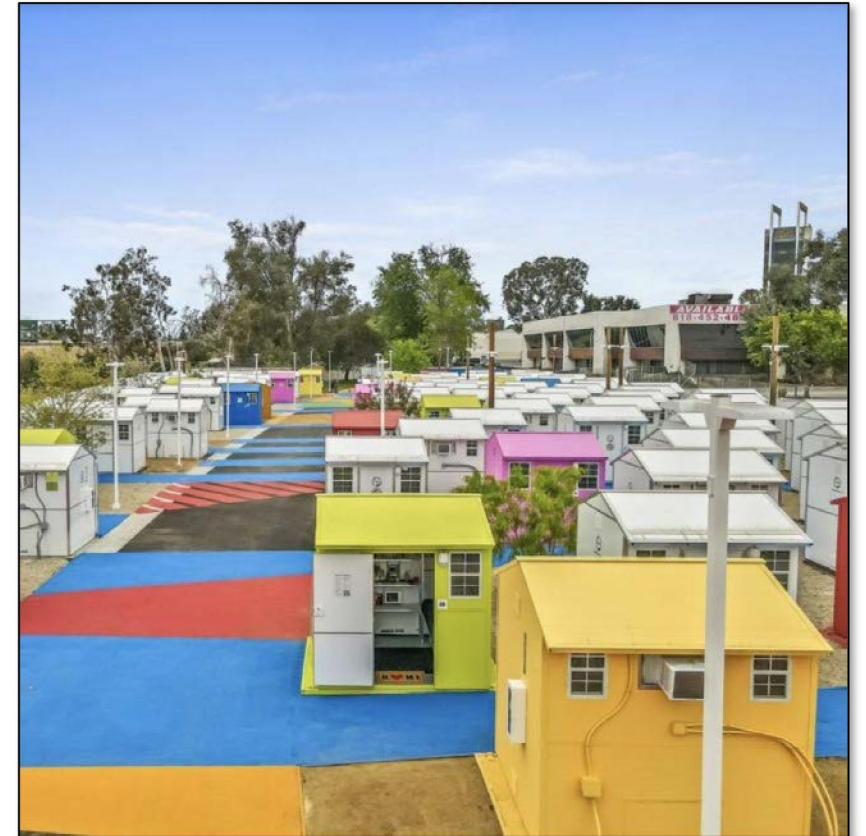
Tent Encampment, California

Option 2: Pallet Communities

Boasting nearly 2,700 units across 13 states, Pallet Shelters offer the quickest solution for quick-build emergency shelters. Their success stems from a unique combination of minimal site development which allows for rapid construction, and a commitment to employing recently unhoused individuals.

General maintenance can also be more difficult due to the large number of individual units which require inspections of mechanical units, smoke detectors, and electrical circuit overloading with multiple appliances. Smoke detectors and fire extinguishers are easily disabled and vandalized by residents. Individual mechanical units are typically low efficiency and require regular filter changes and frequent maintenance due to damage and over-use.

The interior of the Pallet shelter is also unrefined. The structures have not been adequately tested for fire resistance, and several sites have caught fire due to the Pallet materials' propensity to ignite when a flame is nearby.



Pallet Community, Oregon

Modular sleeping units do not contain individual bathrooms or showers and shared facilities must be accessed by walking outdoors. This is a security problem, particularly during nighttime hours for women, seniors and people with disabilities. Exterior-only access to shared bathroom and shower facilities is also problematic for mixed populations such as trauma and abuse victims, transgender and mentally ill clients.

Aside from the safety concern of using restrooms at night, there is the health concern of traveling outside in freezing temperatures from a shower to your unit, which has been known to cause negative health effects due to the exposure to cold in a damp environment, per NILH standards referenced in the report.

Staff could have difficulty in making sure that clients are protected from outside elements, such as weather, crime, and health due to the lack of visibility that comes with individual private spaces.



Pallet Community, California

Pallet Shelters contain an effective footprint of approximately 64-80 square feet per dwelling unit but an ineffective maximum of 30-40 units per acre.

Costly additional grading would be needed at the site chosen at the city due to the size restrictions individual sleeping cabins present.

Pallet shelters screws pierce the structural envelope, creating many leak points over time. As a result, occupants have voiced extra measures needed to mitigate leaks.

Unfortunately, Pallet Shelters have a negative track record and propensity for fires. Fires have been reported at Pallet sites in Oakland, Los Angeles, and Banning.



Pallet Community Fire Oakland, California

Crosscut.
CASCADIA PBS

News Politics Culture Investigations Podcasts Video

NEWS

Oakland fire in tiny home village turns spotlight on WA company

The plastic structures are made by Everett-based Pallet Shelter and used in several Seattle-area villages.

by Josh Cohen / March 31, 2022

LOCAL NEWS

15 tiny houses for veterans go up in flames in west Los Angeles

by Marc Sternfield
Posted: Sep 9, 2022 / 06:28 AM PDT
Updated: Sep 9, 2022 / 03:47 PM PDT



Option 3: Sprung Structures

Shelters exist to provide residents with safety and protection from exposure to the weather while simultaneously reducing the environmental impact on the community, providing respite and services to the residents, and a hygienic bathroom and shower area. Homeless shelters with services are best executed with a Sprung Structure, an energy efficient clear span tension membrane structure.

The shape of the Sprung Structure with the tall interior ceilings enable a more dense floor plan without feeling claustrophobic, fitting more residents relative to other construction types like modular trailers. With the tall ceilings also comes natural light which offers a bright voluminous living space, becoming a more dignified and humanistic facility.

The Sprung Shelter option offers a regulated open space, where climate controls and thus disease prevention is managed at a staff level, versus an individual (resident) level, adding to the positive health impacts of the facility.



Sprung Shelter, Oregon

Congregate dormitories are highly staff-efficient because staff and clients are regularly interacting. This results in increased safety for staff and clients by reducing the response time for emergency situations through visual monitoring and a limited number of building entry points.

Shelters with dormitory buildings also provide more convenient and safe access to restrooms and showers during day and nighttime hours without ever having to leave the facility, meaning there is not outdoor exposure to use a restroom in a Sprung Shelter. Direct access to staff and security offices is also easily accommodated in a shared shelter building.

Centralizing operations under one roof makes day to day operations more streamlined and efficiency is improved resulting in better outcomes and less stress. The intake process occurs indoors with easy access to restrooms, lounges and most importantly, respite from the outside elements. Also improving neighborhood optics.



Sprung Shelter, California

Congregate dormitory buildings are the most efficient way to maximize the number of dwelling units/beds on a given site. A typical site with dormitory only sleeping provides approximately 400 beds per acre and a 100-bed dormitory can be placed on a site that is less than half an acre.

The column free design means that the interior build out and environments can change over time, to evolve with the demographic of the population, or to change its use completely to transition into a community center or public works facility.

When designed properly, a shared, congregate living facility can help create a sense of shared purpose & belonging and in general, larger buildings feel more traditional than individual sleeping units. Sprung Shelters are flexible in design to allow traditional architectural components to be integrated like glass entry doors, storefront glazing, and fun curves, alcoves, and entry ways.



Sprung Shelter, Washington

Stigma Around Crime

Relevant research:

<https://sf.curbed.com/2019/11/21/20976211/navigation-centers-san-francisco-crime-rates-sf>

-According to city data obtained by Kron 4, crime around most of SF's Nav Ctr's has dropped based on evidence of crime reports requested of a quarter mile radius

<https://dignitymoves.org/dispelling-the-myth-home-less-shelters-and-crime-rates/>

<https://www.kqed.org/news/11942734/emergency-calls-complaints-are-down-near-san-joses-temporary-housing-sites-so-why-are-they-still-so-politically-risky>

-Studies show the opening of homeless shelters does not result in an increase of crime rates, and crime rates have decreased after the establishment of homeless shelters.

<https://thefrisc.com/sfs-specialized-homeless-shelters-do-not-bring-more-crime-no-matter-what-angry-neighbors-say-d7322054a568>

-Shows no pattern of rising crime in the months following the opening of a shelter

Stigma Around Crime continued

<https://www.fremontforeveryone.com/s/Navigation-Center-Neighborhood-Impacts-Final-Report.pdf>

Navigation Centers Have No Effect on Neighborhood Crime: An analysis of San Francisco Police Department data indicated that navigation centers have no effect on neighborhood crime.

- Amount of crime occurring near Navigation Centers was equal to locations without centers
- Half of those surveyed believe amount of visible homeless decreased after a center opened in their neighborhood
- Neighbors living within one block of the Navigation Centers did not believe that the centers had any effect on the value of their property

<https://californianewstimes.com/embarcadero-navigation-center-once-the-focus-of-much-rage-from-neighbors-quietly-gets-two-year-extension/647826/>

- Neighborhoods that usually oppose shelter, end up supporting them

Out of the three, Sprung Shelter best aligns with the intent of the above provided information. It is the only option that truly offers an open, transparent, and controlled setting for the residents ensuring safety to the public of the surrounding neighborhood.

Our Recommendation: Sprung Shelter



The Sprung Shelter option is better because it offers shorter stays, climate control, and disease prevention. This is better for the health of the residents and the surrounding community.

Sprung shelters are a better alternative to both encampment and pallet options because they align with the 2019 Homeless Crisis and Housing Plan, provide shelter from the elements (weather resistant), and are more transparent.

A Sprung shelter fits into the City of Bremerton 2021 Comprehensive Plan Amendments Support efforts to provide for a variety of housing options such as: Emergency group housing, homeless shelters and short-term housing.

Sprung shelters are a sustainable option due to their reusability, adaptability, and reduced construction time compared to conventional methods.

RESOLUTION NO. 3376

A RESOLUTION of the City Council of the City of Bremerton, Washington, affirming the City's commitment to increasing shelter options in the City.

WHEREAS, the City is facing a rise in homelessness; and

WHEREAS, Chapter 9.32 of the Bremerton Municipal Code entitled "Unauthorized Camping" makes it unlawful for people to camp in any park or other public place; and

WHEREAS, the U.S. Court of Appeals for the Ninth Circuit ruling in *Martin v. Boise* prohibits cities from enforcing ordinances that criminalize camping on all public property when there is no available shelter; and

WHEREAS, Chapter 9.32 of the Bremerton Municipal Code entitled "Unauthorized Camping" includes language that suspends enforcement of unauthorized camping in public places when there is no overnight shelter available; and

WHEREAS, without available shelter space, homeless encampments are likely to be established, resulting in unsanitary and unsafe conditions, both for the encampment residents and the surrounding community; and

WHEREAS, the City desires to ensure there will be available shelter space in the future to be able to enforce the ordinance banning unauthorized camping in public places; and

WHEREAS, the City needs the ability to rapidly meet current needs as well as respond to future changes in conditions regarding homelessness; and

WHEREAS, shelter options have been identified by the City's Administration and by community organizations; and

WHEREAS, it is in the City's best interests to continue to assess the feasibility of all shelter options being presented; NOW THEREFORE,

THE CITY COUNCIL OF THE CITY OF BREMERTON, WASHINGTON,
DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Bremerton affirms that it is prudent and appropriate to have multiple organizations concurrently explore options to shelter our unhoused community members. We therefore authorize the City's Administration to continue developing its low barrier walk-up congregate shelter option at the Public Works Complex

located at 100 Oyster Bay Avenue North and encourage any organizations to present feasible options for shelters as an alternative to the City Administration's proposal.

SECTION 2. The City Council of the City of Bremerton establishes a goal to have a new shelter constructed and operating by Fall 2024.

SECTION 3. City Council approval is required for the following planning and development activities at the Oyster Bay Avenue North site. These activities are broken into the following minimum number of phases, with each phase requiring separate approval by the City Council:

1. Execute a contract with a consultant to complete all design and permitting for grading, utility construction, and related site improvements for the City-owned parcels immediately north of the Public Works Complex at 100 Oyster Bay Avenue North which are parcel nos. 3748-001-007-0200 and 3748-001-005-0202. All work completed under this contract will be forward-compatible with the use of this property for Public Works purposes; however, the permitting and State Environmental Policy Act (SEPA) process activities will include development of the low barrier walk-up congregate shelter to evaluate feasibility of this site for that purpose, should the City Council approve the shelter development at this site in the future.
2. Award a contract to construct all grading, utilities and related site improvements outlined in Item 1 above, which are forward-compatible with the use of the property for Public Works purposes.
3. Execute a contract with a consultant to complete all design and permitting for a low barrier walk-up congregate shelter, and related site improvements.
4. Award a contract to construct the low barrier walk-up congregate shelter outlined in Item 3 above.

The City Council expects updates on the status of each phase prior to proceeding to further phases. It is the intent of the City Council to review other available options as the City progresses through the development feasibility process, including but not limited to the Hybrid Shelter Alternative as proposed at the City Council Study Session on January 10, 2024.

SECTION 4. The City Council of the City of Bremerton encourages other organizations to explore and plan other shelter options for City Council consideration.

SECTION 5. The City Council encourages the City's Administration to pursue grants to fund the construction and operation of a low-barrier walk-up congregate shelter at 100 Oyster Bay Avenue North. The City Council acknowledges that the plan developed by the Administration currently considers a contribution of \$1,100,000 in American Rescue Plan Act (ARPA) grant funding as the only non-utility City funds for the shelter development, with all remaining construction costs to be provided by grants or other sources.

SECTION 6. The City Council encourages the City's Administration and any organization proposing a shelter to develop operations plans for their respective shelter options.

SECTION 7. Severability. If any one or more sections, subsections, or sentences of this Resolution are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Resolution and the same shall remain in full force and effect.

SECTION 8. Effective Date. This Resolution shall take effect and be in force immediately upon its passage.

PASSED by the City Council of the City of Bremerton, Washington this _____ day of _____, 2024.

JENNIFER CHAMBERLIN, Council President

APPROVED AS TO FORM:

ATTEST:

KYLIE J. FINNELL, City Attorney

ANGELA HOOVER, City Clerk

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**Published for
December 13
Study Session**

PRESENTATION



APPROVE HOMELESS SHELTER DEVELOPMENT

City Council Study Session
12/13/2023

Agenda

- Project Status
- Site Evaluation and Selection
- Review Timeline and Critical Dates
- RPM Shelter Analysis
- Neighborhood Objections
- Cost Estimates
- Alternative Summary

Project Status

- City reviewed potential sites and selected the Oyster Bay Property
- The City currently has two contracts for this project
 - Parametrix Contract for 30% design of site development
 - Includes conceptual layout for a site that could be used for any of the three shelter types
 - Includes understanding scope of site grading, cost of grading, stormwater needs, access to site, and draft site development permitting documents
 - Staff is currently working with PMX to finalize a layout concept for further development
 - RPM Contract for Shelter Type Analysis
- SEPA and other permitting will begin once a shelter type has been selected
 - Existing reports and investigations are being used to inform feasibility and cost of the 30% design, but more detailed reports will be required for permitting

Site Evaluation Criteria

Criteria used to evaluate site feasibility:

- Ownership - owned by City
- Size - Useable area of 1 acre, minimum
- Existing use
- Zoning – must allow construction of a hotel
- Critical Area Review
- Readiness - What improvements are needed to prep the site?
- Access - Is the site accessible from an existing right of way?
- Transit/Transportation and Resource Accessibility
- Timing - How quickly can the site be ready?

One site met this criteria

Sites Evaluated

City staff reviewed the comprehensive property list prepared by the City Auditor and eliminated properties that did not meet the most basic criteria.

- Size – under 1 acre
- Existing use – parks, wells, pump stations
- Zoning – utility land, etc.

4 properties were identified for further evaluation (*summaries of evaluations shown here*)



Site Selected – Property north of PW&U Facility

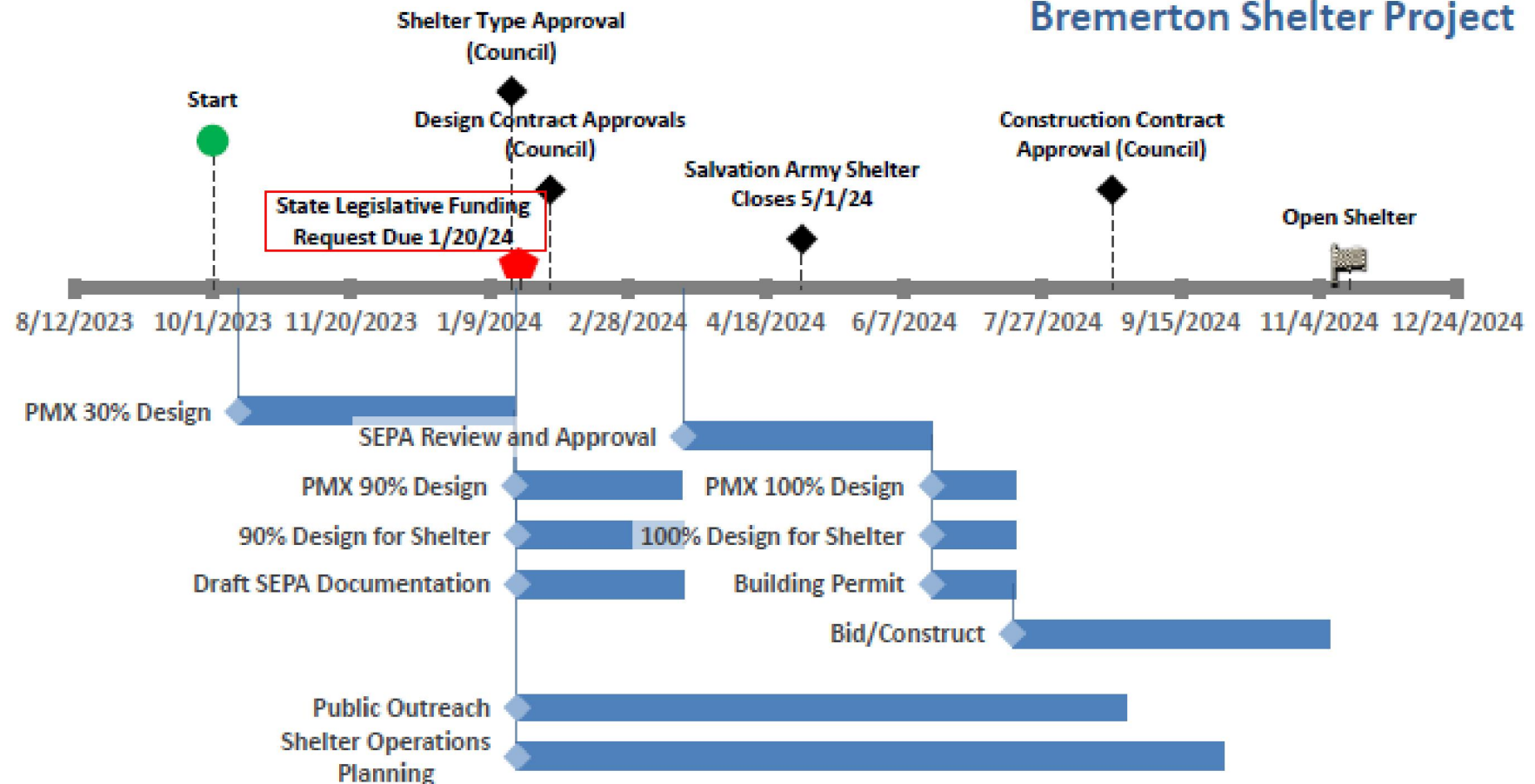


Site: Property North of PW&U Oyster Bay Facility

- Large enough (at least 1 acre)
- Appropriate zoning (General Commercial)
- Adjacent to KT route and within walking distance of several routes on Kitsap Way
- Near other resources such as health care and food
- Grading and site preparation needed for shelter development and access
- Grading is forward compatible with future use of site by Public Works & Utilities
- Full site not needed for PW&U expansion in the immediate future

Timeline

Bremerton Shelter Project



Concern	Response
Site selection process done without regard to neighborhood	All sites have surrounding neighborhoods
Crime will increase	RPM has included response, shelter design will include safety features
Lack of public outreach	A public outreach plan will be included with consultant contracts for shelter/site design
City bypassing SEPA and permitting	SEPA and permitting will be completed; design will address aesthetics and other City zoning design requirements
Construction during rainy season	Construction not planned until late summer
Lack of plan to mitigate neighborhood impacts	City will address neighborhood impacts through the design of the shelter and with operations planning – Council will provide oversight as milestones such as contracts, grants, and budget adjustments come forward for approval
Taking on Kitsap County's plan	The City has taken full advantage of Kitsap County's plans to expedite the project, however, the shelter will be sized and designed for Bremerton's use
Lack of transparency	City brought project to public's attention at earliest stage of development with full transparency and will continue to do so
Another site was preferred by consultant	The site at the Wastewater Treatment Plant was eliminated due to several issues – the cost and timeline for street improvements to provide access is prohibitive. Would include the purchase of a property
Current conditions at Salvation Army would come to neighborhood (milling, personal items, trash)	The recommended shelter is a self-contained campus, it would have an internal waiting room, a secure exterior courtyard, and would provide services to clients only

RPM Presentation

The RPM Team is a consultant for homelessness programs and a design firm involved in developing and constructing Navigation Shelters.

RPM has reviewed the scope of the homelessness issue in Bremerton and has evaluated 3 shelter types that could be implemented at the Oyster Bay site. They will now present their findings and recommendation.

RPM Team Introductions

David Renard, *President*

Cruz Avila, *Homeless Operations and Programs Principal*

Potential Costs

Order of magnitude costs, not budgetary

Based on 100 beds

	Pallet Community	Sprung Shelter	Tent Encampment
Site Grading Design & Construction	\$3,000,000	\$2,000,000	\$2,000,000
Shelter Capital Costs	\$3,600,000	\$3,400,000	\$1,150,000
Total	\$6,600,000	\$5,400,000	\$3,150,000

Operations and maintenance costs for each shelter type not fully understood, however some considerations include:

- Sprung shelter likely has the lowest operations costs due to the efficiency of the space for both staffing and energy costs
- Pallet will have a higher maintenance cost due to construction from less durable materials, and the number of individual units that must be maintained (heat/ac, locks, windows, doors etc.)

Alternative Summary

Issue / Feature	Shelter Type		
	Congregate Sprung Shelter	Pallet Community	Regulated Encampment
Likelihood to immediately fill resulting in inability to enforce No Camping Ordinance	Low	High	Unknown
Potential for on-site drug or alcohol use	Low	High	High
Dignified housing that communicates compassion for residents/value of residents	Yes	Yes	No
Climate controlled environment/year-round protection from weather	Yes	Yes	No
Construction cost for 100 beds at Oyster Bay Site (Note 1)	\$5.4M	\$6.6M	\$3.2M
Operations and maintenance cost (Note 2)	Low	High	N/A
Shelter expected life (years, Note 3)	50	15	N/A
Can incorporate architectural features (glazed entryway, vestibules, canopys, etc.)	Yes	No	N/A
Facilities centralized in one space - can use restroom without going outside	Yes	No	No
Shelter can be re-purposed	Yes	No	N/A

Notes:

- 1) Additional beds can be added at essentially no cost with a Sprung Shelter; site expansion required with a Pallet Community.
- 2) O&M cost not currently quantified, but expected to be much higher for Pallet since each Pallet unit has it's own 2,700W heater and 8,000 BTU AC unit, has non-code compliant insulating R value, and is fabricated of less durable materials. Code compliance is also a consideration.
- 3) Shelter life per discussions with RPM and Pallet. Note that Sprung Structures warrants the skin at 25-years, and the structure at 50-years. Pallet Shelters warrants their structures against manufacturing defects for 2 years.

Questions?



Sustainable Low-Barrier Emergency Shelter Proposal



Consideration for proposal

The city has no current sustainable emergency shelter plan.

We are in the unfortunate situation where our region does not have a sustainable low-barrier emergency shelter plan in place. Until now, we have utilized stop-gap transient solutions that have proven unsustainable over the long term. Benevolent, generous organizations have stepped up to meet seasonal challenges during times of inclement weather or through the pandemic. However, we are still very much in a reactionary posture in terms of providing a sustainable and humane low barrier/rapid entry emergency shelter plan for our community. Ultimately, the goal would be to have emergency shelter options that

prepare people to move through the housing continuum leading to permanent housing.



(Recent Encampment)

Proposal

A hybrid shelter option that includes an open air pallet type low-barrier emergency shelter for longer term transitional living combined with a small congregate shelter for quick and very short-term entry into the housing continuum is a viable solution to face this current challenge while preparing us for future situations ultimately leading to permanent homes for people exiting unhoused situations.

TWO LOCATIONS

Any type of shelter over 60 beds in one location is difficult to manage and exacerbates risk to both those experiencing homelessness, staff, and surrounding communities. We are proposing two locations to decrease the overall impact to surrounding communities and increase reach to those we will serve (i.e. one on either side of our county). To further minimize impact and increase feasibility for this model, each location can be set up on as little as ½ an acre. Community outreach and community impact must be a part of the location selection process as well as the logistical necessities. Several locations have been identified for consideration.

HYBRID PALLET/QUONSET SHELTER MODEL

Pallet shelters have proven success in providing safe and secure solutions, while simultaneously upholding the highest level of dignity for those being sheltered. Each Pallet shelter is 70sqft, providing plenty of space for up to two people (if necessary).

Combined with a small (20 bed) congregate shelter Quonset hut on one of the proposed locations allows for low-barrier rapid entry for those situations that we frequently encounter. The site includes access to bathrooms, water, heat/AC, and secure amnesty boxes all within a secure perimeter fence. 24/7 security with a single entry/exit point is recommended.



COST

We have obtained cost estimates from Pallet and one 40-unit shelter area is \$1.4M including infrastructure. Quonset huts are very inexpensive and provide durability and low maintenance and are easily included in the estimate listed above. Two locations would cost approximately \$2.8M to \$3.5M based on estimates provided by PalletShelter.com (see attachment). Land acquisition, contracted security, and operational costs are not included in this estimate.

INTAKE AND CASE MANAGEMENT

The process for access to an emergency shelter is equally as important as the physical structure itself. A holistic approach is considered here as we look to secure a housing first concept while simultaneously preparing each individual for their journey through the housing continuum with permanent and sustainable housing being the end goal. Keeping the goal in mind, each person will be assigned a case manager upon entry to determine how best to meet their unique needs. Depending on availability and time of entry, someone may enter into a Pallet shelter within the first 24hrs. If access is needed outside of typical working hours, they can be provided a safe warm bed within the Quonset hut immediately and then be assigned a Case Manager and entry into a Pallet shelter within 72hrs (for weekend entry).

Providing Case Management to each person is key to success and progress through the housing continuum. Emergency shelters are step one in a much longer journey for each individual. It is important that the expectation is set from the very beginning that this is a temporary stay where we encourage and support each person in finding more permanent solutions that we are working to create throughout our county. Through KCR and other supportive agencies such as Salvation Army and St. Vincent de Paul, collaborative efforts will be combined to find the most favorable outcomes

for each individual as they prepare their transition into permanent housing. When they are ready, opportunities for permanent housing will be provided through agencies that have subsidized housing and/or voucher rental assistance primarily our region's housing authorities.

Conclusion

This model is a sustainable solution that can be utilized well into the future through collaboration with all partners along the housing continuum. Several organizations along the housing continuum should come together to We want to ensure we are poised to meet the challenges of tomorrow while simultaneously solving this immediate need. This solution will equip our community to move away from high-risk reactionary responses and to adopt more of a proactive posture when it comes to housing the most vulnerable in our community.



(Modular, durable construction allows for ease of construction and flexible deployment.)

(Addendum 1)



info@palletshelter.com

425-322-5122

Created Date 11/8/2023

Quote Number 00001839

Company Address 1930 Merrill Creek Pkwy, Suite A
Everett, WA 98203
USA

Bill To Name Bremerton Housing Authority

Ship To Bremerton, WA 98310

Contact Name Jill Stanton

Email jstanton@bremertonhousing.org

Ship To Name Bremerton Housing Authority

Product	Sales Price	Quantity	Total Price
S2 70 SQFT Sleeper	\$15,900.00	40.00	\$636,000.00
S2 120 SQFT Sleeper	\$20,600.00	4.00	\$82,400.00
120V 1500-2750 Watt Heater	\$635.00	44.00	\$27,940.00
A/C 6,000 BTU 120V with Install Kit	\$499.00	44.00	\$21,956.00
Twin XL Bed Frame	\$150.00	40.00	\$6,000.00
Twin XL Mattress	\$350.00	40.00	\$14,000.00
Assembly Services	\$1,100.00	44.00	\$48,400.00
2 Stall Bathroom Unit (Toilet, Shower, Sink in Each)	\$44,995.00	2.00	\$89,990.00
2 Stall Accessible Bathroom Unit (1 Full Bath, 1 Admin Half Bath)	\$44,995.00	1.00	\$44,995.00

Subtotal	\$971,681.00
Tax	\$91,786.66
Shipping and Handling	\$26,000.00
Grand Total	\$1,089,467.66

Notes


An 8,000 lbs. forklift with 8 foot forks will be needed onsite for delivery at the responsibility and cost of the customer. Pallet is not responsible for site grading, leveling of shelters, staking to the ground, or electrical connections to the shelters.

Prices are in USD. All taxes are estimates and are subject to change. Shipping includes import fees and is an estimate that is subject to change.

Terms and Conditions

NOTICE: This Quote contains the preliminary non-binding terms of purchase and sale by and between Pallet PBC and the Customer listed above. This Quote does not constitute an offer to sell, and shall automatically expire sixty (60) calendar days from the date of issuance, unless terminated sooner by: (i) written notice from Pallet PBC to Customer; or (ii) upon the delivery of an SOW by Pallet PBC to Customer. All Pallet PBC materials, publications and websites are maintained as sources of general information and are not quotations or offers to sell. All clerical errors are subject to unilateral correction by Pallet PBC, in its sole discretion. Any order, written or verbal, based in any way on this Quote, shall not be binding on Pallet PBC. All orders shall be based on, and governed by, the terms and conditions of the applicable Master Product and Services Agreement Statement of Work ("SOW"), issued by Pallet PBC after a request for a purchase order from Customer. No agreement to purchase or sell products or services shall be binding upon Pallet PBC absent a written and executed SOW.

(Addendum 2)

Pallet Infrastructure Budget Estimate							
Site Specific Costs	Service	Service	# of Units	Labor Cost	Material Cost	Cost Per Unit	Total Cost
Unit Cost		See descriptions below and wiring diagrams in folder					
	Conduit run to subpanel in each unit and hardwire connection. This is either trenched, run along the ground, overhead, or occasionally is laid within a PTL walkway between structures	120v 30 amp service for each 70/120 SQFT Unit	32	\$ 700	\$ 200	\$ 900	\$ 28,800
		240v 150amp service for each standard bathroom (200amp breaker)	1	\$ 1,000	\$ 800	\$ 1,800	\$ 1,800
		240v 90amp service for each accessible bathroom	1	\$ 1,000	\$ 800	\$ 1,800	\$ 1,800
		240v 400amp split service for each Laundry (2 200amp breakers)	1	\$ 2,000	\$ 1,600	\$ 3,600	\$ 3,600
		(3) 120v 30amp connections for each 400 SQFT Unit, 2 120v and 1 240v for 800)	1	\$ 1,500	\$ 1,000	\$ 2,500	\$ 2,500
	Water to bathrooms and laundry	See fixture value document, drawings, and installation guide.	3	\$ 6,000	\$ 2,000	\$ 8,000	\$ 24,000
	Sewer from bathrooms/laundry	See drawings, and installation guide.	3	\$ 4,000	\$ 2,000	\$ 6,000	\$ 18,000
	Installation of toilets and sinks for bathrooms	2 toilets/sinks for each bathroom (these are provided but not installed by Pallet)	2	\$ 2,000		\$ 2,000	\$ 4,000
	Purchase and installation of Washer/Dryers (4 each per laundry)	Average cost is \$8k for washer/dryers. Installation varies	1	\$ 3,200	\$ 8,000	\$ 11,200	\$ 11,200
	Anchoring	4 per structure. 200 lbs for standard, 1200 lbs for HD on each corner (Florida, Coastal SE) of downward force on each corner of each unit (see infrastructure doc for specifics). Recommend duckbill anchors	144	\$ 30	\$ 20	\$ 50	\$ 7,200
	Concrete Pad for 400 SQFT Unit	4" concrete pad (see drawing for dimensions)	1	\$ 1,500	\$ 3,000	\$ 4,500	\$ 4,500
	Concrete Pad for 800 SQFT Unit	4" concrete pad (see drawing for dimensions)	0	\$ 3,000	\$ 6,000	\$ 9,000	\$ -
	Ramps leading into bathrooms, laundry	9.5" rise, 1 per accessible bathrooms, laundry structure. Recommend widely available aluminum ramp	2	\$ 300	\$ 2,000	\$ 2,300	\$ 4,600
	Stairs leading into bathrooms	9.5" rise, 2 per standard, 1 per accessible restroom	3	\$ 100	\$ 400	\$ 500	\$ 1,500
	ADA Ramps (1 per 20 64/100SQFT Units)	Common options are adjustable aluminum ramp, concrete/asphalt pad	2	\$ 25	\$ 100	\$ 125	\$ 250
	ADA Ramps for 400s/800s	Common options are adjustable aluminum ramp, concrete/asphalt pad. 2 per structure.	2	\$ 25	\$ 100	\$ 125	\$ 250
General Site Costs	Electrical service to site	Includes but not limited to electrical infrastructure upgrades, temp power poles, breaker boxes for site. Refer to electrical service calculator for electrical requirement estimate		\$ 46,200	\$ 50,050		\$ 96,250
	Site grading (if necessary)	Site should be relatively flat, either gravel, concrete, or asphalt		\$ 30,000			\$ 30,000
	Site clearing	If necessary, removing existing structures, debris, etc		\$ 5,000			\$ 5,000
	Privacy fencing around site perimeter	Cost for fencing varies by location		\$ 3,753	\$ 8,757		\$ 12,510
	Gating for ingress/egress	2 'people' gates with panic bars, one emergency vehicle access gate		\$ 1,000	\$ 5,000		\$ 6,000
	Lighting for site	Lights along walkways and overhead if not present		\$ 6,400	\$ 6,400		\$ 12,800
	ADA Walking Paths	If site is not concrete/asphalt		\$ 1,600	\$ 960		\$ 2,560
	Basic hardscape/gravel and striping for staff and resident parking			\$ 1,500	\$ 500		\$ 2,000
	Seating, shade structures				\$ 4,800		\$ 4,800
	Pet Enclosure			\$ 500	\$ 2,000		\$ 2,500
	Forklift for delivery and assembly	Typical cost is ~\$500 per day. One day for every 10 64s, 100s, 2 days for each 400, for each 800. Labor is included in Pallet assembly services			\$ 2,240		\$ 2,240
	Trash Enclosure				\$ 7,000		\$ 7,000
	Permit fees	If required by city		\$ -	\$ -		\$ -
Total							\$ 297,660.00

The items above represent a compilation of products and services commonly purchased and/or required in Pallet shelter villages. Every village site is unique and may involve different products and services. This list is neither comprehensive nor exhaustive; it is merely a tool to help plan for the different circumstances our customers may encounter in planning their Pallet village site.

**Published for
December 13
Study Session**

ITEM A8 – Public Comments

From: Anthony Ives <aives@kcr.org>

Sent: Thursday, November 30, 2023 7:48 PM

Cc: Jill Stanton <JStanton@bremertonhousing.org>; Joe Crain <joe@svdpaul.org>

Subject: Other options

Dear Team,

Together, we have decided to share ideas with the Council. Over the last two months, this idea has been presented by a group of us that all have a vested interest in seeing this project succeed and assisting residents, all residents, of Kitsap County. There are always details to work out, and even there are alternatives to how this could get done. But we are confident that this is a viable approach.

We thank you for your attention and trust.

Go Seahawks!

Tony Ives
Executive Director
Kitsap Community Resources
845 8th Street
Bremerton, WA 98337
www.kcr.org

360.473.2013 (office)

From: Keith Stuessi <keith.stuessi@gmail.com>
Sent: Thursday, December 7, 2023 7:58 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Health Concerns with Congregate Shelter

City Council,

Please see attached letter that was published in the Kitsap Sun today.

I just want to make sure you are aware of the medical/health concerns with the proposed congregate shelters in Bremerton.

Please let me know if you have any questions.

Very Respectfully,

Dr. Keith Stuessi, CAPT (Ret), USN

Building a Congregate Shelter Endangers Bremerton's Public Health

I appreciate the coverage the Sun has provided about the proposed homeless shelter plan but I am concerned that the City of Bremerton doesn't understand the significant health issues surrounding congregate shelters.

A congregate shelter has large open spaces with bunks for sleeping. It requires people to share showers and laundry and residents must exit each morning.

People experiencing homelessness disproportionately suffer from untreated chronic medical conditions and have barriers to accessing medical care. This means they are more vulnerable to outbreaks of highly communicable diseases such as COVID-19 and Hepatitis A, especially in open spaces like congregate shelters.

Disease outbreaks don't stay within a shelter. In another Navy town, San Diego, they experienced a major outbreak of Hepatitis A in 2017 that started with the unhoused. It resulted in 592 cases and 20 deaths. San Diego is a bigger city, but Bremerton should keep these numbers in mind – an outbreak that began with the unhoused took \$12 million dollars and two years to get under control. It affected all City sidewalks, parks, libraries, and any business or service where people touched a shared resource.

Congregate shelters have become an undesirable solution due to health and safety concerns and often come with insurmountable barriers for those experiencing homelessness. A better option is multiple small pallet shelter facilities that provide a place to return each night, offer flexibility in treating health outbreaks and put the unhoused on the pathway to permanent housing.

Dr. Keith Stuessi, CAPT (Ret), USN
1434 Madrona Point Drive
Bremerton, WA 98312
(760) 331 - 7203

From: Bree Medley <bree@brandtdesigninc.com>
Sent: Friday, December 8, 2023 8:31 AM
To: City Council <City.Council@ci.bremerton.wa.us>; Anna Mockler
<Anna.Mockler@ci.bremerton.wa.us>
Subject: Bremerton's Homeless Shelter

Council members,

Thank you for the time you gave to your constituents at Wednesday night's council meeting. The issue of housing our unhoused citizens is a hugely important issue and I do hope that you will demand clear, well planned and meaningful solution of the Mayor. This is too important to be decided in a vacuum, after only one study session.

Respectfully,

Bree Medley
The Brandt Design Group
66 Bell Street, Unit #1
Seattle, WA 98121

www.brandtdesigninc.com

206.239.0850 (o)
206.595.9357 (c)

From: Joanna Hayes <joanna.s.hayes@gmail.com>
Sent: Monday, December 11, 2023 2:08 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Congregate shelter

Hello,

I read the proposal for a congregate shelter. At this point, I am frustrated. You and the mayor have received so much input and many excellent ideas. The council spent months over the summer debating the anti-camping legislation. The community has been telling you since July that a large congregate shelter will not meet the needs of this community. The Salvation Army shelter is rarely full, and many of our neighbors are still camping because that shelter does not meet their needs.

A large congregate shelter will not be effective. People do not feel safe and secure despite the best efforts in this type of shelter. Humans need privacy and a place to call their own if they are to begin accessing resources. Safety is paramount in the recovery process, and congregate shelters rarely meet this need.

I hope that, if this is the way that you go, you at least make it a 24-hour shelter with storage for residents' belongings and the ability to house pets safely and humanely. A walk-up congregate shelter is needed, but not one so large. The goal for a shelter such as this should be a brief stay until there is a slot into either permanent housing or long-term transitional housing such as a pallet shelter, a hotel room, or other similar options. It should be a short stop along the way to stable housing. It is not an adequate long-term option.

On that note, why aren't we putting an effort into saving the Quality Inn shelter? KRM has over a 100-person waitlist, while the Salvation Army often has open beds. Removing all those beds and moving them to Port Orchard with an increase of approximately ten spaces is a horrible idea. Port Orchard generally does not feel local to people who do not have cars. That is far away. It also will only help a few additional people. It has been treated as though all of those beds are new beds, but that is not true.

In making this decision, please consider listening to your neighbors, including unhoused people and those doing their best to help them despite limited resources. There are so many excellent options. Please consider this decision carefully.

Joie Hayes
Kitsap ERACE coalition housing systems team co-chair

From: morashbob@netscape.net <morashbob@netscape.net>
Sent: Saturday, December 9, 2023 5:48 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Shelter for Homeless

6016 Peregrine Ct
Bremerton, WA 98312
December 9, 2023

Please see attached letter.

City Council Office

345 6th St., Suite 100
Bremerton, WA 98337

Subj: A proposal for housing the homeless

Dear City Council,

Every day I see homeless men, and occasionally homeless women wandering the streets. I see sidewalk tents and broken down RVs. I here talk of building "tiny house" communities and purchasing hotels to temporarily house these homeless individuals.

When I have spoken with them their main concern is just having a place to sleep that provides shelter from the elements.

As a career military veteran with 31 years service in both the Army and the Navy I ask, **"Has anyone on the City Council considered the establishment of military style open bay barracks to provide shelter for these homeless people?"** An average World War 2 barracks would easily hold 40 individuals, providing them with a bunk, wall locker, footlocker, toilets, sinks, and showers. These facilities would be cheaper to build and maintain than the proposed tiny homes or temporary hotels.

Having a warm place to sleep and access to basic hygiene facilities would help provide a sense of dignity which is lost when living in the squaller of tent cities. What business would hire a person who hasn't bathed in over a week?

A paid janitorial staff could be recruited from the residents of these barracks communities. A Day Laborer pick-up site could be provided. City bus pick-up points could be established.

There would still be the problems of drug abuse and mental illness to deal with. A number of other issues would need to be addressed. However, they may be easier to deal with in the barracks environment than the tent cities.

There would still be a role for some tiny homes, such as for homeless married couples, especially those with children. Yet, the barracks approach would help deal with the large volume homeless men and women.

Respectfully,

Robert C. Morash

December 5, 2023

ER 408 Communication

By Email Only

Kylie J. Finnell, City Attorney
345 6th Street, Suite 100
Bremerton, WA 98337

Re: *City's Decision on Shelter Location Without SEPA Review*

Ms. Finnell:

Our firm represents JSP Ambrose LLC ("JSP"), who owns and operates the 216-unit Ambrose apartment complex located at 4520 through 4562 Bay Vista Boulevard (the "Ambrose Apartments"). The beneficial owners of the Ambrose Apartments also own and manage hundreds of units of market, workforce, and affordable housing in Kitsap County, and tens of thousands of units across the western United States.¹ We are writing to you on behalf of our client because of deep concerns with the process the City has used to site its new homeless shelter adjacent to Ambrose Apartments. To our understanding, the City has "decided" on a location that is known by parcel nos. 3748-001-005-0202 and/or 3748-001-007-0200 (the "Site").² We would like to meet with you as soon as possible to discuss these concerns, which are expressed more fully below, along with potential solutions.

JSP is supportive of increasing housing options for low-income and vulnerable populations and has invested in many projects that do just this. However, the City's process so far has been opaque, hurried, and seemingly without thorough consideration of the safety implications of siting a shelter in this location that is proximate to housing for many families and children. JSP's offices are in downtown San Francisco, and so it has firsthand knowledge of the consequences if public safety issues are left unaddressed.

We are also troubled that the City appears to have ignored the requirements of Washington's State Environmental Policy Act, Ch. 43.21C RCW ("SEPA"), in selecting the Site

¹ These units include the [Wellington](#) and [Cascade Ridge](#) apartment complexes in Silverdale, and is undertaking construction of [570 additional apartment units](#) in Kitsap County.

² The "Phase 1" illustration on Slide 5 of the City's October 11, 2023 presentation appears to contemplate all or part of the City's project being sited on APN 3748-001-007-0200. However, Slide 4 of the same presentation appears to suggest that the selected area will include both that parcel and 3748-001-005-0202. It is disappointing that the City's public documents do not even make clear on which parcels the City's proposed project will be located. However, this letter assumes that the City is planning to use both parcels as the Site.

without first completing environmental review. The City appears to be proceeding in a manner that not only violates SEPA, but will result in significant adverse environmental impacts. SEPA requires the City to adequately consider all such impacts as well as alternative locations for the shelter prior to proceeding any further with the proposal.

A. The City has Violated and Continues to Violate SEPA

As you know, SEPA requires all local governments to analyze potential environmental impacts of their decisions, except where a specific decision is expressly exempted by statute or rule. RCW 43.21C.030; WAC 197-11-305. Actions subject to SEPA review are defined to include any “decision on a specific project, such as a construction or management activity located in a defined geographic area,” including those projects sponsored by local governments, not just those sponsored by private applicants. WAC 197-11-704(2)(a). Further, and perhaps most importantly, such review “shall be integrated with agency activities at the earliest possible time to ensure that planning and decisions reflect environmental values, to avoid delays later in the process, and to seek potential problems.” WAC 197-11-055(1). The law requires preparation of any “threshold determination and [EIS] at the earliest possible point in the decision-making progress, when the principal features of a proposal and its environmental impacts can be reasonably identified.” *Id.* at (2).

The City not only neglected to procedurally comply with SEPA when it “selected a site for development,” it is apparently now planning to also ignore SEPA on a continuing basis in December or January when “shelter type is selected.” *See* Site Development for Emergency Shelter presentation, City Council Study Session, Oct 11, 2023. The decision about where the proposed shelter should be located is one at which the proposal’s principal features and environmental impacts can certainly be identified, and that decision therefore required SEPA review. The City has publicly identified no applicable exemption from its obligations to undertake review prior to a siting decision, and therefore must return to the siting decision to review environmental impacts as required by law. Instead, the City appears to be proceeding on a path to determine all of the details of the proposal before it considers SEPA, which is at odds with the dictate that environmental review be completed as early as possible so that it can inform the decision-making process.

SEPA also requires that the City consider alternative locations. RCW 43.21C.030(c)(iii). This requirement obligates the City to consider other sites where the shelter’s services could be provided more effectively and with fewer environmental impacts. There is no legitimate reason why the City must limit itself to properties already in City ownership, especially when such sites are few and potentially environmentally problematic. Here, the City has selected a site with substantial trees, slopes, and sensitive neighbors. But with adequate review of alternatives, the City might identify alternative sites for lease or for sale where the shelter could be developed faster, more efficiently, less controversially and more sustainably.

B. Locating the Shelter on the Site is Likely to Result in Significant Adverse Environmental Impacts

Had the City undertaken legally required SEPA review as part of its siting decision, it would have observed a number of environmental issues with the site that indicate a high likelihood of significant adverse environmental impacts. The City has cited to a 2019 report that purports to

contain a “critical areas reconnaissance and preliminary hazardous materials review,” but the report is insufficient because it is outdated, not sufficiently detailed, and does not include any analysis of one of the two parcels (Parcel 005-02) that the City has selected as part of the site. *See* [Critical Areas Reconnaissance and Preliminary Hazardous Materials Review](#) prepared by Struck Environmental, Inc., and dated Aug. 21, 2019 (the “2019 Report”) (analyzing only parcel no. 3748-001-007-0200 and ignoring parcel no. 3748-001-005-0202.) Without an updated critical areas analysis in particular, the City is proceeding blind as to whether critical areas exist on the heavily wooded Site.

The following environmental issues have similarly not been appropriately reviewed and must be considered before the shelter project is advanced any further:

➤ **Stormwater and Impacts on Estuarine and Marine Wetland Habitats.** At present, the Site is apparently fully permeable. However, it is not clear whether the Site will be at all permeable in the finished condition with the shelter. By analyzing alternative sites, the City could have reviewed options where the shelter would not result in net loss of permeable surface coverage. Because the City did not perform such review, nonpoint source pollution of Oyster Bay (and harm to endangered Orcas and salmon) could increase unnecessarily. *See* 2019 Report at 3. (“Surface water runoff from the Property generally flows downgradient . . . to an outfall in Oyster Bay.”). *See* Appendix A, Washington Department of Fish and Wildlife Rendering of Estuarine and Marine Wetland Habitat Downhill from the Site.

➤ **Wetlands.** The public record indicates that the “subject property includes a closed depression that could retain surface water during the wet season.” *Id.* at 4. However, City’s studies of this depression are more than four years out of date, so it is unclear how the City can still be confident that the selection of this Site will not result in harm to delicate wetland habitats or their protected buffers. The City is required to complete this analysis.

➤ **Native and Protected Trees and Vegetation.** The Site is apparently densely vegetated, and contains municipal trees that may be protected by the City’s code. However, without SEPA review, it is not clear that the unvetted selection of this Site will cause the City to violate its obligations to select “a more appropriate site for replacement . . . when possible, in as close a proximity as spacing permits,” as required by BMC 13.10.080(c)(8); to comply with all applicable tree removal regulations set forth at BMC 20.14.190; and to preserve significant trees “to the greatest extent possible,” under BMC 20.50.050.d. *See* Appendix B, City Graphics of Vegetated Condition.

➤ **Critical Aquifer Recharge Areas.** The City has observed that all or part of the Site falls within a Category II Critical Aquifer Recharge Area, but has not analyzed whether the selection of a different location for the City’s project may have fewer adverse impacts on the aquifer than would creating additional impervious surface on the Site.

➤ **Slopes and Geotechnical Hazards.** The record indicates that all or part of the Site contains steep slope areas designated under the City’s critical areas ordinance as “geologic areas of concern/potential erosion hazard.” The City has not addressed whether erosion hazards will be exacerbated by the shelter. Further, such conditions will almost certainly raise the costs of the City developing the project on this Site. With adequate SEPA review, the City could find a location on flatter ground, thereby focusing the City’s limited resources on providing the shelter instead of on the geotechnical study and engineering that this Site will require.

C. Conclusion

Had the City opened the site selection process to the public as contemplated by SEPA, members of the public could have reminded City officials that the City need not restrict its search to sites currently owned by the City, where more grading and environmental impacts may be required. The City could lease, buy, or partner in providing a shelter site on a location that is already graded and impervious, would not require elimination of trees and vegetation, and better serves occupants and neighbors alike. Instead, if the City does not return to siting decision in order to make this decision in a manner compliant with SEPA, it is risking both significant adverse impacts to the environment and lawsuits from aggrieved families in the neighborhood.

Beyond just the Ambrose Apartments, JSP develops and provides housing across multiple states, and is adept at project design, development and management. To assist the City in finding a solution to this issue, JSP may even be able to offer to purchase the Site from the City so that the City could fund acquisition or leasing of another, more suitable site for the shelter.

At your earliest convenience, we request a meeting (via videoconference or in person) with you, Mayor Wheeler, and any other City staff that you may feel appropriate. We support the City's goal of providing shelter to some of its most vulnerable citizens, but the City must also comply with its environmental obligations and consider public safety. We believe that a purchase of the property by JSP may provide a win-win solution that allows the City to adequately fund and efficiently construct a shelter in a location that has fewer environmental impacts and would be better for the City as a whole.

Please process this letter as a written comment submitted during administrative review of the City's Project and add JSP Ambrose LLC (care of this law firm) to your list of Parties of Record for this Project. Please also accept this correspondence as JSP Ambrose LLC's formal request for an emailed (or USPS) copy of all public notices, decisions or environmental documents that may be prepared or issued in connection with the City's Project.³

Very truly yours,

Josh Friedmann

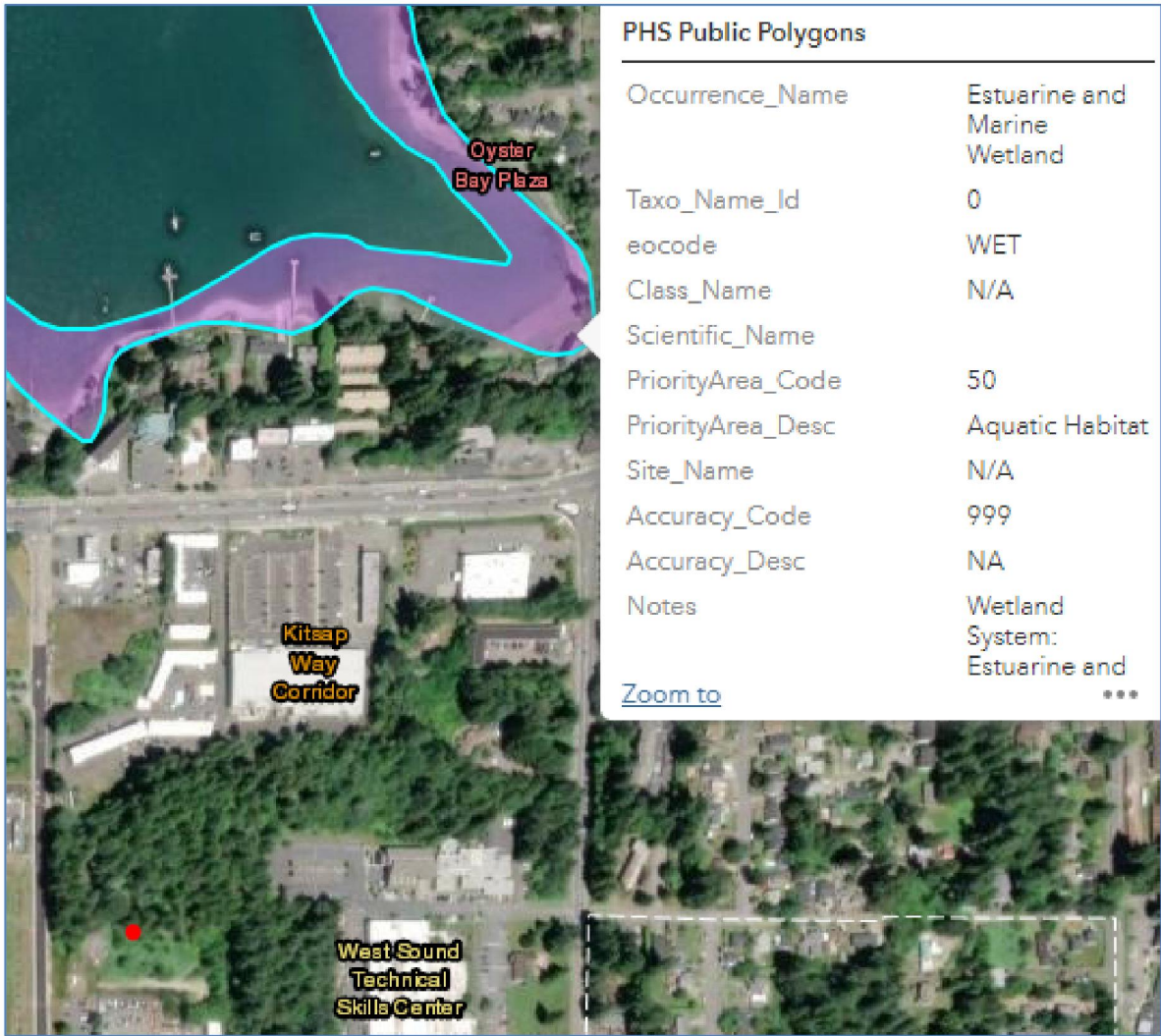
Josh Friedmann
Attorney for JSP Ambrose, LLC

Josh.friedmann@hcmp.com
(206) 470-7655

³ See, e.g., BMC 20.02.100(b)(8) and (c)(1)(v); 20.02.110(c)(1)(iii) and (f)(1)(iv); 20.02.130(b)(1)(ii); 20.02.030(g); 20.04.160; WAC 197-11-355(2)(a)(iv) and (2)(d)(ii); WAC 197-11-510(1)(g); and WAC 197-11-680(5)(b)(i).

APPENDIX A

Figure 1: Washington Department of Fish and Wildlife’s rendering of Estuarine and Marine Wetland Habitat in Oyster Bay, immediately downgradient from the Site (marked with a small red circle)



APPENDIX B

Figure 2: Depiction from the City's Oct. 11, 2023 presentation, showing the Site as partially if not fully treed.



Figure 3: The City's depiction of the Site's "Typical upland property conditions," as provided by the City's 2019 Report.



From: Dianna Loiacano <dancingwolf2003@msn.com>

Sent: Wednesday, December 13, 2023 6:04 AM

To: City Council <City.Council@ci.bremerton.wa.us>

Subject: Homeless Encampment

I am not sure who will get this but, however I am wondering why you are choosing to grant a permit of any sort and allowing a Warehouse to be built, that would only allow those who are homeless to stay the night and then they are forced to leave in the day.

We are a first-time homeowner residing in the Bay Vista homes and like so many of my neighbors, we are trying very hard to wrap around our head's so many un-answered questions that the mayor was refusing to answer and refused to come to the meeting last night. We do understand that those who are homeless are in need during the cold. But then they will be pushed back out in the day. So much has been taken from these people who do reach out for help. We have always thought of our small-town as having the proper information that so many people who need it within our community could find. Not just throw the homeless aside like they are a pack of wolves. There are so many buildings being shut down, if not demolished that can be used for helping the homeless instead of building up apartments and condos. What happened to Bremerton and the compassion that was the reason for ships and good business? We do miss the old Bremerton. Please respond.

Dianna Loiacano

From: Jim short <jimshort@comcast.net>
Sent: Wednesday, December 13, 2023 9:19 AM
To: Anna Mockler <Anna.Mockler@ci.bremerton.wa.us>
Subject: Oyster bay homeless camp

I urge you to try to get the council to reject mayor Wheelers proposal. Wheeler lied to us about the temporary nature and duration of moving the homeless into the motel on Kitsap way. We've all seen the zombies walking up and down the roadways including recently marine drive. Encouraging more is the same up by bay vista is beyond stupidity. "Build it and they will come " is a saying about baseball. Not about homeless camps. The enterprising people who've pulled themselves up to enjoying decent housing are about to get totally screwed by mayor wheeler. Kitsap way is the visible entrance to our once nice city. Putting a homeless facility there is so wrong. Please get the council to put a stop to this outrage

Thanks.

Jim Short - marine drive
360 731 7012
Sent from my iPhone

From: Lisa Levy <llevy@jspllc.com>
Sent: Wednesday, December 13, 2023 2:23 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: 100 Oyster Bay Ave North - Proposed Shelter

Bremerton City Council –

I wanted to send an email before your study session this evening to highlight many of the Bay Vista Communities' concerns with the location of this proposed shelter. We hosted close to 60 community members last night to have an open discussion and in case it is helpful for your reference, this is a summary of several major concerns that residents and neighbors kept bringing up:

- There were 11 potential sites identified for this shelter, why is this the best location?
 - If resources will not be provided at this location and most are located downtown, how will the unhoused population get to and from here? Public transit is very limited. Is this additional cost to expand public transit included in the proposed costs?
 - Where will they go everyday as this shelter will force them to leave every morning? To the playground across the street? To the streets not built out for this much foot traffic?
 - Ambrose apartments is located .9 miles away from the closest school. The bus picks up only for children 1+ mile away. Will the children of this neighborhood need to pass this shelter every day on their way to and from school?
 - + for the many vulnerable senior citizens living in the area, how will safety concerns be addressed? We have been told to form a Neighborhood Watch as the Police are unstaffed and cannot help us here
- The company that builds these types of shelters has never done so in a residential neighborhood like Bay Vista
- The Salvation Army is currently open thru Q1/Q2 of 2024 and are **willing to stay open** if they receive the funding. This site is already built out and has 75 available beds but has never been full. This site is arguably much easier to access and much closer to all existing local resources and aid. Why did the Salvation Army not receive additional funding?
 - If the 75-bed existing shelter is not at capacity, why is there a proposal to build a 200+ bed shelter in a location with potential environmental concerns?
- Rock the Block has helped house 36+ individuals seeking assistance. They have requested additional funding and were denied. Why?
- Between Rock the Block, the Bremerton Housing Authority and the Salvation Army – their level of expertise on housing the unhoused population is far superior, so the community and its leadership should be asking the professionals about where a project like this should be sited

Thank you,

Lisa Levy
Asset Manager
Jackson Square Properties
[655 Montgomery Street, Suite 1700](#)
[San Francisco, CA 94111](#)
Office: 415-273-2161
Cell: 650-303-6442

From: Brittany Mellegard <bmellegard@msn.com>
Sent: Wednesday, December 13, 2023 4:00 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Community meeting 12/12 with Mayor Wheeler

Greetings City Council,

As you are aware, there is a proposal from Mayor Wheeler to build a sprung structure/homeless shelter in the Bay Vista neighborhood on Oyster Ave, which is currently slated to be voted on during the 12/20/23 city council meeting.

I feel it is important to highlight that Mayor Wheeler and Chief of Police Tom Wolfe had an agreement with the Ambrose apartments to have a community meeting on 12/12 at 5pm and a Q&A to which neither showed up last night.

It's already quite insulting that the neighborhood was not involved or communicated with regarding this project, but then to not show up to a planned meeting to address everyone's questions and concerns is not only discourteous but also extremely disrespectful to everyone's time. Many people waited for well over an hour.

As a neighborhood we already have concerns about this project, but then to be blatantly blown off by the mayor and the police chief only increases these concerns and further strains the relationship. We are frustrated by this incident and the lack of transparency from the mayor on this project overall.

I added a picture of the flyer below documenting their agreement with the Ambrose apartments to hold a community meeting at 5 pm on 12/12.

Thank you for your time.

Respectfully,

Brittany Mellegard
A resident of Bay Vista



Bremerton proposed homeless shelter – Meet with Mayor Greg Wheeler and Chief of Police Tom Wolfe

We will be hosting a community meeting with Mayor Wheeler and
Chief of Police Tom Wolfe on **Tuesday 12/12/23 at 5PM** at
Ambrose Apartments Clubhouse/Leasing Center

(4520 Bay Vista Blvd, Bremerton)

Let your voice be heard! This will be an open forum. We invite
everyone to attend and provide feedback on our community and our
community's needs/safety.

Please visit our website for more information and future updates:

<https://bayvistacommunitycoalition.godaddysites.com/>

OR please use the QR Code:



**Published for
January 10
Study Session**

PRESENTATION



ADMINISTRATION
RECOMMENDATION
FOR SHELTER
DEVELOPMENT

City Council Study Session
1/10/2024

Goal

- Provide shelter for those who accept it
- Allow the City to enforce our laws and protect our neighborhoods

Agenda

- Review Shelter Recommendation & Coordinated Entry
- Review Timeline and Critical Dates
- Capital Cost Estimates
- Operations Discussion

Alternative Summary

Issue / Feature	Shelter Type		
	Congregate Sprung Shelter	Pallet Community	Regulated Encampment
Likelihood to immediately fill resulting in inability to enforce No Camping Ordinance	Low	High	Unknown
Potential for on-site drug or alcohol use	Low	High	High
Dignified housing that communicates compassion for residents/value of residents	Yes	Yes	No
Climate controlled environment/year-round protection from weather	Yes	Yes	No
Construction cost for 100 beds at Oyster Bay Site (Note 1)	\$5.4M	\$6.6M	\$3.2M
Operations and maintenance cost (Note 2)	Low	High	N/A
Shelter expected life (years, Note 3)	50	15	N/A
Can incorporate architectural features (glazed entryway, vestibules, canopys, etc.)	Yes	No	N/A
Facilities centralized in one space - can use restroom without going outside	Yes	No	No
Shelter can be re-purposed	Yes	No	N/A

Notes:

- 1) Additional beds can be added at essentially no cost with a Sprung Shelter; site expansion required with a Pallet Community.
- 2) O&M cost not currently quantified, but expected to be much higher for Pallet since each Pallet unit has it's own 2,700W heater and 8,000 BTU AC unit, has non-code compliant insulating R value, and is fabricated of less durable materials. Code compliance is also a consideration.
- 3) Shelter life per discussions with RPM and Pallet. Note that Sprung Structures warrants the skin at 25-years, and the structure at 50-years. Pallet Shelters warrants their structures against manufacturing defects for 2 years.

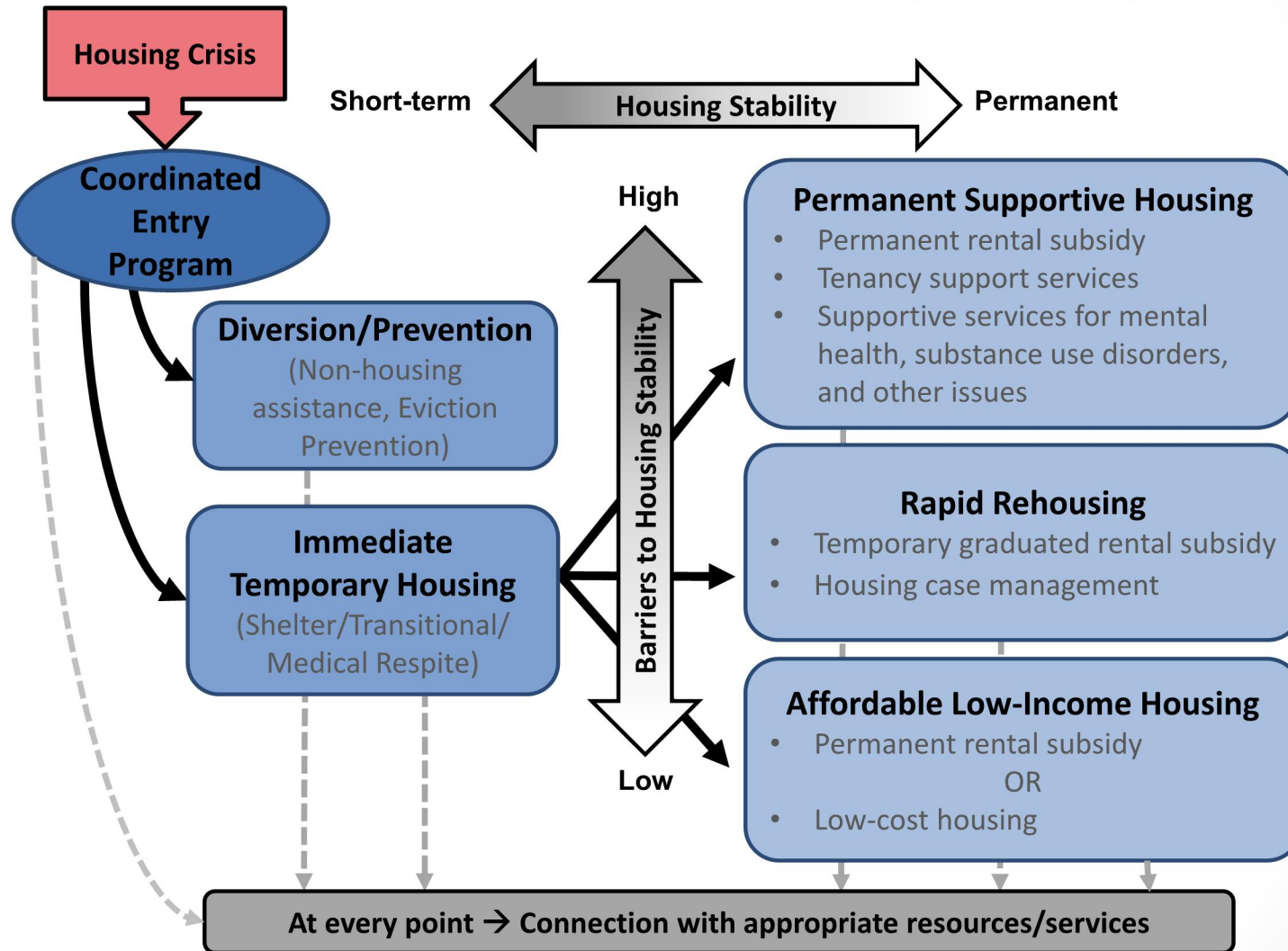
Congregate Shelter Recommendation

- Build a congregate shelter with capacity of 100 persons
 - Low barrier walk-up facility that does not require coordinated entry
 - Goal is to always have beds available
- Shelter would operate as a 24/7 day and night shelter year-round with wrap around human services to connect folks to the care needed
 - Envisioned as the 1st step in a continuum of care with temporary stays as folks are stabilized and moved on to more transitional and permanent housing solutions
 - Provide safety net for those waiting for or ineligible for housing
 - Shelter site would operate as a closed campus with security and on-site outdoor areas for clients to be outside to prevent loitering in the neighborhood

Coordinated Entry

- Coordinated Entry (CE) is required by both State and Federal funding sources. Housing resources that receive public funding must use a CE program.
- CE is a system that centralizes and standardizes the process for people to connect with housing resources. It is intended to provide equity and to coordinate the work of multiple agencies within the housing resource space.
- For Kitsap County CE is administered by Kitsap Community Resources through the Housing Solutions program, with funding from Kitsap County.
- As of the week of 12/18 there were 240 households on the list (mostly individuals and some families).
- Walk-up emergency shelter, such as the Salvation Army, and domestic violence shelters are exempt from CE placement requirements and refer client to Housing Solutions.
- Other continuous-stay housing types (hotel vouchers, pallet shelters) are matched to households based on the household vulnerability score and position on the list.

Kitsap Housing Crisis Response System



Why Sprung?

Sprung building provides:

- Time and cost-effective building option
- Flexible interior space that can be designed to fit community needs
- Can be repurposed for Public Works purposes in future

Options and Amenities

- ✓ Parking
- ✓ Enclosed campus
- ✓ Trauma informed design
- ✓ Outdoor recreation area
- ✓ Will consider accommodating pets
- ✓ Will consider how to accommodate families
- ✓ Office space for on-site services
- ✓ Phone/Computer access for clients
- ✓ Mail Service for clients
- ✓ Laundry and hygiene
- ✓ Security and monitoring to ensure safety of all clients



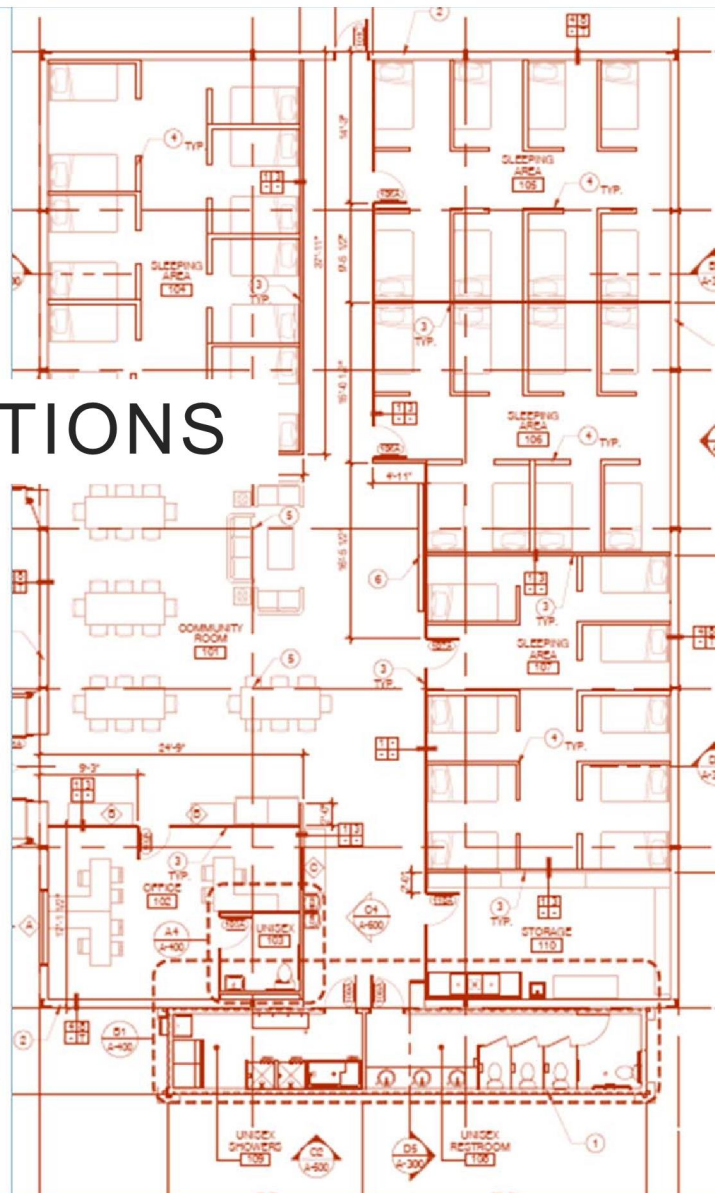
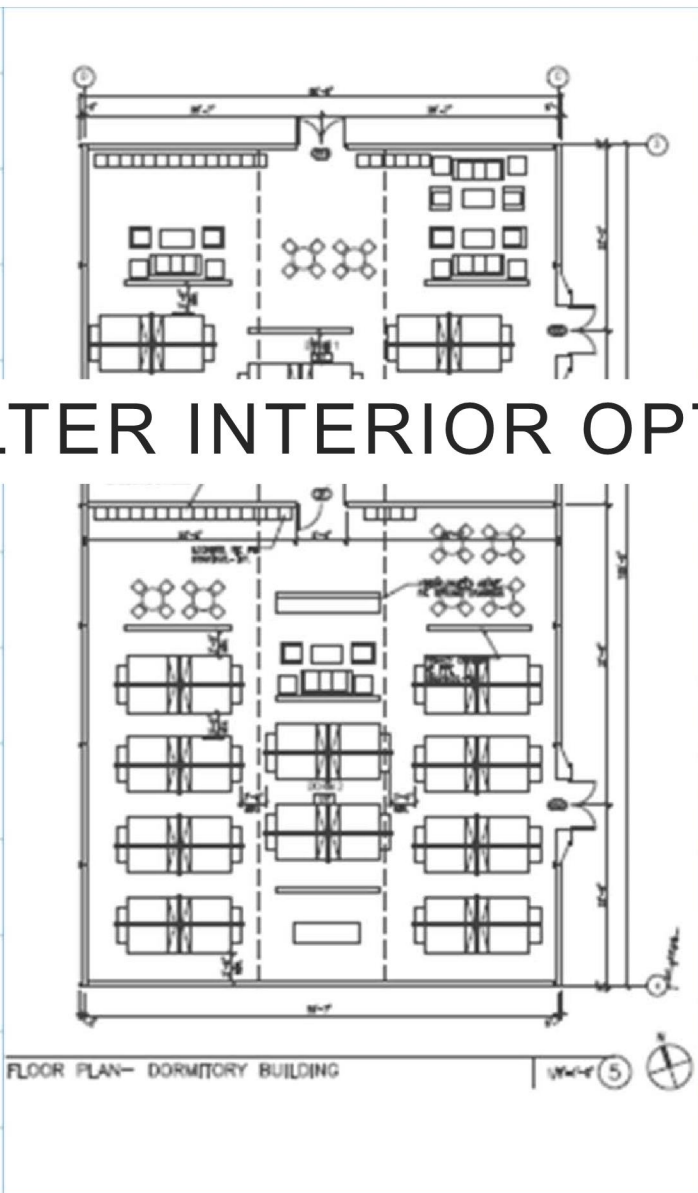
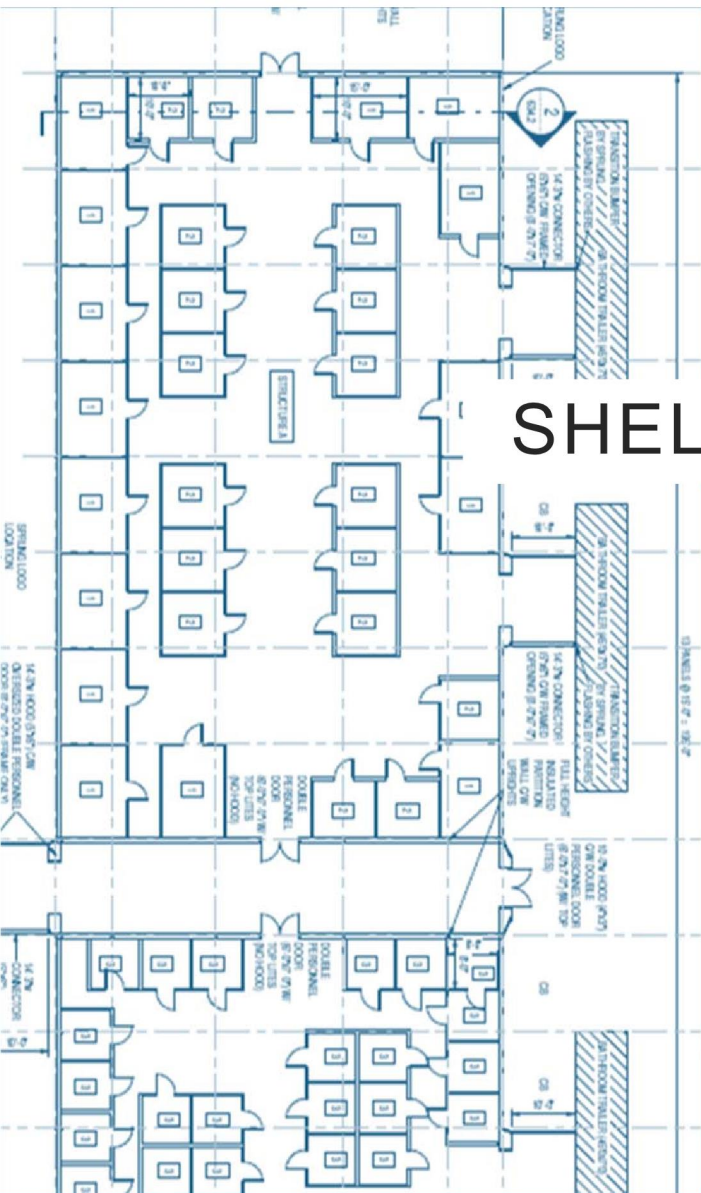
PRELIMINARY LAYOUT



PRELIMINARY LAYOUT



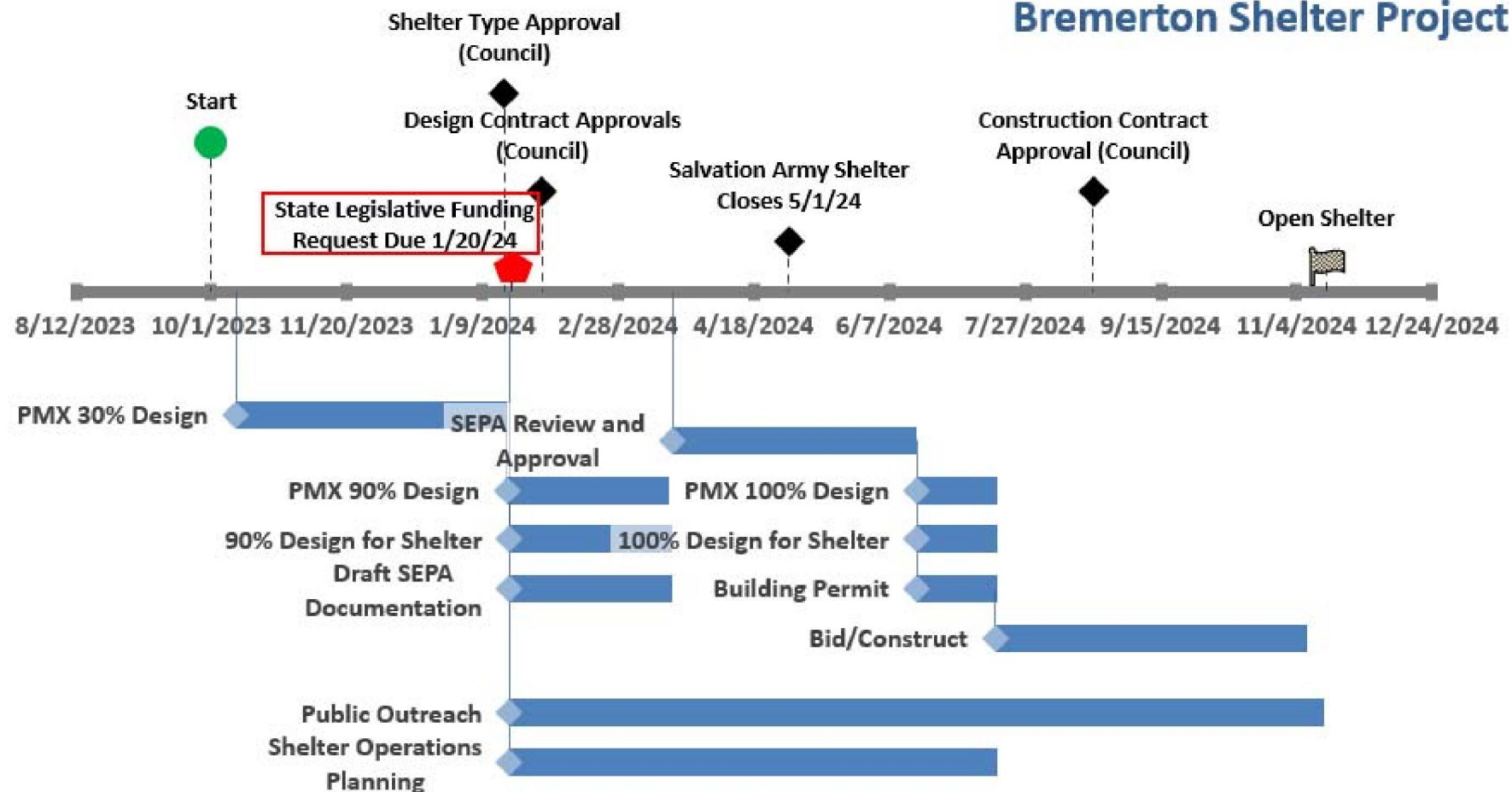
PRELIMINARY LAYOUT



SHELTER INTERIOR OPTIONS

Timeline

Bremerton Shelter Project



POTENTIAL CAPITAL COSTS FOR OYSTER BAY SITE

ORDER OF MAGNITUDE
COSTS, NOT BUDGETARY

Site Grading Phase		
Item	Ext. Cost	Notes
Site Grading	\$ 1,000,000.00	
Frontage Improvements	\$ 300,000.00	
Stormwater	\$ 200,000.00	
Design- Grading	\$ 120,000.00	
CM/CE - Grading	\$ 100,000.00	
Contingency	\$ 150,000.00	
Tax	\$ 135,000.00	*construction items only
Grading Sub-Total	\$ 2,005,000.00	
Shelter Building Phase		
Item	Ext. Cost	Notes
Sprung Building	\$ 750,000.00	
Interior Build-out	\$ 1,500,000.00	*includes bathrooms, HVAC, sprinklers
Lighting	\$ 100,000.00	
Fencing	\$ 30,000.00	
Power/Utilities	\$ 300,000.00	
Design- Shelter	\$ 120,000.00	
CM/CE - Shelter	\$ 150,000.00	
Misc	\$ 150,000.00	*cots, mattresses, misc furniture, trash set up
Contingency	\$ 150,000.00	
Tax	\$ 241,200.00	*construction items only
Shelter Sub-Total	\$ 3,491,200.00	
Project Total	\$5,496,200.00	

Funding Plans for Capital

	Cost	Revenue					Funding Gap
		Water Fund	ARPA	County	ARC of the Peninsula	Suquamish Tribe	
Site Grading Phase (1)	\$2,000,000	\$2,000,000					\$0
Shelter Building Phase (2)	\$4,000,000		\$1,100,000	\$1,500,000	\$100,000	\$40,000	(\$1,260,000)

Notes: 1) Site grading phase is forward compatible with long-term expansion plan for PW Facility

2) Strategy to close the revenue gap includes pursuing state grants and additional funding from the County

Operations for Oyster Bay Site

- Contract out for operations
 - Facility repair and general maintenance will be City forces
 - Salvation Army has expressed interest in serving community as operator of facility
- Develop an operations plan with local resource agencies and with input from the community
- Consider utilizing security contracts to provide additional security for surrounding neighborhood
- Need more information for a cost estimate, but operations plan and operations funding strategy will be developed during shelter design

Next Steps

- Execute contracts for grading design
- Pursue funding for shelter
- Pursue funding and planning for shelter operations
- Pursue shelter design contract
- Create and execute a public outreach plan

“I firmly believe that my proposal delivers a balanced, compassionate path forward to provide a safe place for vulnerable people seeking shelter from the elements, while simultaneously allowing the City to enforce our laws and protect our neighborhoods.”

- Mayor Wheeler



PROJECT PROPOSAL

Hybrid Shelter Model

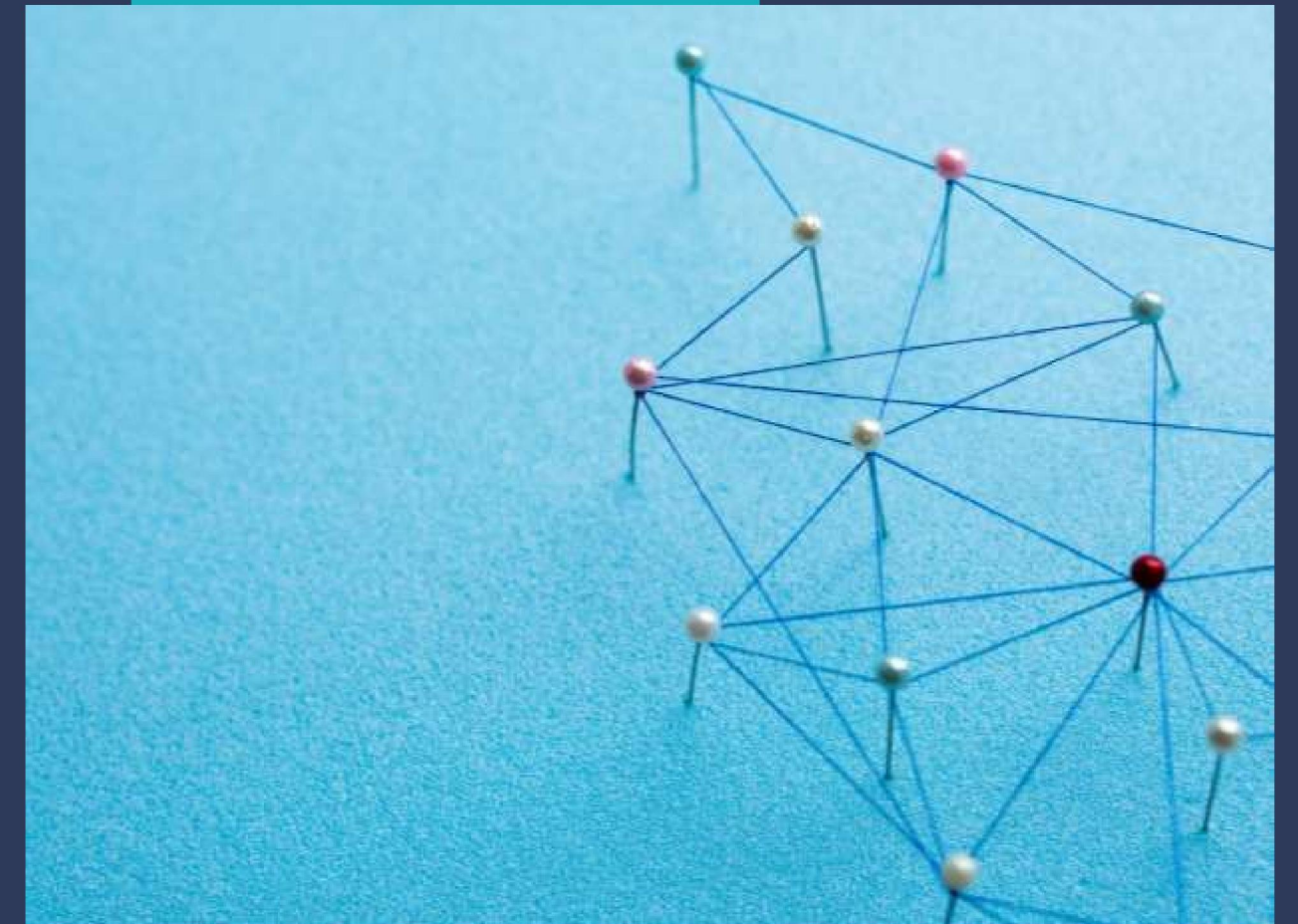
Prepared for Bremerton City Council

January 10, 2024 Study Session (Updated)



The Vision

Work together as a community with our City and our County to provide a shelter model in Bremerton that provides a pathway to permanent housing developed around individual needs, human dignity, safety and security, and a holistic approach to healing, health and overcoming barriers to successfully live in permanent quality housing without causing further trauma through the process.



Consider Lived Experience



“The need of those on the streets of Bremerton is “broad.” Our unhoused population have many different behavioral health needs and live with a wide variety of trauma, and we just can’t fit them in one style shelter without creating more trauma in their lives or delaying their progress to gain stable housing.”

What is the Hybrid Model?

Hybrid Approach Provides Options

40 Pallet Homes
with room to
expand for Private
Transitional Space



Congregate
Shelter with up
to 50 Beds



Supportive
Services and
Voucher Referral
Program



Working Together We Can Do This!

Minimize negative impact on neighborhoods & Maximize positive impacts on unhoused residents

- Emergency shelter is not a forever option
- Housing dignity
- Community security
- Financial sustainability
- Support transition to permanent housing
- Multiple housing options
- Minimizes risk of communicable disease transmission & lowers impact on Kitsap's health care system

Benefits of the Hybrid Option

This proposal provides:

- Housing dignity options along the continuum of housing
- Full utilization of existing shelters and permanent housing options
- Individual long-term services
- An inclusive approach
- Shelter that is better managed and secured
- Protection from further traumatization
- Collaboration among community partners
- The best solution to address immediate encampment problem within the current housing continuum

What is the potential
cost?

Financial Picture for Hybrid

Depends on Site

Item	Amount
40 Pallet Units (includes all pallets, support units, and infrastructure)	\$1.4 Million
Congregate Shelter	\$1 Million
Purchase Site Ready to Build or Lease Site Ready to Build	\$3 Million (Estimate) or \$140K Per Year to Lease
Annual Operations (Based on SA and Pendleton Place Annual Costs)	\$1.5 to \$3 Million
Total Cost for Year One Under Leasing Model	\$5.4 Million
Total Cost for Year One Under Purchase Model	\$8.4 Million

- No sites have been secured but several have been identified.
- Community impact needs to be part of process.

Year One Financial Estimate (Based on Leasing Structure)

\$5.4M Plan includes one larger site or two smaller sites and provides up to 90 beds/units

Oversight Staff	\$37,500
Administrative	\$25,175
SUDP/MHP	\$27,500
RN	\$69,500
Case Managers	\$340,000
Support Staff/Peers	\$468,000
Contracted Security	\$393,120
Maintenance & Janitorial	\$124,800
Transportation Aides	\$99,008
Staffing subtotal	\$1,584,603

Client Assistance Costs (bus passes, IDs, DLs, etc)	\$52,000
Transportation (insurance, vehicle maintenance, gas)	\$41,600
Equipment (W&D units, kitchen appliances, etc)	\$50,000
Supplies (Bedding, mattresses)	\$100,000
Telecommunications/Computers	\$25,000
Rent for Building/Land	\$252,000
Accounting Services	\$2,400
Insurance	\$10,000
Fire Safety	\$25,000
Water & Sewer	\$24,000
Garbage	\$24,000
Telephone/Internet	\$2,400
Misc (Food & Client Supplies)	\$306,997
Pallet Shelter and Congregate	\$2,400,000
Permitting and Upgrades	\$500,000
Operations subtotal	\$3,815,397

Housing Continuum

PRECIPITATING EVENTS



UNHOUSED

EMERGENCY
SHELTER

SUPPORTIVE
HOUSING

AFFORDABLE
RENTAL

WORKFORCE
HOUSING

AFFORDABLE
HOME OWNERSHIP

MARKET
RENTAL

MARKET HOME
OWNERSHIP



Housing Continuum

PROGRESSING EVENTS



UNHOUSED

EMERGENCY
SHELTER

SUPPORTIVE
HOUSING

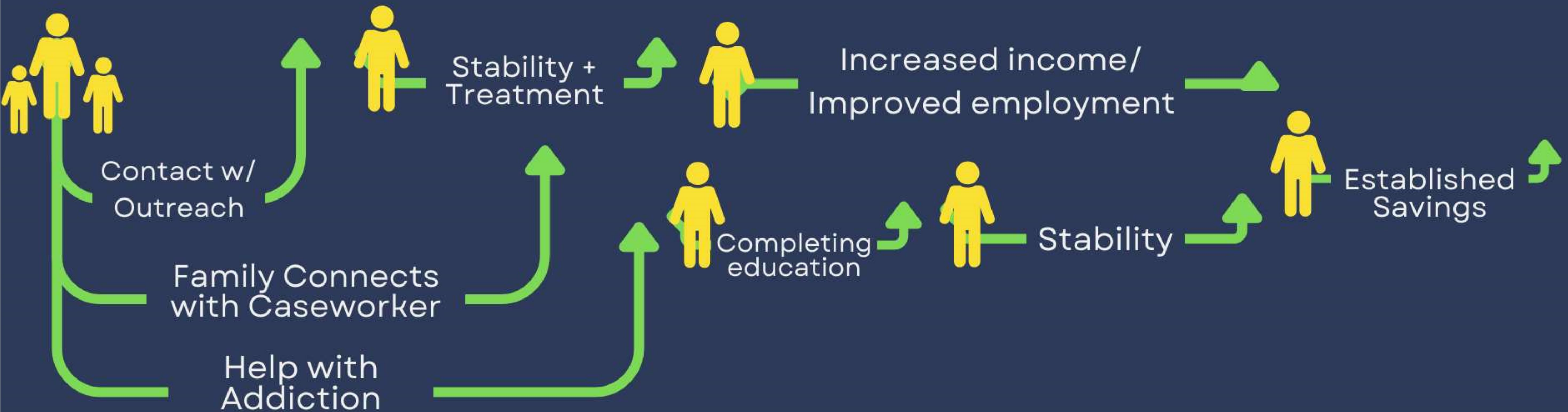
AFFORDABLE
RENTAL

WORKFORCE
HOUSING

AFFORDABLE
HOME OWNERSHIP

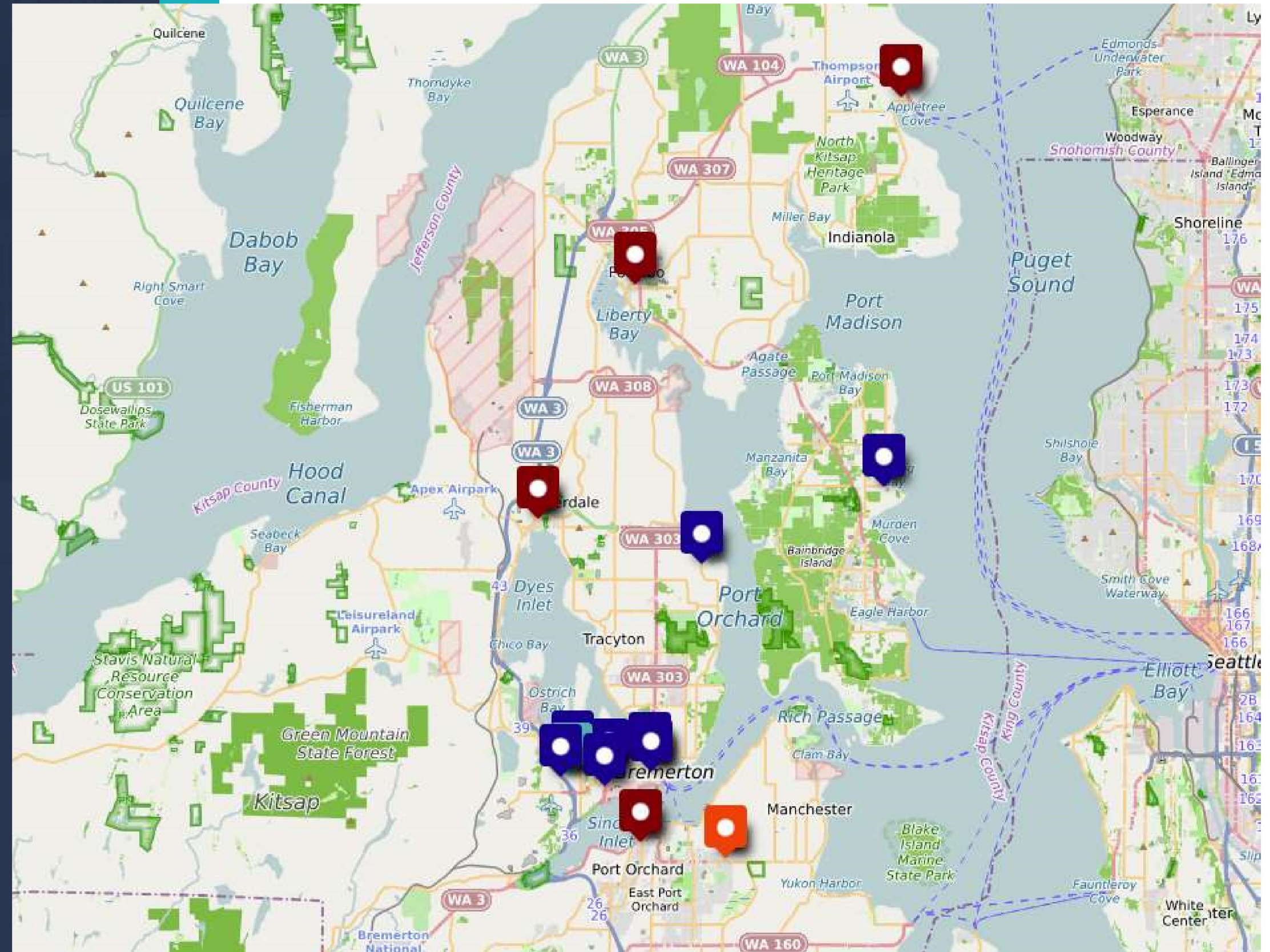
MARKET
RENTAL

MARKET HOME
OWNERSHIP



What is the current shelter use
and need?

Shelters in Kitsap



Shelter Utilization Resources

- BHA is implementing a referral program with each organization to provide vouchers to individuals/households ready for independent subsidized housing
- A number of other affordable transitional options are available through the shared housing organizations (app 240)
- BHA and Housing Kitsap have 250 fully funded vouchers available

Shelter	Type	Beds	
Salvation Army	Low-Barrier Congregate	80 Beds	
St. Vincent de Paul	Women & Children	22 Beds	
Coffee Oasis	Youth and Young Adults	6 Beds in Bremerton and 5 Beds in Poulsbo	
Kitsap Rescue Mission	Individual and Family Hotel Units	100 Beds	
Alive Shelter	Families in Dangerous Situations	17 Beds	
Georgia's House	Women and Children	22 Beds	
Benedict House	Men and Men with Children	24 Beds and respite	



Continuum of Care



HOUSING, SERVICES,
AND GOVERNMENT
ORGANIZATIONS

Foundational Community Supports Model

Initial Shelter Phase – Meets basic needs, time should be short, space provides:

- Safe sleeping
- Nutritional meals
- Basic medical care
- Hygiene facilities

Intermediate Phase – Transition to higher privacy arrangement with Comprehensive Services:

- Private or Semi-private living space within shelter
- Employment Assistance
- Mental Health counseling and support
- Substance abuse treatment and recovery support
- Life skills training

Foundational Community Supports Model

Advanced Support Phase – Care Navigators and Skill Development

- Assigned care navigator for personalized guidance
- Advanced employment skills training
- Continuing education
- Ongoing services

Final Stage – Step-by-Step Transition to Permanent Housing

- Assistance in securing permanent housing
- Financial planning and budget management
- Community Integration
- Follow-up services to ensure successful transition

What is a Pallet Shelter?

Background

In August 2023, Pallet Shelter presented at the Kitsap Housing and Homelessness Coalition virtual monthly meeting which was attended by over 50 community service providers, including members of the County and Bremerton City Council. During the next month, the Pallet Shelter Everett site was toured by community leaders and Mayor Wheeler for its potential to meet the needs of Bremerton. Excerpts of the Pallet presentation are provided in the following slides to show how the Pallet model works.



Kitsap Housing and
Homelessness Coalition



Pallet™

The Leader in Rapid-Response
Shelter Villages™



Pallet is a Public Benefit Corporation powered by a staff with lived experience, who are paid a living wage with benefits.



PALLET SHELTER VILLAGES

**The dignity of
private space in a
healing community
environment.**



3800+

SHELTERS BUILT

111

VILLAGES BUILT

17

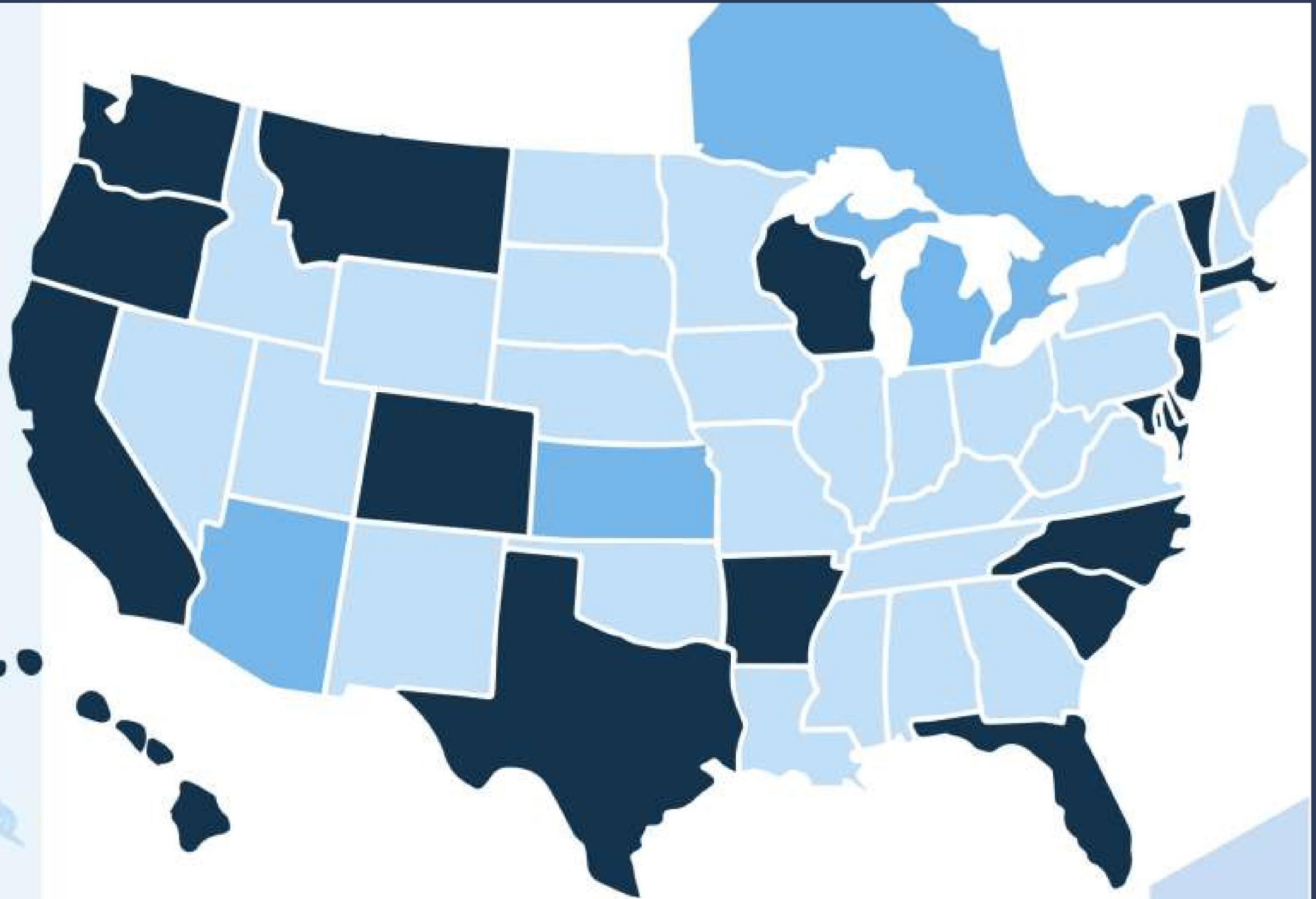
VILLAGES IN
DEVELOPMENT

21 / 85 +

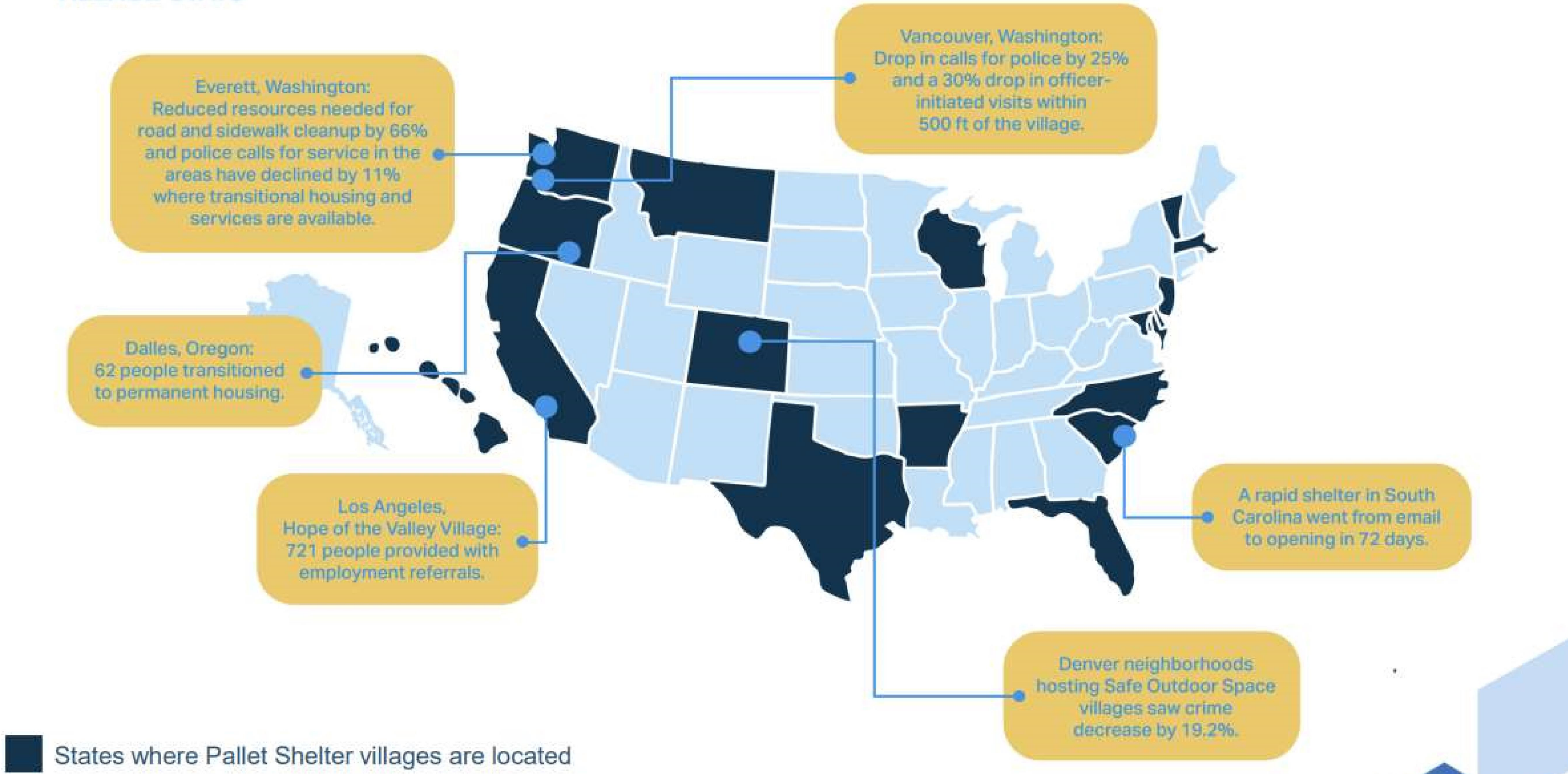
STATES CITIES

States where Pallet Shelter villages are active, and/or constructed and opening soon

States/Provinces where Pallet Shelter villages are in development



VILLAGE STATS



FROM PALLET PRESENTATION TO KITSAP HOUSING AND HOMELESSNESS COALITION - AUGUST 17, 2023



Pallet Community

Pallet fills an underrepresented gap in this continuum by providing rapid, interim shelter in a community setting. Our safe and private shelter villages are designed to offer the essential time, space, and respite for people experiencing homelessness to plan their next steps in transitioning to permanent housing. With more than 4,000 shelters deployed across the country, we have proven it a successful and cost-effective response to the human rights crisis of unsheltered homelessness.



[WATCH: EVERETT NOW PALLET SHELTER EXPANSION VIDEO](#)

[READ MORE ON EVERETT WEBSITE](#)

How do we start?

Simultaneous Process

Implement Partnership Task Force

- Form task force – City and County take lead with support from affordable housing task force and homeless and housing coalition to meet weekly
- BHA to contract with all Kitsap Shelters to provide vouchers – goal 30 to 40 beds over the next 9 months, process is already underway and includes housing navigation services
- Build centralized system to provide daily availability of shelter beds available – KCR or St Vincent de Paul
- Outreach to all service providers to establish commitment of services – BHA & KMHS
- Outreach to all foodbanks and other non-profits to provide food and essential client supplies – work with established relationships in place and build upon that

Build the Hybrid Shelter Pallet & Small Congregate

- Identify sites for purchase or lease that meet zoning requirements
- Initial community impact analysis
- Create operations and security plan including who will run the shelter
- Conduct community outreach
- Go after funding – KCR to take lead with support from affordable housing task force
- Build shelter including infrastructure (expedited permitting)
- Shelter target date to open – October 2024

Funding Resources

There are several funding resources available for a hybrid model.

Funding Source	Amount
City of Bremerton	\$2.4 Million
Kitsap County	\$1.5 Million
GAP – (Propose CIAH Funding)	\$1.5 Million
WSHFC Lap Funding	\$3 Million (for purchase of land)
FCS	TBD
WA State Dept. of Commerce	TBD

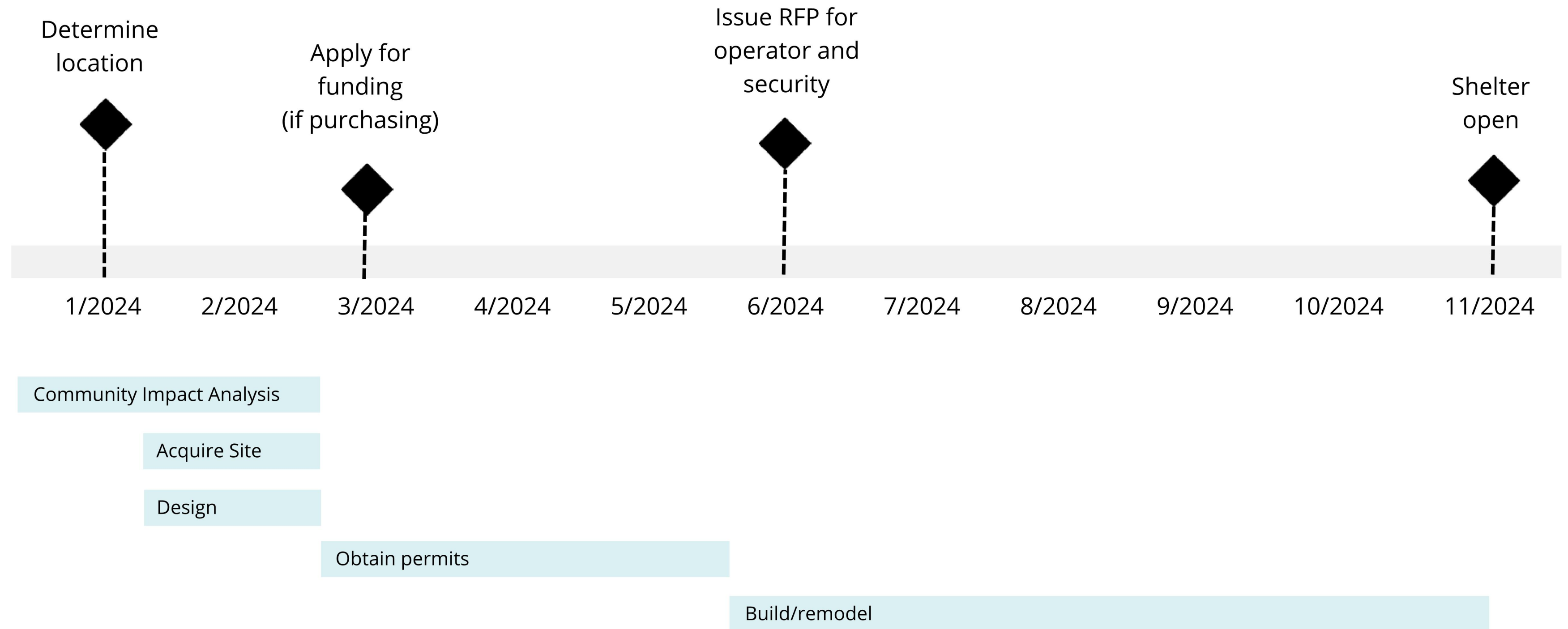
Community Outreach Plan

City, Council, & Community Partners
working together

- Evaluate feasibility of preferred location
- Council members hold district meeting
- Develop community information sheets
- Develop operating and security plan
- Direct outreach out to surrounding businesses
- Hold community meetings
- Address concerns raised

Projected Potential Timeline

Estimated Timeline for Hybrid Shelter Model



Thank You

Joe Crain
St. Vincent de Paul
joe@svdpaul.org

Monica Bernhard
Kitsap Mental Health Services
monicab@kmhs.org

Tony Ives
Kitsap Community Resources
aives@kcr.org

Jill Stanton
Bremerton Housing Authority
jstanton@bremertonhousing.org

**Published for
January 10
Study Session**

ITEM C11 – Public Comments

From: Benjamin Simons <benjamin@palletshelter.com>
Sent: Tuesday, January 9, 2024 4:18 PM
To: Jeff Coughlin <Jeff.Coughlin@ci.bremerton.wa.us>
Cc: Jeff Coughlin <Jeff.Coughlin@ci.bremerton.wa.us>
Subject: RE: Hello from Pallet

Hi Jeff – I've created a folder for you with some more info about Pallet and some third party case studies and news articles – [City of Bremerton, WA | Pallet](#). Feel free to present any of those documents or send the folder out to whomever you think might be interested. It provides a lot of insight into our mission, why we build our shelters, and the impact that other communities have seen.

Pallet is a Public Benefit Company based in Everett, WA with two missions – 1. Provide living wage employment opportunities to people with lived experience in homelessness, the criminal justice system, and substance abuse disorders and 2. End unsheltered homelessness. Our new line of shelter – S2, is the culmination of 7 years' experience building more than 120 shelter communities across the nation. By listening to our employees with lived experience and the residents living in our shelters, we have designed and released a product that lasts longer, is safer, more comfortable, and more energy efficient than our original line.

Pallet is not the final solution to homelessness, but it does achieve an incredibly important goal – providing our unsheltered neighbors with a safe and stable environment where they can get a good night's sleep, lock their belongings, and ultimately work with a dedicated onsite service provider to end the cycle of homelessness and transition to permanent housing. The key difference between a Pallet community and a congregate community is this insistence on dignity and privacy. Without those benefits, we will see the same results from offering shelter as we've seen for the past decades – a continued cycle of homelessness and poverty.

Pallet is constantly balancing the sometimes competing priorities of dignity and speed. Homelessness is a national crisis, and it requires an expedient response, but building a shelter that people won't accept, just to have enough beds to enforce anticamping laws is counterproductive. Success means heads in beds and people moving into housing. To help our partners focus on that priority, we have designed a set of Dignity Standards (link in the folder), that sets a roadmap to success for communities who are adopting the individual shelter model. When our partners adopt these standards, they consistently see metrics like decreased crime in the area, decreased encampments, and increases in folks finding employment and housing (see link for case studies and impact reports).

When it comes to speed, we cannot be matched. We strive to maintain an inventory of 100 shelters and the required bathrooms, laundry, and community spaces at all times. Our manufacturing facility in Everett can produce up to 20 additional shelters each day and each shelter is assembled onsite in about an hour by our Deployment Teams. Infrastructure requirements are as basic as flat ground and utility connections. Recently, we received an email from the City of Everett, WA about an emergency they were having at a converted hotel. Before the day was out, we had product lined up and ready to ship out the door. The deployment happened the day after, and folks were provided a safe place to stay without a night on the streets.

As a local, WA company. We would be honored to be part of the solution to unsheltered homelessness in Bremerton. Thank you for your consideration.



Benjamin Simons

Sr. Manager, Technical Implementation

he/him | 425.595.4544 | www.palletshelter.com

We envision a world where no one goes unsheltered

From: City of Bremerton <webmaster@ci.bremerton.wa.us>

Sent: Friday, December 29, 2023 7:38 PM

To: City Council <City.Council@ci.bremerton.wa.us>

Subject: Message from Mayor Wheeler



BREMERTON WASHINGTON



Message from Mayor Wheeler

On January 17, the City Council will consider my proposal to construct a low-barrier, walk-up homeless shelter on an enclosed campus off Kitsap Way that will operate year-round. I have two goals that will be achieved with my proposal; first, to provide our homeless community members with a safe, warm, dry and comfortable place to stay out of the elements, and second, to ensure that the unrestricted camping that occurred in our neighborhoods this past summer never happens again. To be clear, our laws that restrict camping in the City can only be enforced when there is sufficient shelter space available for those who request it, and my proposal for a low-barrier, walk-up shelter is the only option currently being considered that will provide that.

After my proposal was initially presented to the City Council in October, two nonprofits and a public agency jointly submitted a proposal to the City Council for Pallet transitional housing and other spaces at two different locations. Their approach, while a valuable part of a holistic vision for responding to homelessness, will not address illegal camping in Bremerton's neighborhoods since Pallet homes will fill quickly, and there will not be sufficient shelter for those who request it. Again, if shelter space is not available for those who seek it, the City cannot enforce its laws that preclude camping, and homeless people will again be allowed to establish encampments throughout the City.

I encourage you to attend both the Study Session on January 10, and the City Council meeting on January 17 where my proposal, and also likely the alternative proposal will be considered by the City Council. Homelessness is a complex issue that will not be solved anytime soon; however, I firmly believe that my proposal delivers a balanced, compassionate path forward to provide a safe place for vulnerable people seeking shelter from the elements, while simultaneously allowing the City to enforce our laws and protect our neighborhoods. Please see my letter below that provides additional detail on why I believe my proposal is the only option currently identified that will effectively address the impacts of homelessness on our City.

Letter from Mayor Wheeler: Two Proposals to Address Homelessness Going to City Council; Council Will Decide Which Option to Choose on January 17

A very important policy decision is being made by the City Council next month on January 17 about how to best address homelessness, and this decision will greatly impact Bremerton. On the surface, the Council will be deciding between two options to address homelessness, and while these options may seem comparable, they are not. The policy implications, and ultimate ability of the City to enforce its laws, will be very different depending on which option Council chooses.

The Two Proposals: A Brief Summary

1. **City of Bremerton's Proposal** - I have made a proposal to the City Council to construct an enclosed campus for a 100-person capacity, low-barrier walk-up congregate shelter ([Sprung](#) structure) to be located off Kitsap Way, on property owned by the City. The property this facility will be constructed on was purchased for Public Works purposes, and since the shelter is not intended to be permanent, both the site grading and proposed Sprung structure are forward-compatible with that long-term use. You can learn more about my proposal at the [City's Public Works & Utilities Department Project Website](#).
2. **Non-profits & Public Agency Proposal** - A proposal by the leaders of the Bremerton Housing Authority, St. Vincent de Paul, and Kitsap Community Resources was presented to the City Council to construct a combination of transitional housing and congregate shelter space at two locations. One site is off Wheaton Way at Mills Crossing that consists of 40 [Pallet](#) structures for transitional housing and a 20-person capacity congregate shelter, and another 40 Pallet structures of transitional housing at another location. You can learn about this proposal by looking at pages 706 – 712 of the [December 13th City Council Study Session meeting packet](#). Note that the Wheaton Way location was not identified in the proposal but was forwarded to City and County leaders separately.

Key Considerations in Evaluating these Two Options Include:

Homelessness is a complex issue with many causes. The City of Bremerton is already supporting many efforts aimed at helping people who are experiencing or at risk of homelessness. You can read about some of them in the [Mayor's 2023 Initiatives](#) and my [Affordable Housing Initiatives for 2023](#). However, homelessness impacts the entire community, not just the people who are experiencing homelessness. There is a criminal element that thrives in homeless encampments, negatively impacting neighborhoods, business districts and vulnerable populations. This drains City resources and degrades City amenities and public spaces. The Salvation Army has reported that many people who use their walk-up, low-barrier shelter are eager to be out of the elements and away from the criminals who prey upon them.

There is an unauthorized camping ordinance -- but it is not enforceable in the City when there is a lack of available shelter. The City Council passed an ordinance this

September that made camping on public property in the City illegal, but suspended enforcement of the ordinance when there is no overnight shelter space available ([Bremerton Municipal Code 9.32 Unauthorized Camping](#)). There was record setting public input when this ordinance was discussed, and the community consensus was clear - Bremertonians do not want unregulated encampments anywhere in the City.

A timeline on the development of the City Council's unauthorized camping ordinance and the efforts of my administration to enforce the ordinance is available for download [here](#).

No year-round, low-barrier walk-up shelter currently exists to fill the gap in our City.

- A walk-up low-barrier shelter provides a safe, dry, and climate-controlled place for people to go, and has a proven record of providing needed available shelter space.
- The Salvation Army is the only walk-up low-barrier shelter in Bremerton, and it is only open 5-6 months each year. This means the City's no-camping ordinance can only be enforced 5-6 months a year.
- The Salvation Army was never designed to primarily function as a shelter. When operating as a shelter, furniture is moved aside, and people sleep on mats on the floor in hallways, offices, common areas, and other available space.
- Since re-opening its shelter on November 1, the Salvation Army has housed an average of 60 people each night, with a high of 77 people. Note that a 100-person capacity shelter would meet this existing need year-round, with additional capacity.

A year-round, low-barrier walk-up shelter fills a need for individuals and families.

- My proposal for Sprung shelters provides flexible interior space that can be modified depending on the need. As an example, separate space for families and other more vulnerable users may be accommodated through thoughtful design. Sleeping areas may include barracks-style bunks as well as spaces that provide more privacy. The shelter can also include office space for wrap around services by non-profits and other service providers. The design for my proposal will be developed by a professional with shelter design experience, in consultation with input from shelter operators and people with experience living in shelters.

Pallet transitional housing tends to fill 'within days of opening'

The second option being proposed is for pallet transitional housing and has been submitted by the leaders of the Bremerton Housing Authority, St. Vincent de Paul, and Kitsap Community Resources, which will be considered by City Council on January 17.

- Transitional housing like a proposed Pallet structure provides privacy, utilities, a locking door, and space for belongings. Transitional housing is in high demand.
- As of December 22, there were 240 people (including some families) on Kitsap County's waiting list for those in need of housing.
- The company that provides Pallet structures states on its website for its homeless housing that, "[...every shelter community that Pallet has built](#)

has been filled within days of opening, and continues to operate at maximum capacity..."

The Pallet structure proposal presented in the December 13, 2023 City Council packet will likely be filled immediately leaving Bremerton with no overnight shelter available.

City Council Will Decide on Which Option to Choose on January 17

On January 17, the Council will decide whether the City should choose: (1) to adopt my shelter proposal and protect the City's neighborhoods, business districts and vulnerable population from the impacts of unauthorized camping while providing our homeless community members a safe, warm and dry place to walk up and stay overnight, or (2) the Pallet structures option which prioritizes "longer term transitional living" and "...assisting residents, all residents, of Kitsap County."²

My obligation as Mayor is to serve Bremerton. I am asking the Council to approve my proposal for a shelter option because it is the best option for Bremerton.

The City's Charter at Article IV, Section 19 states the Mayor "(s)hall see that all laws and ordinances are faithfully enforced and that law and order are maintained in the City." I heard loud and clear in the unprecedented amount of public input received just a few months ago that the people of Bremerton expect the Unauthorized Camping ordinance to be enforced. I cannot enforce the City's prohibition on public camping unless there is shelter space available. My proposal is the only option that effectively addresses the impacts of homelessness on our City; both for the benefit of the most vulnerable in our community, as well as for our neighborhoods and business districts.

To find details on the upcoming City Council Study Session on January 10 and public meeting on January 17, please look for information to be posted a few days before each meeting here: <https://www.bremertonwa.gov/691/Council-Meetings>.

¹ Council Study Session Packet December 13, 2023, page 708

² Council Study Session Packet December 13, 2023, page 706

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Dr. Jeff Coughlin City Council President

January 2, 2023

The Council has received separate proposals for creating needed shelter space from the Mayor and from a group of nonprofit and public agency leaders. Late last week the Mayor used the City's e-mail and social media to send out a letter urging Citizens and the City Council to support his shelter proposal, and reject the proposals of our nonprofit and public agency partners (www.bremertonwa.gov/civicalerts.aspx?AID=835). I want to clear up some misinformation that was in the Mayor's letter and attached timeline document, and provide additional information, to make sure folks are fully informed on this difficult and urgent topic before us. And to understand why it is critical the Council both have and thoroughly review and consider all proposals brought to us.

Starting a few years back, after the Ninth Circuit ruling *Martin v. Boise* in 2018, the city could only enforce its 2004-era law on unauthorized camping when shelter space was available, and the city operated this way for several years. After the Ninth Circuit ruling of *Johnson v. City of Grants Pass* in late 2022, the city needed to formally update its public camping law, and so the Council set that as a priority and goal for 2023.

In our form of government, nearly all legislation starts with a proposal from the Mayor and their administration — construction projects, new or updated laws, budgets, etc. — as the full-time Mayor and the hundreds of full-time city personnel under them have the time and experience to craft comprehensive proposals to present to the seven part-time Councilmembers for thorough review, vetting, input, and ultimately a vote. One the main duties assigned to the Mayor in our City Charter is that they “shall report to Council...concerning the affairs of the City and its financial and other needs, and shall make recommendations for Council consideration and action.”

By June 2023 the Mayor had not brought forth any proposal to update our camping law. The Council thus had to work over many months to get public feedback and explore all the options, with no input given by the Mayor until the week before Council was ready to vote. On September 20, 2023, Council passed an updated camping law, but despite even incorporating two last-minute changes requested by the Mayor, the Mayor declined to sign the updated law, and has not brought forth any alternative.

The updated law (in effect despite no mayoral signature) is in-line with other cities' updated laws across the Peninsula and the State to reflect the Ninth Circuit ruling's requirements. There is already no camping allowed in environmental, hazardous, or restricted areas, and no camping is allowed overnight in City Parks, regardless of shelter space availability. Prohibition of camping in other public areas like right-of-way along streets and on open city-owned land can be enforced when there is available shelter in the city or anywhere in the county if free transportation is provided.

The Mayor said in the Dec. 13th Council meeting regarding shelter creation, “This was dumped on me.” However, all throughout 2023 the Mayor has publicly stated he has been leading the exploration of shelter solutions and working with community partners, even touting trips to visit Pallet Shelter facilities, and responding to nearly every community suggestion that it was something he was already working on. The Council allocated significant city funding the FY2024 budget towards either creating shelter or working with our community partners to operate a shelter in the city, or the county if transportation is also provided.

A thorough proposal for a shelter should include the following, and ideally multiple proposals should be considered to find the best method to achieve results within budget.

- Where: Where is the proposed site, how big is it, and what is nearby?
- What: What form of shelter(s) and services will be provided?
- Who: Who is operating the shelter and managing the day-to-day activities?
- When: When will the shelter open, and how fast can it respond to changes in needs?
- How Many: How many folks can the shelter hold, and how many is needed for Bremerton?
- How Much: What are the initial and long-term costs, and where is the funding coming from?

While the Mayor did present where and what (Oyster Bay with a single congregate building) in late October to Council, no other options were presented, and the questions of who, when, how many, and how much remained. Those details were not presented until the last Council Study Session of the year on December 13, with some still not clear, and most notably that no operator is yet identified and the Mayor’s proposal does not have the shelter opening until the end of 2024, with no current plan to ensure shelter availability over the Summer of 2024. The time and cost of clearing, leveling, and providing utilities to an undeveloped parcel of land, and construction of a new congregate building, is significant when compared to other possibilities of using existing buildings or facilities. Additionally, community leaders have raised significant concerns about solely relying on a congregate model and not one that provides multiple shelter types and a continuum of care. If a community-led hybrid model (low barrier congregate shelter plus pallets or other types) can satisfy the needs of our city and its residents, allow for continuous enforcement of the camping ordinance, and be accomplished faster and/or cheaper, it is Council’s duty to thoroughly explore and consider it.

I have said repeatedly regarding this work that “Bremerton can take the lead, but we can’t do it alone”. Working together with the nonprofit and public agency leaders who have expertise in this field — not excluding them or pitting one idea against another — is the way to make the most efficient use of our limited tax dollars to both ensure there are no unregulated encampments in our city and that folks experiencing homelessness get meaningful help to not just end up back on the streets. My promise is to work with everyone on all the possible combinations of where, what, who, when, how many, and how much to choose the best path forward for Bremerton and its residents.

Thanks for Speaking Up,



Jeff Coughlin, PhD, PMP®
President, Bremerton City Council

From: Michelle Fleetwood <m_fleetwood@yahoo.com>

Sent: Saturday, December 30, 2023 10:50 PM

To: anton@nwhospitality.org; Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>

Cc: City Council <City.Council@ci.bremerton.wa.us>; kitsapcommissioners@kitsap.gov; Charlotte Garrido <cgarrido@kitsap.gov>; Katie Walters <kwalters@kitsap.gov>; dawnmichelewilson@gmail.com; Bailey Tupai <bailey2pai@gmail.com>; Marwan Cameron <gather2grow@g2g2.org>; Drayton Jackson-FHPM <DJackson@HomelessPovertyManagement.org>; Kelsey Stedman <kelsey.e.stedman@gmail.com>; kim siebens <kimmysiebens@yahoo.com>; kuyehara@gannett.com; david.nelson@kitsapsun.com; Kristal I. Thomas <Kristal.Thomas@ExpressPros.com>; Donel Steves <donel@through-linecoaching.com>; Anthony Ives <aives@kcr.org>; Jill Stanton <jstanton@bremertonhousing.org>

Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

These are some heavy duty discussions.

Long over due...

I respect you all.

Tap us in Coach.

Michelle Fleetwood
Eagle's Wings
Coordinated Care
Co-founder -Director
360.801.7039 call/text

[Sent from Yahoo Mail on Android](#)

On Sat, Dec 30, 2023 at 8:59 PM, Anton Preisinger

<anton@nwhospitality.org> wrote:

"A shining example".....

You are doing exactly what has failed EVERYWHERE else in the entire country. Look after the people first. Then, and ONLY then, will you be any kind of example to look towards. Your unconstitutional ordinance and treatment of our most vulnerable community members betrays your true beliefs and feelings. Keep you platitudes.

Anton Preisinger
Founding Executive Director
Northwest Hospitality
888-222-5240
www.nwhospitality.org



----- Original message -----

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>

To: Anton Preisinger <anton@nwhospitality.org>

Cc: City Council <City.Council@ci.bremerton.wa.us>, "kitsapcommissioners@kitsap.gov" <kitsapcommissioners@kitsap.gov>, Charlotte Garrido <cgarrido@kitsap.gov>, "kwalters@kitsap.gov" <kwalters@kitsap.gov>, Michelle Fleetwood <m_fleetwood@yahoo.com>, "dawnmichelewilson@gmail.com" <dawnmichelewilson@gmail.com>, Bailey Tupai <bailey2pai@gmail.com>, Marwan Cameron <gather2grow@g2g2.org>, Drayton Jackson-FHPM <DJackson@HomelessPovertyManagement.org>, Kelsey Stedman <kelsey.e.stedman@gmail.com>, kim siebens <kimmysiebens@yahoo.com>, "kuyehara@gannett.com" <kuyehara@gannett.com>, "david.nelson@kitsapsun.com" <david.nelson@kitsapsun.com>, "Kristal I. Thomas" <Kristal.Thomas@ExpressPros.com>, Donel Steves <donel@through-linecoaching.com>, Anthony Ives <aives@kcr.org>, Jill Stanton <jstanton@bremertonhousing.org>

Subject: RE: My Proposal to Construct a Homeless Shelter in Bremerton

Date: Saturday, December 30, 2023 8:33 PM

Dear Anton,

Thank you for your email. I appreciate you taking the time to share your thoughts with me. One of my main takeaways from the hundreds of individuals who testified over the summer from all over Bremerton was that no one wanted camping anywhere in the city. I took that message to heart when developing my proposal and fully believe it offers the only path forward that will keep our neighborhoods safe and offer support for those who will accept it. While pallet homes may be a valuable part of a holistic vision for responding to homelessness, my proposal for a homeless shelter directly addresses an imminent need; that our city no longer has a year around, low barrier, walk-up shelter. This directly affects our ability to enforce the new anti-camping ordinance, protect our neighborhoods and shelter unhoused individuals at the same time. I believe we have the opportunity to be a shining example of how best to manage this difficult situation. I have no doubt that a pallet community would fill up quickly leaving us with no shelter capacity and a return to the unregulated camping in our city that our neighborhoods and homeless individuals suffered from this summer. I am committed to ensuring that never happens again. Experienced shelter operators and individuals with real life experience living in shelters will be enlisted to help with design and operations development once I have approval to move forward. Take care and Happy New Year.

Sincerely,

Greg Wheeler

Mayor
City of Bremerton
(360) 473-5266

From: Anton Preisinger <anton@nwhospitality.org>
Sent: Saturday, December 30, 2023 7:42 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Cc: City Council <City.Council@ci.bremerton.wa.us>; kitsapcommissioners@kitsap.gov; Charlotte Garrido <cgarrido@kitsap.gov>; kwalters@kitsap.gov; Michelle Fleetwood <m_fleetwood@yahoo.com>; dawnmichelewilson@gmail.com; Bailey Tupai <bailey2pai@gmail.com>; Marwan Cameron <gather2grow@g2g2.org>; Drayton Jackson-FHPM <DJackson@HomelessPovertyManagement.org>; Kelsey Stedman <kelsey.e.stedman@gmail.com>; kim siebens <kimmysiebens@yahoo.com>; kuyehara@gannett.com; david.nelson@kitsapsun.com; Kristal I. Thomas <Kristal.Thomas@ExpressPros.com>; Donel Steves <donel@through-linecoaching.com>; Anthony Ives <aives@kcr.org>; Jill Stanton <jstanton@bremertonhousing.org>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

The only way to avoid the unrestricted camping that occurred in our neighborhoods this past summer and is still rampant in the face of inadequate resources and housing is to actually provide people with the housing and resources they need to be secure. Homelessness is a very complex problem, we agree about that if nothing else, but the solutions need not be.

You acknowledge that pallet housing would be both valuable and holistic and you recognize that the housing would be utilized by people in need (they would "fill quickly") but these are negative outcomes in your perspective because the camping ordinance that hurts vulnerable community members, displaces people away from services, damages public relations with law enforcement, makes outreach and resource provision harder, and spreads the impacts of people living unsheltered throughout more of the city won't be enforceable. Somehow, you still fail to see that these are the very tools our community needs to provide a path into housing and services that people need so they aren't out there looking to camp in the city in the first place.

This conversation and your study sessions are a waste of everybody's time. You do not care and will not listen/have not cared and have not listened. We have examples of successful service networks as close as Tacoma but you refuse to use those as models. You pat yourself on the back for clearing MLK while my colleagues and I are still working with most of the people who were displaced from there or mourning their deaths.

If you actually cared, you would be having Rock The Block leaders (myself last among them, for the record) present, inform, and guide the city's actions, not do all the humanitarian work behind the scenes while you do your political dance. Instead, you want to waste more of our time watching and listening to city leadership blindly blow smoke and explore excuses for why the obvious solutions can't be pursued.

Your arrogance is so profound that you're putting up a proposal in opposition to the Bremerton Housing Authority, St. Vincent's, and Kitsap Community Resources - the very experienced professionals you should be consulting, not contending with. This inept leadership demonstrates clearly that your goals are different, and in conflict with, the goals of the people and organizations who have the interest of our homeless community members and the overall health of our city and county foremost in mind.

We absolutely need the shelter you are proposing but standing alone there is no question that it will fail to actually serve the vast majority of our most vulnerable. Of course, you'll still be pleased because you'll get to keep arresting, displacing, and otherwise abusing people who don't fit into your cookie-cutter shelter for any number of valid reasons you don't care to take the time to understand. The region ALSO needs sanctioned open-air encampment(s), AND pallet shelter solutions, AND the KRM Quality Inn shelter to operate as a part of a cohesive network of viable shelter and housing services with associated resources. Without multiple options, you will be ostracizing sick people, forcing them into unsafe situations, dooming them to further inequity and death while simultaneously dooming the communities you are responsible for to a whack-a-mole torment that will never solve anything because you refuse to provide adequate resources.

Those of us who know our unhoused community members personally and work immensely hard to show them compassion and connect them with resources would much rather work with you but you haven't seemed remotely interested in anything we have to do or say. Be that as it is, I'll be there with the rest of Rock The Block and others to sift through your wreckage, trying to be present for the lives dismissed in the aftermath of your careless policies.

Anton Preisinger
Founding Executive Director
Northwest Hospitality
888-222-5240

www.nwhospitality.org



From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Saturday, December 30, 2023 2:57 PM
To: Travis Merrigan <bikebremerton@gmail.com>
Cc: City Council <City.Council@ci.bremerton.wa.us>
Subject: RE: Build both: My Proposal to Construct a Homeless Shelter in Bremerton

Dear Travis,

Thank you for your email. I really appreciate you taking the time to share your thoughts with me. One of my main takeaways from the hundreds of individuals who testified over the summer from all over Bremerton was that no one wanted camping anywhere in the city. I took that message to heart when developing my proposal and fully believe it offers the only path forward that will keep our neighborhoods safe and offer support for those who will accept it. While pallet homes may be valuable part of a holistic vision for responding to homelessness, my proposal for a homeless shelter addresses an imminent need; that our city no longer has a year around, low barrier, walk-up shelter. This directly affects our ability to enforce the new anti-camping ordinance and shelter individuals at the same time. I believe we have the opportunity to be a shining example of how best to manage this difficult situation. Take care and Happy New Year.

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Travis Merrigan <bikebremerton@gmail.com>
Sent: Friday, December 29, 2023 11:22 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Cc: City Council <City.Council@ci.bremerton.wa.us>
Subject: Build both: My Proposal to Construct a Homeless Shelter in Bremerton

Mayor Wheeler,

I applaud you for making your case to the public for the need to build infrastructure for our homeless neighbors.

I'm a supporter of both the Oyster Bay facility and the pallet community. Both serve particular needs. Let's build both (maybe not immediately, but as funds allow).

Then when those are done, let's build one in my neighborhood 15th & Naval. I have a city owned spot picked out that would be great, an unused corner of Ivy Green Cemetery (I consulted the cemetery residents, none of them voiced concern.)

Let's approve multiple options so no one neighborhood feels singled out. Let's build all of the above.

Travis Merrigan

From: randall buchanan <randallbuchanan@hotmail.com>

Sent: Wednesday, January 3, 2024 2:34 PM

To: City Council <City.Council@ci.bremerton.wa.us>

Subject: Oyster Bay Homeless Shelter

The mayor is proposing spending millions of taxpayer's money on a homeless shelter on Oyster Bay Ave that is bound to fail. Putting the homeless in a large facility seems to always fail, and is not a permanent solution. Greg Wheeler states that the Oyster Bay facility is "not a permanent site". Seattle, Burien, and other cities know this all too well and seem to be moving in the direction of tiny houses. I was watching a news story on how the concept of tiny houses work. Greg Wheeler states that tiny houses would 'fill up quickly'. The mayor is not interested in ideas that work, or learning from other people's mistakes, but instead he wants to spend millions of taxpayer's money on a failed concept.

Sincerely, Randall Buchanan Resident Bremerton

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Sunday, December 31, 2023 5:41 PM
To: Mary Lou Long <maryloulong2515@gmail.com>
Cc: City Council <City.Council@ci.bremerton.wa.us>; Katie Ketterer <Katie.Ketterer@ci.bremerton.wa.us>; Kylie Finnell <Kylie.Finnell@ci.bremerton.wa.us>; Thomas Knuckey <Thomas.Knuckey@ci.bremerton.wa.us>; Jennifer Hayes <Jennifer.Hayes@ci.bremerton.wa.us>
Subject: RE: My Proposal to Construct a Homeless Shelter in Bremerton

Hi Mary Lou,

I am not proposing individual housing units (including pallets) of any kind. One of my main takeaways from the hundreds of individuals who testified over the summer from all over Bremerton was that no one wanted camping anywhere in the city. I took that message to heart when developing my proposal of developing a low barrier, walk-up, congregate living homeless shelter and fully believe it offers the only path forward that will keep our neighborhoods safe and offer support for those who will accept it. While pallet homes may be a valuable part of a holistic vision for responding to homelessness, my proposal for a homeless shelter directly addresses an imminent need; that our city no longer has a year around, low barrier, walk-up shelter. This directly affects our ability to enforce the new anti-camping ordinance, protect our neighborhoods and shelter unhoused individuals at the same time. I believe we have the opportunity to be a shining example of how best to manage this difficult situation. I have no doubt that a pallet community would fill up quickly leaving us with no shelter capacity and a return to the unregulated camping in our city that our neighborhoods and homeless individuals suffered from this summer. I am committed to ensuring that never happens again. Experienced shelter operators and individuals with real life experience living in shelters will be enlisted to help with design and operations development once I have approval to move forward. As I mentioned in my previous email, please refer to the link to the project website embedded in the below email to review the site selection criteria. Take care and Happy New Year.

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Mary Lou Long <maryloulong2515@gmail.com>
Sent: Sunday, December 31, 2023 12:20 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Renting a warehouse and retrofitting it with showers, restroom facilities and laundry machines would be more economical than building an entire building . If this is a facility that is more than likely going to be used for only a few months out of the year for mostly inclement weather, I think this is a far more sensible way to address the problem of street people that can not get into housing. Army cots can be purchased from surplus stores. People using this facility can use their own tent for privacy as they have

used on the streets. This will give them an area to have some privacy. As much as they did on the street. Making it a prerequisite that they are put into housing only makes it a magnet for more individuals to flock to our city. It is not the responsibility of tax paying citizens to provide for anyone who enters our city a living space. We the citizens have not voted to spend our hard earned tax dollars to be landlords of unprofitable housing units. Will those not able to find a way to provide for themselves be required to pay anything toward their housing? What is the scale which they will be held to? What if they do not make their payments? will they be required to make automatic payments from whatever resource they receive funds? Can we expel them? If these facilities are to be monitored how much will the city allocate to that new position or will it be a job for the police? Can you reply to these questions in writing?

From: jamie belcher <jamiedrubelcher5@gmail.com>

Sent: Tuesday, January 2, 2024 6:21 PM

To: City Council <City.Council@ci.bremerton.wa.us>

Subject: For:Jeff Coughlin,PhD, PMP President, Bremerton City Council RE: Oyster Ave. considered site for shelter

Just read your words that were shared on our Bay Vista Neighborhood site.

**Thank you for your
intelligent and informed post.**

**I urge you to please not choose this Oyster Ave. site for a homeless shelter where I
will be walking my dog and playing with the grandchildren
at the playground across the street.**

**I moved here from The Long Beach Peninsula and bought a new home on Bay Vista
Blvd., in what I thought
was a safe environment. I'm a retired teacher with a masters degree. There must
be a better solution.**

**Thank you for caring and understanding this issue. I appreciate you and your
commitment to work with everyone.**

**Please help us protect our grandchildren and seniors.
Jamie Dru Belcher**

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Sunday, December 31, 2023 5:27 PM
To: Mary Lou Long <maryloulong2515@gmail.com>
Cc: City Council <City.Council@ci.bremerton.wa.us>; Katie Ketterer <Katie.Ketterer@ci.bremerton.wa.us>; Thomas Knuckey <Thomas.Knuckey@ci.bremerton.wa.us>; Kylie Finnell <Kylie.Finnell@ci.bremerton.wa.us>
Subject: RE: My Proposal to Construct a Homeless Shelter in Bremerton

Good evening Mary Lou,

Thank you for your email. I appreciate you bringing your comments, questions, and concerns to my attention. A link to the project website that was imbedded in the below letter will answer many questions about site selection for a year around, low barrier, walk-up shelter. The Salvation Army is currently operating a winter homeless shelter. Take care and Happy New Year.

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Mary Lou Long <maryloulong2515@gmail.com>
Sent: Sunday, December 31, 2023 11:58 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

I plan to attend. I am curious as to whether or not the mayor and the Council have considered the concept of renting for the severe weather months a warehouse or existing building to shelter those who have not been housed otherwise? Would it not be more economical to rent for these few months an existing shelter with restrooms and showers and a laundry facility? The retrofitting of the amenities would cost less than building an entire building. I would like to have an answer to why this option has not been offered or explored to date.

From: amy.m.watermanmn@gmail.com <amy.m.watermanmn@gmail.com>

Sent: Wednesday, January 3, 2024 11:41 AM

To: City Council <City.Council@ci.bremerton.wa.us>

Subject: Email of Appreciation - Bremerton City Council Considering All Options to address the Unhoused

Dear City Council Members,

I read Chairman Coughlin's comments in today's Kitsap Sun article and felt it was important to share my appreciation to the Council for pausing on your vote to ensure you are considering all options for our unhoused neighbors.

In September of 2023, I and many of my neighbors began asking Mayor Wheeler's office for the details of his proposed congregate shelter. At that time, we received vague or evasive responses as to how the due diligence was done and did not see that any impact assessment had been conducted before selecting the Oyster Bay site. Needless to say, his responses (or lack of response) concerned us. So much so, that we spoke to you during many Council meetings, in emails like this one, and via the Kitsap Sun.

As our elected officials, you have done as we hope all who are elected to office do – you listened. And, you have now taken up the difficult task of investigating all the options and demanding answers to all of the hard questions.

The Mayor has asked you to approve moving forward with building a Congregate shelter near Oyster Bay. He has done this without including the input of housing and social service experts. He has done so without providing a complete plan for funding. And he has done so without establishing what services will be required to run a shelter within a densely residential neighborhood.

You now have alternative solutions before you to consider. I urge you, on behalf of all Bremerton residents, to demand a plan where:

- 1) Funding for site selection, preparation, public safety, and human support services is transparent and clear;
- 2) Impact assessments (economic, safety and social) have been thoroughly conducted;
- 3) The structure of the actual facility is planned and built in a way that respects the humanity and dignity of its residents;
- 4) And, where planning and resources are clearly in place that truly enable our unhoused neighbors the opportunity to transition into more permanent housing.

In conjunction with my request to you, I and other residents of Bremerton have asked our County Commissioners to pursue the following so they too can aid you in completing this very difficult work:

- 5) A complete examination and analysis before committing any county funding for a shelter.
- 6) A 5-to-10-year funding plan so that all in Kitsap County understand the demands such a shelter will have on our communities.
- 7) An assessment that lays out the short and long-term economic and public safety impact.
- 8) An impact assessment that lays out how each shelter option will affect emergency (public safety, fire, and paramedic) services for all residents of Bremerton. And, if considerable, what the city and county will fund to ensure this is not the case.

- 9) Assess the intent of such a shelter and determine if, by placing a county wide shelter in the City of Bremerton, we are asking county residents with the least economic and political influence to bear the brunt of what is a county wide issue.

I look forward to hearing the progress you are making at the January 10th working session. Before then, I want to iterate that it is clear to me how very difficult this work is for our City Council. I am grateful for all of your efforts to truly examine the options before casting your vote.

Your efforts are important to me as a homeowner but also to the man I encountered in my car the other day. He was standing in front of the Dairy Queen off Kitsap Way eating a bag of chips – wearing no jacket and no shoes. All I had to give him was a heavy pair of socks from my winter car kit. My hope is that we will not simply build another congregate shelter that provides only temporary shelter for him.

Amy Waterman
Bremerton Resident

From: Chuck Capps <chuck@advantagenissan.com>
Sent: Tuesday, January 2, 2024 3:12 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Homeless Camp Proposal

Hello Council,

First I would like to commend you all for postponing the decision making on the Mayors proposed homeless structure. Due diligence is necessary. I for one; am completely against having any shelter or housing on the Oyster Bay proposal. The drug use and crime associated with the homeless will only plague Kitsap Way business, and homes more than it is. I would suggest speaking with the troops on the ground and in the trenches. The BPD officers I have spoke with all agree on what a bad idea it is, and how crime will only increase.

Also from my understanding on following this, it is now also a county wide shelter? We DO NOT need to have everyone sending us more homeless people from around the county. That is not helping the tax payers of Bremerton. I understand you all are going to have to make some tough decisions. I hope you make them with the actual law biding, tax paying citizens best interest.

In closing, I would ask you to shut it all down. If it doesn't happen in the Mayor's time line too bad. This isn't something to rush into. Find a different location than the Oyster Bay one, and do not make something for the county to have everyone shipped to Bremerton. That's a terrible idea.

Thanks for listening

Chuck Capps
Advantage Nissan/ Advantage Used Car & Truck Center
chuck@advantagenissan.com
360-373-6300
www.advantagenissan.com
www.washingtonusedcardealer.com

"There are no traffic jams going the extra mile"



From: barb frey <barblfrey@gmail.com>
Sent: Friday, December 29, 2023 11:08 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>; City Council
<City.Council@ci.bremerton.wa.us>
Subject: OYSTER BAY

Greetings,

I am writing once again regarding your idea of placing a homeless encampment/housing site on the hillside of Oyster Bay. For that matter, placing a homeless encampment/housing site in ANY residential/business area.

I will re-iterate; I have lived/worked In the Kitsap Way area for many years. I am very familiar with the citizens who prefer the homeless way of life. I respect their right to live that way. I want you to know that so you dont assume my statements are from a naive, closed-minded, disrespectful point of view. Most of the citizens that will inhabit this site aren't employed and don't want to be.(I know this to be a fact). As pretty a picture that you'd like to paint thinking they want to fit into our urban lifestyle....they don't. Again, that's their choice. As a result, they have 24 hours a day to walk through our nearby neighborhoods and retail sites and take what isn't nailed down. The dumpsters full of refuse the city disposes of when they clear an encampment weren't purchased by the residents of that encampment. It was taken from the hardworking residents in nearby neighborhoods. I have experience of my personal space being invaded by the those who prefer to use their dollars for drugs/alcohol and steal from me to get more money for drugs/alcohol.

In your latest email you speak of homelessness being a complex issue...it is not complex (THEY WANT TO LIVE BY THEIR OWN RULES) and it will never be solved. It is as simple as people who do not want to comply with rules of our civilized society because of drugs and/or mental health issues. You speak of 'delivering a balanced path forward to provide a safe place for people seeking shelter'. Well, that's the tax paying residents living in close proximity of the shelter you propose. They want to move forward in a safe place. Your placement of this encampment in this residential area is disrespectful to nearby residents because it jeopardizes their sense of security and their kids safety. Do you not care about the impact this will have on the residents of this area? You state in your email "There is a criminal element that thrives in homeless encampments". You're admitting the "negative impact on neighborhoods" but still insist on bringing it to the Oyster Bay neighborhood. What you don't seem to get is this criminal element IS the homeless people you're spending a lot of time and money inviting into my neighborhood. As I

said earlier, I don't want a homeless shelter close to any residential area. Find a site that doesn't make it convenient to appropriate the property of others. Away from kids play areas. Make it more difficult for them to destroy what we taxpayers have worked hard to build.

It is my experience that the many housing resources in Bremerton have been able to locate and financially assist the many that are truly searching for housing. I hope they will continue to assist those playing by the rules and seeking a better life.

I hope you will read this with the sincerity it was written.

Thanks
Barb Frey

From: Lisa Ganowski <lisa.ganowski@gmail.com>
Sent: Wednesday, January 3, 2024 12:39 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Lisa Ganowski Letter to Editor

Ugh - clean version attached! L

From: Lisa Ganowski <lisa.ganowski@gmail.com>
Sent: Wednesday, January 3, 2024 12:23 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Letter to Editor

Hello Bremerton City Council!

Attached is a copy of a letter-to-the-editor I submitted to the Kitsap Sun a few moments ago.

Thank you (again) for delaying your vote last month on the mayor's shelter proposal.

Thank you for your professionalism during last month's study session when the mayor reacted to your honest - and necessary - questions with a tantrum. I am appalled at his behavior during that meeting.

Thank you for taking the time you need to research and understand the implications of the two shelter proposals before you vote for what is best for all of Bremerton's residents.

Mr. Council President, thank you for your well-crafted letter in response to the mayor's letter.

Lisa Ganowski

Bremerton Resident

Small Business Owner

Trans-parent to a former Bremerton homeless drug abuser (who today celebrates 502 days in recovery)

Last week, the mayor published a long letter arguing why his temporary congregate shelter is the only option Bremerton can pursue to address our homeless situation. I spent considerable time reading through his letter. Here are some points to consider and what his proposal means for our city:

1. Wastes millions of taxpayer dollars for a temporary fix.
2. Gives us something to look forward to when we scramble for another solution in the future.
3. Pushes the unhoused farther away from available services.

4. Doesn't acknowledge that our current shelter rarely fills to capacity. Many unhoused won't stay in this type of shelter and *choose the street or woods over this model*.
5. Instills fear the city can't enforce no-camping laws if we don't have space; a bully tactic used to force us into accepting his plan as the "only option."
6. Blows a smoke screen in front of other shelter proposals to hide their success with phrases like pallet shelters "will fill quickly" when this is actually an awesome indicator of a shelter model THAT WORKS.
7. Falsely calls our community experts' proposal "insufficient" because it doesn't address no-camping laws...Getting people safely off the street IS supporting no-camping laws.
8. Pretends that smaller shelters in multiple locations specifically designed to address the different needs of our unhoused neighbors isn't important; it's not one-size-fits-all.

Shame on you, Mr. Mayor. Mine is not the only vote you've lost.

Lisa Ganowski
Bremerton Resident & Small Business Owner

From: Bill Mosiman <wpmosiman@gmail.com>
Sent: Sunday, January 7, 2024 5:29 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Homeless Shelter Options

City Council,

We appreciate what a difficult problem it is in trying to address the homelessness issue. We also know this needs to be addressed sooner rather than later but getting it right the first time is even more important, so we encourage you to take whatever time is needed to get this right.

If the goal is to simply prevent the homeless from camping within the city the congregated shelter solution will suffice. However, the congregate shelter, as proposed by the mayor, will do nothing to reduce the homeless population so is only a half measure.

We agree with the opinions already shared with the city council regarding the problems with congregate shelters and the benefits of using pallet shelters and a pallet shelter/congregate shelter hybrid approach, so we do not need to repeat those points here. What we do want is for the City Council to make the decision based on data that demonstrates positive action to reduce the homeless population *along with* making shelter available. Absent such data, please take the advice of the social service agencies that have already weighed in. These folks have the experience and expertise with this problem that the Mayor does not have.

Finally, this is more than just about removing homeless encampments, this is about helping the most disadvantaged of our citizens in a respectful and humane manner while addressing the homeless encampment issue.

We strongly disagree with the Mayor's proposal and encourage you to adopt the solution proposed by the social service agencies.

Bill and Carolyn Mosiman
1545 Madrona Point Dr.
Bremerton, WA

From: Brianna Shafer <briannashafer@gmail.com>
Sent: Thursday, January 4, 2024 1:02 PM
To: City Council <City.Council@ci.bremerton.wa.us>; Anna Mockler <Anna.Mockler@ci.bremerton.wa.us>
Subject: Homeless Shelter

Dear Council Members,

On December 29th, 2023, Mayor Wheeler sent out a mass email to the residents of Bremerton explaining why his proposal is the best option along with extreme scare tactics to get you to vote for his *amazing* sales pitch. I am extremely disappointed to see our mayor act in such an immature manner throughout this whole process but very grateful that you are beginning to call him out and see his true colors. The mayor has continuously deceived you and the public in a way that it is hard to believe anything he says. This proposal seems to only benefit the Public Works Department (since they get the land after the 3 years) and the mayor more than it will help those who need these services. He brought you a poorly planned proposal 1-month before supposed funding requests are approved, refused to speak/work with important experts, and has stiff armed the entire community.

A few questions I have that our community has not been able to find out or make sense of:

1. Is the funding deadline Mayor Wheeler stated accurate? I have been trying to find out who we can get this answer from.
2. If Salvation Army is "out of the game" as Wheeler claimed in the study session, then why is it that they are willing to stay open until 2025 AND run this new shelter? Have any of the members reached out to The Salvation Army directly to see if this is another bluff? As stated in previous meetings, we have contacted a few people there and they stated as long as the city/state funds them, they remain open. Something isn't adding up.
3. Have you done your research and studied the proposed area that contains a preschool directly behind the area, West Sound Tech, and an elementary school down the road?
4. This site was only proposed for an "encampment", and it was determined 1 acre is not necessary for a shelter, are there any other locations?

Again, thank you so much to those of you who have spoken up and have had the communities back during this time. I truly hope the expert's proposal will be taken seriously by the council since there is no hidden agenda behind it.

Brianna Shafer

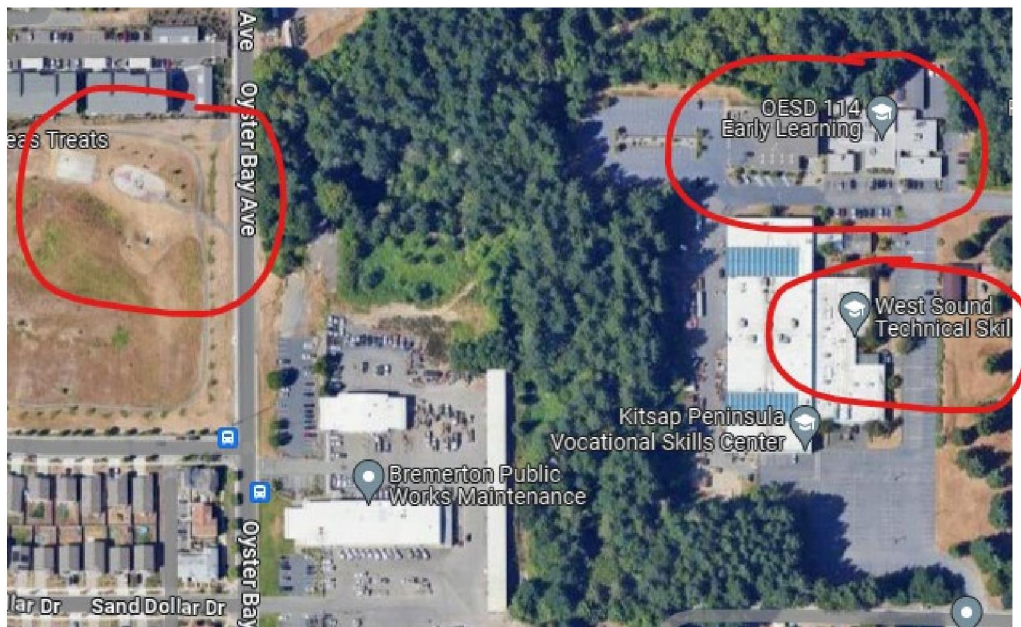
From: Brittany Mellegard <bmellegard@msn.com>
Sent: Thursday, January 4, 2024 3:46 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Proposed Oyster Bay Ave and recent City Council Meetings

Greetings City Council,

I wanted to take some time to address a few more concerns I have about the proposed shelter on Oyster Bay and some items that came up on the 1/3/24, 12/20/23, and 12/13/23 city council meeting.

During the city council meeting on 12/20/23, Katie Ketterer from Public Works was given the opportunity to provide some counterpoints to concerns brought up from the neighborhood. She omitted one of our main concerns, which is the site being directly across from the neighborhood playground. It is also directly across from the OESD preschool on National Ave, West Sound Tech (hosts high school children), and right down the street from West Hills STEM Academy School (elementary school). I included a map below to show the proximity. Lastly, to which I believe you are already aware, this site is in the middle of a residential neighborhood.

On 1/3/24, CPT Dana Walters expressed that the site would be a great transition site for those recently released from jail or prison, but would not include those who are violent. Violence is not the only offense we should be protecting our children from.



Another talking point brought up by CPT Dana Walters was that this was a permanent shelter and that they would be happy to run it. This brings about two major questions.

1. Wheeler has said over and over again that the Salvation Army is "out of the year-round shelter business". How and why are they able to run this one? Where will this funding come from that we already can't provide or assist with for the current shelter? Per the presentation on 12/13/2023 this new shelter will cost around \$2 million a year to run and that's after the upwards of \$6 million to develop the property.
2. Wheeler has consistently touted this as a temporary shelter that will later be given to Public Works for future endeavors. So is it permanent or temporary? Who is being lied to?

On a more general note, I find it completely disingenuous that the mayor had the entire year to develop a proposal and work with the BHA/KCR/etc but decided to forge his own way and present an incomplete proposal just 4 weeks before an important deadline for grant funding (and expecting you to vote on it 1 week later). It seems that not just the city and its citizens, but also you as the city council are being coerced into this situation, which is unethical and unfair. There are so many unanswered questions, to which I personally emailed the Mayor in October 2023 and received a generic PR email and sales pitch back.

Some of the answers received were that he can't research or start anything without city council approval, and yet money was spent into the 5 figures to have a 30% design and presentation completed by RPM for a site that has yet to be approved.

I have a difficult time believing this site is the only site available for use, as it sits completely undeveloped. What I see here is a potential hidden agenda to use grant funding to develop property for Public Works use. The land issues have been brought up many times in council meetings regarding the terrain, steepness of the grade, storm water issues, etc. This proposal is to benefit Public Works and the mayor's PR image, not to help the people of Bremerton NOW.

Thank you for reading my letter, and I want to personally thank the council for asking the hard questions. I genuinely appreciate your support and search for clarity regarding this major issue.

Sincerely,
Brittany Mellegard

From: Dianna Loiacano <thedivagirl@gmail.com>
Sent: Sunday, January 7, 2024 11:52 AM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Please read

Mr. Coughlin read this article and forward on to whom ever will be voting in on the " Mayors" proposal.

Dianna Loiacano

<https://share.newsbreak.com/5ucynid0>

Mayor's focus on single shelter isn't best for Bremerton

Lisa Ganowski, Bremerton Kitsap Sun

Published 10:26 a.m. PT Jan. 4, 2024

Last week, Bremerton Mayor Greg Wheeler published a long letter arguing why his temporary congregate shelter is the only option Bremerton can pursue to address our homeless situation. I spent considerable time reading through his letter. Here are some points to consider and what his proposal means for our city:

1. Wastes millions of taxpayer dollars for a temporary fix.
2. Gives us something to look forward to when we scramble for another solution in the future.
3. Pushes the unhoused farther away from available services.
4. Doesn't acknowledge that our current shelter rarely fills to capacity. Many unhoused won't stay in this type of shelter and choose the street or woods over this model.
5. Instills fear the city can't enforce no-camping laws if we don't have space; a bully tactic to force us into accepting his plan as the "only option."
6. Blows a smoke screen in front of other shelter proposals to hide their success with phrases like pallet shelters "will fill quickly" when this is actually an awesome indicator of a shelter model *that works*.
7. Falsely calls our community experts' proposal "insufficient" because it doesn't address no-camping laws...Getting people safely off the street IS supporting no-camping laws.
8. Pretends that smaller shelters in multiple locations specifically designed to address the different needs of our unhoused neighbors isn't important; it's not

one-size-fits-all. Shame on you, Mr. Mayor. Mine is not the only vote you've lost.

Lisa Ganowski, Bremerton

This article originally appeared on Kitsap Sun: [Mayor's focus on single shelter isn't best for Bremerton](#)

From: Francesca Taporco <ftaporco@gmail.com>
Sent: Wednesday, January 3, 2024 5:26 PM
To: Anna Mockler <Anna.Mockler@ci.bremerton.wa.us>
Cc: City Council <City.Council@ci.bremerton.wa.us>
Subject: Bremerton Homeless Shelter

Dear Councilmember Anna Mockler and City Council,

I'm writing to you in regards to the city's or mayor's plans to develop a homeless shelter off of Oyster Bay.

We are residents of Bay Vista and were informed in the Fall by our HOA of the city's plans for an emergency shelter. We believe our unhoused community members deserve to live with dignity. We also know we are not experts on the housing and homelessness crisis; and I hesitate to weigh in on an issue I still need more education on. However, we do have reservations on if the current plan for the development is the best course of action for Bay Vista residents and our safety, as well as our unhoused community members.

In 2023, my husband and I had experienced firsthand crime and safety issues within Bay Vista. His truck was stolen out of our driveway in May of 2023 (A police report was filed: B23-002810). We also had an incident in April with another current Bay Vista community member where their unleashed dog attacked our leashed dog and us while we walked by (An animal control report was filed: Case #61219). These crime and safety issues have already caused us to take various precautions; such as adding anti-theft devices to our cars, more cameras to our house, and adjusting our walking route to the wooded trail directly behind our home/neighborhood. We frequently see children running through the trail playing outside; but we more often see what we believe to be non-residents, or unhoused people, partaking in illegal and illicit behaviors. It is our belief that the Bay Vista community already is experiencing issues we need help addressing; adding more people and neighbors into the mix will just exacerbate what we're currently dealing with.

At this time, we realize there's no perfect solution as this is a complex issue. We want to express we plan to increase our engagement and truly hope that you and your fellow councilmembers, as well as the mayor, put your best efforts out to listen to community members concerns from Bay Vista while also doing your best to support the unhoused, in collaboration with the experts and resources in our city and beyond.

Thanks for your time and consideration.

Best,
Francesca & Brian Tyson

--

From: Thomas, Kristal I. <Kristal.Thomas@ExpressPros.com>

Sent: Thursday, January 4, 2024 4:15 PM

To: City Council <City.Council@ci.bremerton.wa.us>; Michelle Fleetwood <m_fleetwood@yahoo.com>

Cc: anton@nwhospitality.org; Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>; kitsapcommissioners@kitsap.gov; Charlotte Garrido <cgarrido@kitsap.gov>; Katie Walters <kwalters@kitsap.gov>; dawnmichelewilson@gmail.com; Bailey Tupai <bailey2pai@gmail.com>; Marwan Cameron <gather2grow@g2g2.org>; Drayton Jackson-FHPM <DJackson@HomelessPovertyManagement.org>; Kelsey Stedman <kelsey.e.stedman@gmail.com>; kim siebens <kimmysiebens@yahoo.com>; kuyehara@gannett.com; david.nelson@kitsapsun.com; Donel Steves <donel@through-linecoaching.com>; Anthony Ives <aives@kcr.org>; Jill Stanton <jstanton@bremertonhousing.org>

Subject: RE: Public Comments - My Proposal to Construct a Homeless Shelter in Bremerton (Michelle Fleetwood)

Thank you for looping me into this conversation Anton.

Dear City Council Members and Mayor Wheeler,

I am writing to urge you to support the proposal to build pallet homes for the homeless in our community. Pallet homes can provide dignified, safe, and cost-effective shelter for people experiencing homelessness, as well as a pathway to permanent housing and employment.

As you may know, many people who are homeless have experienced trauma, such as abuse, violence, or loss, that has impacted their mental and physical health, their relationships, and their ability to function in society. Living on the streets or in congregate shelters can exacerbate their trauma and make it harder for them to recover and reintegrate.

This is something I see every day as an employment agency. It is very difficult for those in a shelter situation to maintain the attendance, focus and attention needed to hold a job.

No to mention, they must take their belongings with them to work everyday which takes some of the dignity out of work as they are now advertising their situation.

Pallet homes can offer a solution that addresses the needs of the homeless population and the goals of our city. Pallet homes are:

- **Dignified:** Pallet homes provide privacy, security, and comfort for the residents, who can stay with their partners, pets, and belongings. They can also decorate and personalize their space, which can foster a sense of ownership and pride.
- **Safe:** Pallet homes are made of durable and non-organic materials that are resistant to mold, mildew, and rot. They are also fireproof, waterproof, and insulated, which can protect the residents from harsh weather and environmental hazards. And for especially women and children who have experienced sexual/physical abuse, shelters are not always safe and can be triggering. Lack of safety can create permanent mental disabilities that will require continued support.
- **Cost-effective:** Pallet homes are easy to assemble, transport, and maintain, which can save time and money for the city and the service providers. They are also energy-efficient and environmentally friendly, which can reduce the carbon footprint and the waste generated by the homeless population. They can also be moved to different areas of the City/County as needed to support the homeless population and do not need to be a permanent fixture in any one place.

- Pallet homes have been proven to be effective in reducing homelessness and improving outcomes for the homeless population in other cities, such as Los Angeles, Everett, and Seattle. They have also been praised by the residents, who have reported feeling more hopeful, stable, and empowered by living in pallet homes.

I believe that pallet homes can make a positive difference in our community, and I hope that you will support this proposal. By investing in pallet homes, we can not only provide shelter for the homeless, but also help them heal from trauma and achieve their potential.

Thank you for your time and attention.

Sincerely,

Kristal Thomas | Owner & CEO

Express Employment Professionals

4545 Auto Center Way, B2 | Bremerton, WA 98312

(360) 479-4756 | Kristal.Thomas@ExpressPros.com

Book Time with me: [Microsoft Bookings](#)



From: Lisa Levy <llevy@jspllc.com>
Sent: Thursday, January 4, 2024 12:09 PM
Cc: City Council <City.Council@ci.bremerton.wa.us>
Subject: Ambrose Letter to Residents and Community

January 4, 2024

Dear Ambrose Residents and Bay Vista Neighbors,

You might have seen Mayor Wheeler's email about his shelter proposal, which he circulated Friday before the holiday weekend. We appreciate the Mayor's hard work, but we need to clarify several areas where his letter does not share the whole story.

The Mayor has shared ***no evidence or factual support*** for his statement that "my proposal... is the only option" that will provide enough shelter space for those who request it. The Mayor's continued lack of transparency around this project was shown once again in this email; he did not list the proposed address. Does he not want the neighborhood to know that this site at 100 Oyster Bay is located near to a school, a park, a new neighborhood with many young families and seniors?

We also do not know why he stated his idea is the only one that can possibly work. First, the existing Salvation Army shelter is often not full. But more importantly, ***his process and his proposal have ignored other viable proposals and ideas, particularly from local social services experts and nonprofit partners.*** He has been receiving proposals and requests from social services experts since at least March of 2023, but it seems like he has mostly ignored them.

Social-services experts and nonprofit partners have been clear that the Mayor's current proposal will not do much to help our neighbors get back on their feet. It would be an expensive band-aid instead of a practical and compassionate solution. This current proposal does not offer any transitional housing to truly assist the unhoused population find permanent housing. It is truly temporary.

In his letter, the idea that the Mayor describes as the "City of Bremerton's Proposal" is actually the Mayor's proposal. Ignoring help and ideas from community stakeholders and nonprofit help or advice, it seems like he directed City staff to run a limited process that rushed to clear-cut the Oyster Bay site for a homeless shelter in a family-oriented residential neighborhood, where shelter clients will not have good access to transit, jobs, or any social services they may need. A coalition of experts and nonprofit leaders are still working on other proposals that we hope will also be presented to the City Council. These proposals offer a better hybrid approach to actually helping the unhoused population and these proposals have a plan (with costs) for operations. By comparison, we have not seen a fully explained plan (and certainly no consideration of ongoing costs) in the Mayor's current proposal.

The City's next meetings on this proposal will be held at 5:30 pm on January 10th and 17th, in person and on Zoom. The most important meeting is on the 17th.

Public comment will be allowed in person on the 17th, when the Council is scheduled to vote. If you are able to - attend in person, or [email the Council](#) and please make a simple public comment just asking that the Mayor and Council seriously listen to social services experts about how better shelter

options can be built. Ask that they take that advice seriously, instead of rushing to clear-cut and build in our community without pausing to think of the consequences.

If you can't attend the full Council's meeting on the 17th, consider attending Councilmember Anna Mockler's townhall meeting on Jan. 8th, from 4-6 pm at 100 Oyster Bay Ave N (Bremerton Public Works).

Former Bremerton councilmember Roy Runyon said on December 20th: "I'm glad [the Councilmembers] are asking questions and slowing the process down. You guys should have had options, choices: this is what this is going to cost capital-wise, this is what this is going to cost operationally. You weren't given choices."

Let's all make our voices heard, to help the Council give thoughtful consideration to ***all*** options to support our unhoused neighbors – not just the Mayor's idea.

Thank you,

Lisa Levy
Asset Manager – Ambrose Apartments

CC: City Council: City.Council@ci.bremerton.wa.us

PS: We have been very grateful to see the Councilmembers' leadership in thinking critically about the various proposals and issues at hand, including most recently a very thoughtful letter from Councilmember Jeff Coughlin.

Lisa Levy
Asset Manager

From: randall buchanan <randallbuchanan@hotmail.com>

Sent: Thursday, January 4, 2024 1:13 PM

To: City Council <City.Council@ci.bremerton.wa.us>

Subject: Oyster Bay Homeless Shelter

Dear Council Members, Thank you for your hard work and research on this problem. After reading the latest article dated January 4 in the Kitsap Sun, Social Service Providers Discuss Hybrid Shelter Option ahead of Vote, it has become clear that the Mayors idea of one size fits all is flawed. Spending millions of dollars on a concept that is bound to fail. I urge you to vote against the mayor's proposal and come up with a real solution that will work. A lot of Bremerton residents are watching this vote, and I believe it would be wise not attach yourself to this political sinking ship.

Best regards,
Randall Buchanan

From: sheilaroberts sheilasplace.com <sheilaroberts@sheilasplace.com>

Sent: Thursday, January 4, 2024 8:04 AM

To: Anna Mockler <Anna.Mockler@ci.bremerton.wa.us>

Cc: City Council <City.Council@ci.bremerton.wa.us>

Subject: Concerns re Mayor Wheeler's letter

Dear Council Members,

Upon receiving the mayors 12/29 message regarding his homeless shelter proposal, I wrote to him regarding my concerns. I have included both my letter and his response below. In my letter, I expressed my concerns regarding his insistence that the Oyster Bay site he's been pushing is the best option for helping the homeless rather than what has been proposed by the organizations and experts that deal with helping the homeless on a regular basis. These are the experts, the people with boots on the ground, and I am still mystified over the fact that he is so determined to push his plan through despite hearing consistent opposition from the experts. He has presented no concrete plans for size or layout of this shelter, no plans for shelter operations, and no plans for the safety of the shelter residents or the community adjacent to the site. The mayor continues to state this is temporary however he has provided no timeline and can't guarantee this shelter, which would be near no social services, won't be permanent as there is no plan in place to help people off the streets. He is treating this as a long term stop gap at a massive cost to the tax payers. He has continued to state there are 200+ people waiting for rooms while ignoring the fact that the Salvation Army has not filled up since opening. The fact of the matter is that people would rather sleep on the street in the cold and rain at risk of going to jail than go to SA and you can see that proof all over the city. Despite ALL that information he is continuing to push this larger than necessary congregate shelter when the real need is small room/palette house shelters. The hybrid option provided by the community agencies addresses both needs, an immediate overnight shelter and something that provides privacy and dignity and a bit more stability to those who want to break the unhoused cycle they have found themselves in.

Additionally, he has consistently neglected to address the real affects that the community this shelter would be placed within would feel. If you have walked by Salvation Army, you see what can happen when people do not have a place for their stuff, the surrounding area looks like a dumpster. Visitors to Bremerton certainly won't feel good about staying in either of the vintage hotels near the site. I realize we have two very nice hotels in downtown Bremerton, but surely we don't need to drive others out of business. Finally, as this feels like a general herding of people with varying needs and problems into one facility, I'm concerned about safety issues, not only to the residents in the shelter also the community in general.

I feel our mayor is not only letting us down but actively working against the community he is supposed to be representing and I'm hoping that based on your very detailed questions and concerns presented at the last study session that you, our city council will do what he is not and protect all of the citizens of our city. Please vote against the mayors proposal and steer the mayor in the direction of the wiser and more carefully considered plan.

Sincerely,
Sheila Rabe
2140 Madrona Point Dr.

Dear Sheila,

Thank you for your email. I appreciate you taking the time to share your thoughts with me. One of my main takeaways from the hundreds of individuals who testified over the summer from all over Bremerton was that no one wanted camping anywhere in the city. I took that message to heart when developing my proposal and fully believe it offers the only path forward that will keep our neighborhoods safe and offer support for those who will accept it. While pallet homes may be a valuable part of a holistic vision for responding to homelessness, my proposal for a homeless shelter directly addresses an imminent need; that our city no longer has a year around, low barrier, walk-up shelter. This directly affects our ability to enforce the new anti-camping ordinance, protect our neighborhoods and shelter individuals at the same time. I believe we have the opportunity to be a shining example of how best to manage this difficult situation. I have no doubt that a pallet community would fill up quickly leaving us with no shelter capacity and a return to the unregulated camping in our city that our neighborhoods and homeless individuals suffered from this summer. I am committed to ensuring that never happens again. Experienced shelter operators and individuals with real life experience living in shelters will be enlisted to help with design and operations development once I have approval to move forward. Take care and Happy New Year.

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Dan Herron <dh913@hotmail.com>
Sent: Friday, January 5, 2024 11:45 AM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Homeless shelter(s)

Dear City Council Members,

I've been following your discussions about the homeless and shelter housing for them. Based on what I have seen so far, I advocate a hybrid model as suggested by our community partners like KCR. I realize that the devil is in the details and I trust that you will pursue due diligence in finding the best solution(s). Unfortunately, time is of the essence. We will need a decision at the next city Council meeting on January 17th.

I urge you to come up with some kind of decision by then even if it means compromising. We (and the homeless) cannot put off this decision any longer. I also understand that there are funding deadlines coming up soon.

No decision will be perfect, but you can always make adjustments as we move forward. I agree with Council Member Younger, we cannot go backwards. We must have shelter space available so that we don't return to the camping in public spaces like we had last summer.

Sincerely,

Dan Herron
1540 Houston Avenue
Bremerton, WA 98312
646 - 340 - 4696
dh913@hotmail.com

From: Jon D. Brenner <jdb@spinnakerbldg.com>

Sent: Tuesday, January 9, 2024 9:15 AM

To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>; Legal <Legal@ci.bremerton.wa.us>; City Council <City.Council@ci.bremerton.wa.us>; vbrazitis@kitsap.gov; tperez@kitsap.gov; jaufderh@kitsap.gov

Cc: Neil Wachter <n timer@spinnakerbldg.com>

Subject: Shelter Ordinance Oyster Bay Development

Dear All,

Please find attached correspondence regarding the Oyster Bay Development. Hard copies will follow.

Sincerely,

Jon Brenner | Paralegal

Sanchez, Mitchell, Eastman & Cure, PSC

4110 Kitsap Way, Suite 200 | Bremerton, WA 98312

T 360.479.3000 | F 360.479.3983

jdb@spinnakerbldg.com

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SANCHEZ, MITCHELL, EASTMAN & CURE, PSC
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(1944-2018)
JAMES B. SANCHEZ
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January 9, 2024

Greg Wheeler
Mayor
345 6th St., Suite 100
Bremerton, WA 98337

Kylie J. Finnell
City Attorney
345 6th St., Suite 100
Bremerton, WA 98337

Jeff Coughlin
Council Member
345 6th St., Suite 100
Bremerton, WA 98337

Anna Mockler
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345 6th St., Suite 100
Bremerton, WA 98337

Eric Younger
Council Member
345 6th St., Suite 100
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Jennifer Chamberlin
Council President
345 6th St., Suite 100
Bremerton, WA 98337

Michael Goodnow
Council Member
345 6th St., Suite 100
Bremerton, WA 98337

Denise Frey
Council Member
345 6th St., Suite 100
Bremerton, WA 98337

Quinn Dennehy
Council Member
345 6th St., Suite 100
Bremerton, WA 98337

VIA US MAIL AND EMAIL

(Greg.Wheeler@ci.bremerton.wa.us / legal@ci.bremerton.wa.us / City.Council@ci.bremerton.wa.us)

RE: City's Draft Shelter Ordinance Oyster Bay Development

Dear Mayor Wheeler, Council Members and Ms. Finnell:

The 144-homeowner Bay Vista Community Owners Association urges the City Council to reject the Mayor's proposal to develop a homeless shelter and services facility on the City's Oyster Bay real property (Tax Parcel No. 3748-001-007-0200), located off Kitsap Way. The

Association is prepared to pursue court intervention if the City adopts this proposal, which has been assembled without proper review required under State law and likely violates Bremerton's own zoning and critical areas codes. Furthermore, this proposed siting would place a low-barrier shelter facility in very close proximity to the Bay Vista neighborhood and its many families.

The City's proposed facility has been described as "an enclosed campus for a 100-person capacity, low-barrier walk-up congregate shelter", housed in a "Sprung" structure. This proposal is being cast as one of two options to be considered at the January 17, 2024 Council meeting, with "Plan B" being a pallet shelter facility proposed by several local non-profits. Respectfully, this is a false choice, because the Mayor's proposal has focused the City's staff, attention and effort on a property that cannot legally host the proposed facility, and the City has failed to conduct legally mandated review. Further, the City has apparently adopted a go-it-alone approach, without working with its community partners such as the Bremerton Housing Authority to develop an appropriate alternative.

My law firm represents the Bay Vista Community Owners Association, and we write to urge the City to select an alternate site for its proposed facility. Among other problems, the City has failed to satisfy its obligations under the State Environmental Policy Act (SEPA). Although this is a litigation warning letter, you need to know that my clients want to engage with their City leaders on these subjects to try to craft a solution that can work for everybody. When they approach you, please hear them out.

SEPA prohibits the City from taking action that would "limit the choice of reasonable alternatives" before the City does its mandated SEPA work. WAC 197-11-070(1)(b). This regulation "applies to all agencies with authority to 'approve, veto, or finance all or part' of a project". *Columbia Riverkeeper v. Port of Vancouver USA*, 188 Wn.2d 80, 86, 392 P.3d 1025 (2017); *see also Magnolia Neighborhood Plan. Council v. City of Seattle*, 155 Wn. App. 305, 313, 230 P.3d 190 (2010), *as amended on reconsideration* (May 14, 2010) (affirming applicability of SEPA review to City Council's ordinance adopting plan for City-owned affordable housing development, notwithstanding that the plan had not advanced to permit-review stage).

It appears the City has ignored its obligations to "integrate" the SEPA process "with agency activities at the earliest possible time to ensure that planning and decisions reflect environmental values, to avoid delays later in the process, and to seek to resolve potential problems." WAC 197-11-055(1). The SEPA regulations require environmental study as early as a project's principal features and impacts can be identified:

"The lead agency shall prepare its threshold determination and environmental impact statement (EIS), if required, at the earliest possible point in the planning and decision-making process, when the principal features of a proposal and its environmental impacts can be reasonably identified."

WAC 197-11-055(2). The City has rushed to reach the decision-making stage without a SEPA determination. Beyond SEPA, the City's proposal raises critical areas, zoning and public safety concerns.

The City's proposed site consists of a steep wooded hillside, with a closed depression that must be filled in to allow the property's use. To develop it, the City will have to partially log the property and then regrade it to create a level area for the facility. We believe this property includes critical areas subject to Chapter 20.14 Bremerton Municipal Code (Critical Areas). Agencies, even the City, must undergo critical areas review. BMC 20.14.150. It is telling that public agencies may apply for exception to this regulation, but the agency's "application shall include critical area identification; critical area report, including mitigation plan if necessary; and any other related project documents such as environmental documents pursuant to SEPA". BMC 20.14.150.

Zoning. The City's Oyster Bay land is zoned "general commercial" (GC), meaning that all residential use is permitted outright, except for "Group residential facility – class II". BMC 20.62.020(t). Group residential includes residences for "homeless or otherwise dependent persons (not including dormitories), typically with shared living quarters without separate kitchen facilities for each room or unit". BMC 20.42.040. The City has not clarified whether its proposed facility is a "Class 1 (assisted living)" or "Class II" facility. The latter would be disallowed in this zone.

Proximity to School Facility. Like many subsets of our state's population, the unsheltered community likely includes persons who are designated as sex offenders under state law. The City's Oyster Bay property is less than 500 feet from the Early Childhood Education Center at the Olympic Educational Service District 114, serving preschoolers, as well as the West Sound Technical Academy, which serves students as young as 16. Has the City considered the liability it may incur by opening its low-barrier facility so close to school facilities and a public park? The SEPA process requires the City to document consideration of environmental impacts in terms of both "the "natural" and "built" environment "[and] elements of the built environment shall consist of public services and utilities (such as water, sewer, *schools*, fire and police protection), transportation[.]" RCW 43.21C.110 (emphasis added).

Many controversial state and local agency capital projects are conducted to include as much SEPA work as is possible before the agency makes path-determinative decisions. Failure to do this will result in project invalidation. Professor Settle, widely considered to be Washington's real property and land use subject matter expert, wrote this of agency failure to meet SEPA's procedural requirements:

"The usual remedial result of a judicial determination of SEPA violation is simply invalidation of the agency action. Thus, action which was not preceded by a proper threshold determination process is invalid and the agency must begin the decision-making process anew and action for which a required EIS was inadequate or not prepared is rendered a nullity and remanded for reprocessing in light of an EIS."

City of Bremerton
January 9, 2024
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Richard L. Settle, *The Washington State Environmental Policy Act: A Legal and Policy Analysis*, Ch. 20, § 20.09 (citations omitted; emphasis added). In other words, agency action taken without compliance with SEPA is *ultra vires*. *South Tacoma Way, UC v. State of Washington*, 169 Wn.2d 118, 233 P.3d 871 (2010) (citing *Noel v. Cole*, 98 Wn.2d 375, 378-80, 655 P.2d 245 (1982)).

Illegal agency action is subject to injunctive action in superior court, which will result in the loss of critical time for the City to pursue a workable and legally compliant plan on an alternate site. The City needs to work with its community partners to achieve its aim of establishing sufficient capacity to house those experiencing homelessness.

The Bay Vista Community Owners Association would prefer to avoid litigation with the City. They know the City's leaders want to do the right thing. However, the Association is prepared to pursue injunctive relief to stop the project if the City adopts the plan to site its homeless facility and operation at the Oyster Bay property. Thank you for your attention.

Sincerely,



NEIL R. WACHTER
nrw@spinnakerbldg.com

NRW/jb

Cc: Victoria Brazitis, Kitsap County Administrator (vbrazitis@kitsap.gov)
Tim Perez, Kitsap County Risk Manager (tperez@kitsap.gov)
Jacquelyn Aufderheide, Chief Civil Deputy Prosecuting Attorney (jaufderh@kitsap.gov)

From: Bree Medley <bree@brandtdesigninc.com>
Sent: Tuesday, January 9, 2024 11:41 AM
To: City Council <City.Council@ci.bremerton.wa.us>
Cc: Anna Mockler <Anna.Mockler@ci.bremerton.wa.us>
Subject: Oyster Bay Avenue Homeless Shelter

01.08.2024

To Bremerton City Council

RE: Bremerton Homeless Shelter Plans; Oyster Bay Ave Site

Dear Council Members,

I would like to start by applauding your efforts to find the best approach to combatting the homeless crisis Bremerton is experiencing. While I understand the mayor was tasked with finding a solution, he has made it apparently clear (this is based on his statements at multiple meetings) that he is not interested in working with local agencies that support this community to find the best solution nor is he willing to waiver in his direction. Given his position, I would like to pose to you a question as you head into your next study session – why?

Why this site? Why this proposal?

The mayor has continued to say that the Oyster Bay Avenue site is the best/only site based on a number of requirements that it met; ownership, transportation, proximity to support, readiness, size and zoning:

Starting with size; the requirements stated that the site be at least 1 acre. This requirement is **only** necessary if housing a regulated encampment. A sprung shelter or pallet shelter community are not bound by that code.

So, with that element removed, we can move to readiness; This site is as far from ready as you can get. There is no access, no utilities, is densely vegetated with trees and bramble and has a slope of 85 feet to combat.

I have provided a very high-level outline of the site development that would go into the this property:

- The site requires an updated soils and geological assessment to determine viability (last report is expired and noted quite a few development issues)
- The site will likely require an environmental impact review given the nature of the slope.
- The site will be subject to a SEPA review.
- If it can be developed, the grading needed will require constant geotechnical monitoring which is an added cost.
- If it can be developed, the grading will require massive retaining both on the up slope and down slope sides (I estimate +/- 35' of retaining on each side will be required which is astronomical and likely done in three tiers both sides of the slope) These types of retaining systems are exceptionally expensive and massively disruptive to the surrounding properties.
- If it can be developed, the amount of cut and impact associated with export of soils will likely require a traffic impact study (think 100's of truck loads depending on soil quality and quantity.)
- If it can be developed, the grading likely will not start until late April/ Early May if permitting and reports go exactly to plan and then the grading itself will likely not be completed until mid-late fall.

- I say this as someone with experience grading sites similar to this and know the time frame to do this work is no less than 6 months if things go smoothly.
- I believe the city is assuming a cost of 1.2-2.1 million dollar to develop the land alone. (in my experience you are looking at 2 million at the low end...)
 - To ask you to approve a proposal that has not been designed and in my opinion wildly under-estimates the cost of development is setting everyone up for massive cost overruns and inevitably, failure.

After looking at size and readiness, you can then start to assess the other subjective requirements linked to the site analysis which are transportation, and access to services. I think you would be hard pressed to link this site with having strong positions in either of those categories.

So again, I ask you all to think about why this site is being pushed? While it may be forward compatible with future needs public works has, the assumption that the homeless problem will be solved in 4 years is highly unlikely, and to spend 2 to 4+ million dollars on a 4-year fix seems fiscally irresponsible.

When you start to look at the site on face value, the mayor is asking City Council to spend a huge amount of tax-payer time and money under the guise of an emergency response set forth by a set of criteria set by the mayor's team and in the end don't really support the type of shelter(s) being proposed. While I don't want to think there is some ulterior motive to proposing or pushing this site, the mayors lack of willingness to reassess this project given the push back from the community as well as the community agencies makes one start to question his motivation. Is his decision to dig his heels in merely a matter of ego, or is there something else we are not being told. Given the level of secrecy and vagueness surrounding his proposal to date, it has led to a lot of mistrust among the community regarding the basis of his decisions.

I am not going to go into why he is choosing the shelter type he is proposing, as I am not an expert in this area and think that analysis is best provided by the community agencies that are experienced, educated and equipped to provide you all direction.

I ask that as you look at the proposals, please consider all of the costs and make sure the money being spent is going towards fixing the problem, not developing land for public works. That is not the task at hand.

Again, this is not an easy solution, nor is there going to be a perfect solution. But there are better solutions than others. Finding a variety of solutions to a multifaceted problem will likely result in a more successful outcome than a one size fits all approach.

As always, your time, consideration and care are greatly appreciated.

Bree Medley
Bremerton Resident

From: Dianna Loiacano <thedivagirl@gmail.com>
Sent: Saturday, December 30, 2023 4:12 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Mr. Wheeler, still you or your advisor could have told informed the staff at the apartments to explain why YOU and as well the chief couldn't make it or do your favorite thing and come up with an excuse so we YOUR community were not just sitting around looking for you to be there. Instead, you and your people chose to say nothing. We were advised that you said you were on your way and we all took time away from our families to be at the meeting. Why are you so cruel to the ones who take the time to vote for you?
I don't get it.

Dianna Loiacano

On Sat, Dec 30, 2023, 2:43 PM Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us> wrote:

Dear Dianna,

Thank you for your email. Included in my reply is the Bremerton City Attorney to provide a response on why the Chief and myself were advised not to attend this meeting. She will be connecting with you shortly. We look forward to attending community meetings in the future once the City Council has voted on my proposal. Take care.

Sincerely,

Greg Wheeler

Mayor

City of Bremerton

(360) 473-5266

From: Dianna Loiacano <thedivagirl@gmail.com>
Sent: Friday, December 29, 2023 10:05 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Mr. Wheeler or to your secretary. Since you took the time to send .e thus email, I feel that I should respond back to you. I have NOT asked for email nor am I interested in your prolonged writing. Back in November at a meeting that we attend at the Summit you told all of us that this Encampment was " just thrown" on you. You sir are a liar. You said at our 2nd meeting that you were going to attend the meeting set by the apartments on Bay Vista. This meeting you chicken out on and stood us up. We all believed that you and Mr. Wolf, chief of Bremerton of police were going to attend. You sir have failed your community, which is unfair and to that I say that at least you could have sent a representative in your place to answer questions that we all had. This left us to all gather our thoughts on how our own mayor would not attend a meeting that he and the chief knew was happening. Thos is so4mething that you want and not the city council. Shame on you, all for the good of yourself!! Next, after spending time reading some of the statements from those who are homeless. Some say that they are not looking for just one night or a check in and out. Some do not want to be bound or held down. So, I believe that this thing you are looking to build is only a temporary fix and a boost on you making it in the next vote.

I do think that the city council's idea is a good one. Just do us all a favor and attend meetings that you know are occurring.

Dianna Loiacano

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Sunday, December 31, 2023 5:41 PM
To: Mary Lou Long <maryloulong2515@gmail.com>
Cc: City Council <City.Council@ci.bremerton.wa.us>; Katie Ketterer <Katie.Ketterer@ci.bremerton.wa.us>; Kylie Finnell <Kylie.Finnell@ci.bremerton.wa.us>; Thomas Knuckey <Thomas.Knuckey@ci.bremerton.wa.us>; Jennifer Hayes <Jennifer.Hayes@ci.bremerton.wa.us>
Subject: RE: My Proposal to Construct a Homeless Shelter in Bremerton

Hi Mary Lou,

I am not proposing individual housing units (including pallets) of any kind. One of my main takeaways from the hundreds of individuals who testified over the summer from all over Bremerton was that no one wanted camping anywhere in the city. I took that message to heart when developing my proposal of developing a low barrier, walk-up, congregate living homeless shelter and fully believe it offers the only path forward that will keep our neighborhoods safe and offer support for those who will accept it. While pallet homes may be a valuable part of a holistic vision for responding to homelessness, my proposal for a homeless shelter directly addresses an imminent need; that our city no longer has a year around, low barrier, walk-up shelter. This directly affects our ability to enforce the new anti-camping ordinance, protect our neighborhoods and shelter unhoused individuals at the same time. I believe we have the opportunity to be a shining example of how best to manage this difficult situation. I have no doubt that a pallet community would fill up quickly leaving us with no shelter capacity and a return to the unregulated camping in our city that our neighborhoods and homeless individuals suffered from this summer. I am committed to ensuring that never happens again. Experienced shelter operators and individuals with real life experience living in shelters will be enlisted to help with design and operations development once I have approval to move forward. As I mentioned in my previous email, please refer to the link to the project website embedded in the below email to review the site selection criteria. Take care and Happy New Year.

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Sunday, December 31, 2023 5:27 PM
To: Mary Lou Long <maryloulong2515@gmail.com>
Cc: City Council <City.Council@ci.bremerton.wa.us>; Katie Ketterer <Katie.Ketterer@ci.bremerton.wa.us>; Thomas Knuckey <Thomas.Knuckey@ci.bremerton.wa.us>; Kylie Finnell <Kylie.Finnell@ci.bremerton.wa.us>
Subject: RE: My Proposal to Construct a Homeless Shelter in Bremerton

Good evening Mary Lou,

Thank you for your email. I appreciate you bringing your comments, questions, and concerns to my attention. A link to the project website that was imbedded in the below letter will answer many questions about site selection for a year around, low barrier, walk-up shelter. The Salvation Army is currently operating a winter homeless shelter. Take care and Happy New Year.

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Mary Lou Long <maryloulong2515@gmail.com>
Sent: Sunday, December 31, 2023 12:20 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Renting a warehouse and retrofitting it with showers, restroom facilities and laundry machines would be more economical than building an entire building . If this is a facility that is more than likely going to be used for only a few months out of the year for mostly inclement weather, I think this is a far more sensible way to address the problem of street people that can not get into housing. Army cots can be purchased from surplus stores. People using this facility can use their own tent for privacy as they have used on the streets. This will give them an area to have some privacy. As much as they did on the street. Making it a prerequisite that they are put into housing only makes it a magnet for more individuals to flock to our city. It is not the responsibility of tax paying citizens to provide for anyone who enters our city a living space. We the citizens have not voted to spend our hard earned tax dollars to be landlords of unprofitable housing units. Will those not able to find a way to provide for themselves be required to pay anything toward their housing? What is the scale which they will be held to? What if they do not make their payments? will they be required to make automatic payments from whatever resource they receive funds? Can we expel them? If these facilities are to be monitored how much will the city allocate to that new position or will it be a job for the police? Can you reply to these questions in writing?

From: Mary Lou Long <maryloulong2515@gmail.com>
Sent: Sunday, December 31, 2023 11:58 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

I plan to attend. I am curious as to whether or not the mayor and the Council have considered the concept of renting for the severe weather months a warehouse or existing building to shelter those who have not been housed otherwise? Would it not be more economical to rent for these few months an existing shelter with restrooms and showers and a laundry facility? The retrofitting of the amenities would cost less than building an entire building. I would like to have an answer to why this option has not been offered or explored to date.

From: Len Psyk <LPsyk@panattoni.com>
Sent: Saturday, December 30, 2023 8:21 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

How will either of the two alternatives be funded (both the initial cost and subsequent operational costs)?

What are the comparative costs of the two options?

Does either alternative provide for funding of the on going maintenance costs of the facilities?

Does the City have sufficient staffing and funding for police or social services that will be required under either option?

What portion of the City Budget will be allocated to the program?

Sent from my iPhone



Len Psyk | Sr. Development Manager
Panattoni Development Company, Inc.
1821 Dock St.
Suite 100 | Tacoma, WA 98402
Office: 206.838.3847 | Cell: 206.755.6722
LPsyk@panattoni.com

From: Tim Lavin <tjplavin@gmail.com>
Sent: Friday, December 29, 2023 7:50 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Well done Mayor!

Sent from my iPhone

From: Peter Thurman <peterthurman861@gmail.com>
Sent: Saturday, December 30, 2023 10:41 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Mayor Wheeler,

Thank you and I support your subject efforts. Happy holidays.

Sincerely and respectfully,

Peter Thurman, Bremerton resident

From: Lynch, Greg <glynch@oesd114.org>
Sent: Saturday, December 30, 2023 10:02 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Great work Greg and thanks for sharing!

Sent from my iPhone

From: Travis Merrigan <bikebremerton@gmail.com>
Sent: Friday, December 29, 2023 11:22 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>

Cc: City Council <City.Council@ci.bremerton.wa.us>

Subject: Build both: My Proposal to Construct a Homeless Shelter in Bremerton

Mayor Wheeler,

I applaud you for making your case to the public for the need to build infrastructure for our homeless neighbors.

I'm a supporter of both the Oyster Bay facility and the pallet community. Both serve particular needs. Let's build both (maybe not immediately, but as funds allow).

Then when those are done, let's build one in my neighborhood 15th & Naval. I have a city owned spot picked out that would be great, an unused corner of Ivy Green Cemetery (I consulted the cemetery residents, none of them voiced concern.)

Let's approve multiple options so no one neighborhood feels singled out. Let's build all of the above.

Travis Merrigan

From: thenwcp@gmail.com <thenwcp@gmail.com>

Sent: Friday, December 29, 2023 9:24 PM

To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>

Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Wheeler,

The sprung shelter does indeed look like the best option for our city. I also agree that the pallet homes would not work well because of how much would need to go into maintaining those individual buildings just to keep them safe to live in. Thank you for doing the work needed to obtain a reasonable and effective solution. You and your office have my permission to use this email in support of your proposal.

Respectfully,

Michael Larson

From: Rick Cortes <rickcortes10@gmail.com>

Sent: Friday, December 29, 2023 9:22 PM

To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>

Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Mr Mayor:

Your proposals and initiatives are reflective of the great work put forth by dedicated and competent community professionals and citizenry with you at the helm. Your stated mission in the age old complex struggle solving homelessness seems to strike a new balance between being compassionate and protecting the community.

I look forward to checking in the January hearings.

Thank you for all that you do.

Rick Cortes

From: Glenn Stockton <glenn.stockton@gmail.com>

Sent: Friday, December 29, 2023 9:06 PM

To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>

Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Dear Mayor Wheeler,

A major challenge in this is how to serve the homeless who do not want to be homeless and are seeking a route out of homelessness, without attracting additional homeless who prefer the homeless lifestyle. The first group deserves our care and attention, while the second group deserves to be gently but persistently encouraged to depart our fine city. Differentiating between these two groups is critical in creating policy and practical action. Our neighbor across the Puget Sound from us has clearly failed in this. Hopefully, we can learn from their mistakes.

Best Regards,

Glenn Stockton

360.621.8653

From: Wayne Sargent <wayne.sargent@outlook.com>

Sent: Friday, December 29, 2023 8:21 PM

To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

You might add the time/place for the meeting on the 17th.

See you there,

Wayne Sargent

Sent from my iPad

From: DrLovlie <drlovlie@yahoo.com>
Sent: Friday, December 29, 2023 8:14 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

I didn't see any mention that you were going to accept homeless from all over kitsap county?

K Lovlie

Sent from my iPhone

From: sheilaroberts sheilasplace.com <sheilaroberts@sheilasplace.com>
Sent: Friday, December 29, 2023 9:15 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Mayor, I hope our city council will listen to the true boots on the ground experts when it comes to deciding how to work toward helping our homeless rather than buying into the small city within a city that you are proposing.

Sheila Rabe

From: Anton Preisinger <anton@nwhospitality.org>
Sent: Saturday, December 30, 2023 7:42 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>

Cc: City Council <City.Council@ci.bremerton.wa.us>; kitsapcommissioners@kitsap.gov; Charlotte Garrido <cgarrido@kitsap.gov>; kwalters@kitsap.gov; Michelle Fleetwood <m_fleetwood@yahoo.com>; dawnmichelewilson@gmail.com; Bailey Tupai <bailey2pai@gmail.com>; Marwan Cameron <gather2grow@g2g2.org>; Drayton Jackson-FHPM <DJackson@HomelessPovertyManagement.org>; Kelsey Stedman <kelsey.e.stedman@gmail.com>; kim siebens <kimmysiebens@yahoo.com>; kuyehara@gannett.com; david.nelson@kitsapsun.com; Kristal I. Thomas <Kristal.Thomas@ExpressPros.com>; Donel Steves <donel@through-linecoaching.com>; Anthony Ives <aives@kcr.org>; Jill Stanton <jstanton@bremertonhousing.org>

Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

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The only way to avoid the unrestricted camping that occurred in our neighborhoods this past summer and is still rampant in the face of inadequate resources and housing is to actually provide people with the housing and resources they need to be secure. Homelessness is a very complex problem, we agree about that if nothing else, but the solutions need not be.

You acknowledge that pallet housing would be both valuable and holistic and you recognize that the housing would be utilized by people in need (they would "fill quickly") but these are negative outcomes in your perspective because the camping ordinance that hurts vulnerable community members, displaces people away from services, damages public relations with law enforcement, makes outreach and resource provision harder, and spreads the impacts of people living unsheltered throughout more of the city won't be enforceable. Somehow, you still fail to see that these are the very tools our community needs to provide a path into housing and services that people need so they aren't out there looking to camp in the city in the first place.

This conversation and your study sessions are a waste of everybody's time. You do not care and will not listen/have not cared and have not listened. We have examples of successful service networks as close as Tacoma but you refuse to use those as models. You pat yourself on the back for clearing MLK while my colleagues and I are still working with most of the people who were displaced from there or mourning their deaths.

If you actually cared, you would be having Rock The Block leaders (myself last among them, for the record) present, inform, and guide the city's actions, not do all the humanitarian work behind the scenes while you do your political dance. Instead, you want to waste more of our time watching and listening to city leadership blindly blow smoke and explore excuses for why the obvious solutions can't be pursued.

Your arrogance is so profound that you're putting up a proposal in opposition to the Bremerton Housing Authority, St. Vincent's, and Kitsap Community Resources - the very experienced professionals you should be consulting, not contending with. This inept leadership demonstrates clearly that your goals are different, and in conflict with, the goals of the people and organizations who have the interest of our homeless community members and the overall health of our city and county foremost in mind.

We absolutely need the shelter you are proposing but standing alone there is no question that it will fail to actually serve the vast majority of our most vulnerable. Of course, you'll still be pleased because you'll get to keep arresting, displacing, and otherwise abusing people who don't fit into your cookie-cutter shelter for any number of valid reasons you don't care to take the time to understand. The region ALSO needs sanctioned open-air encampment(s), AND pallet shelter solutions, AND the KRM Quality Inn shelter to operate as a part of a cohesive network of viable shelter and housing services with associated resources. Without multiple options, you will be ostracizing sick people, forcing them into unsafe situations, dooming them to further inequity and death while simultaneously dooming the communities you are responsible for to a whack-a-mole torment that will never solve anything because you refuse to provide adequate resources.

Those of us who know our unhoused community members personally and work immensely hard to show them compassion and connect them with resources would much rather work with you but you haven't seemed remotely interested in anything we have to do or say. Be that as it is, I'll be there with the rest of Rock The Block and others to sift through your wreckage, trying to be present for the lives dismissed in the aftermath of your careless policies.

Anton Preisinger

Founding Executive Director

Northwest Hospitality

888-222-5240

www.nwhospitality.org



From: Dr. Colleen Kragen <colleen.kragen@gmail.com>

Sent: Wednesday, January 3, 2024 2:56 PM

To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>

Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Mayor Wheeler,

Thank you for sharing this with me. I'll do my best to attend. It looks like a good program! Happy new year.

Regards,

Colleen Kragen

From: Patricia Heavner <plynnh61@gmail.com>
Sent: Saturday, December 30, 2023 11:42 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Dear Mr Greg Wheeler
Mayor of City of Bremerton

As a former Chemical Dependency Professional working at Kitsap Recovery Center for Kitsap county, I can appreciate the many faucets of dealing with our crisis of unhoused. I firmly stand on your side when it comes to immediate actions. This email has been the first I've received that has been packed with information. I have supported your campaign and have voted each time for you, why because your first year you walked right up to myself and inquired what stress your visions for our city.

I continue to vote for you as I see you walking to and from the same streets we all walk or drive on. I know you're aware of the seriousness of getting ahead of this NOW, we as a community can NO longer just accept sidewalk camping, there are just too many ramifications from this.

When West Park was demolished and all those persons sent out to find housing, this was the beginning of a huge crisis.

With our population increasing at a level I'm certain no one predicted, with mass immigration happening our available housing market for low income persons is just not available.

So then the county sells the recovery center to mental health system and poof no more immediate access to treatment, prior to even this DSHS gets rid of the ADATSA program which I ran for the whole country, I by the way in the state of WA had the HIGHEST amount of assessments completed and the highest amount of persons in treatment. My case load was 159 at any given time. When all these funding and beds went away trickle effect.....

I believe as a community we need to reconsider our current city council members.

Thank you for your continued hard work and commitment to Bremerton.

Patricia Heavner

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Tuesday, January 2, 2024 11:18 AM
To: Scott Richardson <sronmi@hotmail.com>
Subject: RE: My Proposal to Construct a Homeless Shelter in Bremerton

Good morning Scott,

I just wanted to take a moment to acknowledge I received and read your email. As a side note, drugs have been recriminalized as of August 2023 and I supported this happening. I will continue working with state representatives to ensure that law enforcement has the tools to keep our community safe. This will be an ongoing effort I am committed to.

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Scott Richardson <sronmi@hotmail.com>
Sent: Monday, January 1, 2024 4:19 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

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Greg,

The criminal justice 'solution' for drug use isn't working. While 'containing' the problem to a single location in Bremerton is a step in the right direction, you have more to do.

You need to march down to Olympia and tell those morons that the laws need to change. Speak the truth! Confront the leftist fascists!

We need to repeal the legalization of marijuana. We need to make war on addiction. Addicts need to be punished. They need to be shamed with an ankle bracelet that monitors them 24x7x365. If they fail to stay sober, then let's ship them off to someplace unpleasant until they get the message. Paying for an ankle monitoring device is cheaper, more humane, and more effective than prison.

For those that have already destroyed their minds, let's institutionalize them at an in-patient facility. It's better than scaping the bodies off the sidewalk and sending them to the morgue.

Regards,

Scott

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Saturday, December 30, 2023 3:14 PM
To: Scott Richardson <sronmi@hotmail.com>; Ann Richardson <ann.b.richardson@hotmail.com>
Cc: Kylie Finnell <Kylie.Finnell@ci.bremerton.wa.us>; Amanda Harvey <Amanda.Harvey@ci.bremerton.wa.us>; Brett Jette <Brett.Jette@ci.bremerton.wa.us>; Aaron Elton <Aaron.Elton@ci.bremerton.wa.us>; Mike Davis <Mike.Davis@ci.bremerton.wa.us>; Tom Wolfe <Tom.Wolfe@ci.bremerton.wa.us>; Jennifer Hayes <Jennifer.Hayes@ci.bremerton.wa.us>
Subject: RE: My Proposal to Construct a Homeless Shelter in Bremerton

Good afternoon Scott and Ann,

Thank you for your email. Drug use and public intoxication are crimes, and the city will enforce those laws. Once an arrest has been made, those individuals are turned over to the criminal justice system for their day in court and potential sentencing or deferred prosecution. In Bremerton we have made the decision to hold individuals accountable for those crimes. Municipal, District & Supreme court decisions are made separately and independent from my administration including the Bremerton Police Department. Those decisions are guided by laws (local, state, and federal) and past decisions from all the courts. When we see individuals released or prosecution deferred in Bremerton that is accomplished independently from me. One of my main takeaways from the hundreds of individuals who testified over the summer from all over Bremerton was that no one wanted camping anywhere in the city. I took that message to heart when developing my proposal and fully believe it offers the only path forward that will hold individual accountable, keep our neighborhoods safe, and offer support for those who will accept it. I believe we have the opportunity to be a shining example of how best to manage this difficult situation. Take care and Happy New Year.

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Scott Richardson <sronmi@hotmail.com>
Sent: Saturday, December 30, 2023 5:54 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>; Ann Richardson <ann.b.richardson@hotmail.com>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

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Good Morning Greg,

Your proposal still doesn't address the core problems of drugs, mental illness and crime.

Think a little harder Greg. What can you do?

Here's a thought: What if drug use and public intoxication were a crime and convicted miscreants were forced to get help? Mandatory inpatient or outpatient treatment? Mandatory monitoring devices?

You can do a little better Greg. You're not stupid.

Regards,
Scott & Ann Richardson

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Tuesday, January 2, 2024 11:18 AM
To: Scott Richardson <sronmi@hotmail.com>
Subject: RE: My Proposal to Construct a Homeless Shelter in Bremerton

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(360) 473-5266

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Sent: Monday, January 1, 2024 4:19 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

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Regards,

Scott

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Saturday, December 30, 2023 3:14 PM
To: Scott Richardson <sronmi@hotmail.com>; Ann Richardson <ann.b.richardson@hotmail.com>
Cc: Kylie Finnell <Kylie.Finnell@ci.bremerton.wa.us>; Amanda Harvey <Amanda.Harvey@ci.bremerton.wa.us>; Brett Jette <Brett.Jette@ci.bremerton.wa.us>; Aaron Elton <Aaron.Elton@ci.bremerton.wa.us>; Mike Davis <Mike.Davis@ci.bremerton.wa.us>; Tom Wolfe <Tom.Wolfe@ci.bremerton.wa.us>; Jennifer Hayes <Jennifer.Hayes@ci.bremerton.wa.us>
Subject: RE: My Proposal to Construct a Homeless Shelter in Bremerton

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Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Scott Richardson <sronmi@hotmail.com>
Sent: Saturday, December 30, 2023 5:54 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>; Ann Richardson <ann.b.richardson@hotmail.com>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

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You can do a little better Greg. You're not stupid.

Regards,
Scott & Ann Richardson

From: Robin Luethe <r.l.luethe@gmail.com>
Sent: Monday, January 1, 2024 7:52 AM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

The Bremerton Police Chief Strachan, when my wife and I returned to Bremerton in 2015, was well familiar with the neighborhood I was talking about. He noted that County law enforcement was not equipped to deal with that sort of urban problem. Oddly, my two nephews still live there, and a friend of theirs has one of the three family homes. They are all upstanding citizens. Something Chief Strachan said has always stuck with me, that 80%, maybe more, of those homeless are not criminally minded and do not represent a danger to themselves or to their neighbors. It is that 10-20% who cost so much that can destroy most efforts to look after the 80%.

On Sat, Dec 30, 2023 at 1:21 PM Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us> wrote:

Hi Robin,

Thank you for your email. I really appreciate you taking the time to review my proposal and offer your encouragement and support. That means a lot to me. One of my main takeaways from the hundreds of individuals who testified over the summer from all over Bremerton was that no one wanted camping anywhere in the city. I took that message to heart when developing my proposal and fully believe it offers the only path forward that will hold individual accountable, keep our neighborhoods safe, and offer support for those who will accept it. On another note, I would like to include officials from the Bremerton Police Department in my reply for their information and follow up. Even though the property you are reporting is in the county, you are being affected as a Bremerton resident and that concerns me. Take care Robin and Happy New Year.

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Robin Luethe <r.l.luethe@gmail.com>
Sent: Saturday, December 30, 2023 12:41 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: My Proposal to Construct a Homeless Shelter in Bremerton

Thank you for this email and well throughout solution for a most difficult problem. Probably my only suggestion is that smaller 'tent cities' throughout the city might be more acceptable to the citizenry. The old cartoon and its now famous line somehow applies. We have met the enemy and he is us. Those folks in tent cities are us, or at least and often our family, friends, classmates. Also to keep costs under control surveillance cameras with recording can allow tracking down dangerous behavior.

You might be interested, and likely heard about it, the neighborhood next door to our family home near Kitsap Lake has become somewhat of a tent city. It is a peninsula of county surrounded by the city. The family friends had one dysfunctional son, he lived there with his pals (drug addicts all) until his death. His sibling still has not found a plan to clear out the survivors. It all has been quite sad, a number of our growing up friends fell into that category. Robin

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Friday, January 5, 2024 4:43 PM
To: Jennifer Chamberlin <Jennifer.Chamberlin@ci.bremerton.wa.us>; Travis Merrigan <bikebremerton@gmail.com>
Cc: City Council <City.Council@ci.bremerton.wa.us>; Jennifer Hayes <Jennifer.Hayes@ci.bremerton.wa.us>
Subject: RE: Congrats Madam President + Safe Streets + Tiny Homes

Thank you Council President and Travis for including me in this conversation. I'm looking forward to working with council in 2024 and taking a giant step towards improving the lives of our most vulnerable citizens (those who are not eligible or ready for the housing solutions that have been discussed recently) and protecting our neighborhoods at the same time. My proposal (with council's support) will accomplish that. As Salvation Army (SA) Captain, Dana Walters, briefed the council recently, many of the individuals staying at the SA shelter are not eligible for the housing options, including pallets, that are being suggested. They will again, be unsheltered and camping in neighborhoods, without our support. I'm looking forward to ensuring that does not happen again. Take care and Happy New Year!

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Jennifer Chamberlin <Jennifer.Chamberlin@ci.bremerton.wa.us>
Sent: Friday, January 5, 2024 4:00 PM
To: Travis Merrigan <bikebremerton@gmail.com>
Cc: City Council <City.Council@ci.bremerton.wa.us>; Jennifer Hayes <Jennifer.Hayes@ci.bremerton.wa.us>; Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Subject: Re: Congrats Madam President + Safe Streets + Tiny Homes

Hi Travis!

Thank you so much for the welcome. I'm humbled and excited to serve the city as council president this year.

I am copying Mayor Wheeler and his staff on your ideas. I am looking forward to our discussion this week regarding the proposed homeless shelter. This shelter will be a step up from what is currently offered to our houseless population. I trust that Mayor Wheeler is doing his best to raise resources to make it happen but it will be a heavy lift for sure.

Thank you for being so involved and providing public comment. Your energy is a welcome addition and I look forward to chatting with you again in the future.

Jennifer Chamberlin
District 1
Bremerton City Council President

From: Travis Merrigan <bikebremerton@gmail.com>
Sent: Friday, January 5, 2024 1:55 PM
To: Jennifer Chamberlin <Jennifer.Chamberlin@ci.bremerton.wa.us>
Subject: Re: Congrats Madam President + Safe Streets + Tiny Homes

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Also worthy for consider for low cost housing. 'Co-Living' spaces

<https://www.sightline.org/2024/01/05/washington-bill-would-legalize-low-cost-co-living-homes/>

On Thu, Jan 4, 2024 at 9:22 AM Travis Merrigan <bikebremerton@gmail.com> wrote:
CP Chamberlin,

Congrats on being elected President.

I work hard on safe streets, not only for safety of cyclists and school kids, but also because transit/bike streets allow low income people to survive without a car, a huge expense for a low-income family.

Also, I care about homelessness. I don't have a strong opinion about the Oyster Bay site, other than - that alone won't be enough and the City can't do it all on its own. I think tiny home villages deserve to be part of the solution.

The recent proposal for 'Pallet Homes' was pretty good, but pretty damn expensive. Seattle does it way cheaper per tiny home. My Seattle office is 300 feet from [this tiny home village](#), which is quiet, safe and a great neighbor. 76 little, individually built homes, none of which cost much to build. [Check this Seattle tiny home video if you have a minute](#). I think Bremerton needs 2 or 5 of these little villages, and that the City should partner with Churches (churches have the right under state law to house the homeless - see below) to build them in several places.

Anyway, I'm really optimistic that you and I can partner on both safe streets stuff, and that I can be an asset in finding humanitarian solutions to homelessness in Bremerton.

Cheers,

Travis Merrigan

Here's some relevant info on churches and homeless shelters (I'm not religious and don't belong to any church, but I would consider joining or start one to do this).

Limits on Local Government Regulation of Religious Organizations Providing Homeless Shelters

Federal and Washington State law provides religious organizations with more leeway than non-religious entities to provide shelter or housing to persons experiencing homelessness on property that the entity owns or controls. These laws put some limits on the ability of local governments to regulate encampments, shelters, and car camping on such properties, outside of what is “reasonable” regarding occupancy, intensity of use, and spacing for the sake of public health and safety. Additionally, local government regulations cannot substantially burden the decisions or actions of a religious organization. For more information, see the MRSC blog post [2020 Legislation on Temporary Homeless Encampments](#).

Relevant Federal and State Statutes

- [42 U.S.C. 2000cc](#) – Religious Land Use and Institutionalized Persons Act (RLUIPA)
- [RCW 36.01.290](#) (counties), [35A.21.360](#) (code cities), and [35.21.915](#) (other cities and towns) – Provide that any conditions imposed by cities and counties:
 - Must be necessary to protect public health and safety, and
 - Must not substantially burden the decisions or actions of a religious organization regarding the location of housing or shelter for homeless persons on property owned by the religious organization.

From: Lisa Levy <llevy@jspllc.com>

Sent: Tuesday, January 9, 2024 4:22 PM

To: City Council <City.Council@ci.bremerton.wa.us>

Subject: 1-10 Study Session Questions

Hello,

I would like to request that my questions are added to the study session packet for the City Council Study Session tomorrow, 1/10, regarding the Mayor's proposed shelter. Please let me know if this email is received in time.

I would really like to thank the City Council Members for their well thought out questions. I appreciate all the time and effort they have put into reviewing the Mayor's proposal as well as the 2nd proposal now being presented from the experts.

I did have several other questions and concerns regarding the Mayor's proposal that I do not think have been addressed:

- How does the Mayor respond to the subject matter experts' concerns that his project will not help our unsheltered community members get back on their feet?
- Did the Mayor consider proposals he received from subject matter experts earlier in the process? Did the mayor consider the proposal he received from Eagles Wings Coordinated Care in March of 2023? Why or Why not?
- The Salvation Army has noted that many clients need accommodation for their pets. How will the Mayor's proposal accommodate pets?
- Who will monitor and control for health outbreaks in clients and pets?
- What is the next step after the sprung shelter for the unhoused to find permanent housing?
- Does the mayor have any concerns about the fact that congregate, sprung shelters have substantially lower rates of success than alternative service models?
- How long will individuals be permitted to stay in the sprung shelter under the Mayor's proposal?
- What are the operations and maintenance costs of the Mayor's Proposal?
 - Where are these operational costs described?
 - Who designed the budget for such operating costs, and what are their qualifications?
 - When the Shelter opens, who will be responsible for paying operations and maintenance costs?
 - Has a funding stream been identified?
 - If so, when will those funds become available? Are such funds committed by the funder?

- How long is this \$5.4 million “temporary” shelter going to be here for?
- Where is the documentation of this timeline?
- Are there or will there be any restrictions on state capital funds for the purpose of such a temporary use?
- What is the intended use of the site after this shelter is removed?
- How much additional money will be needed to shift the shelter to a different location?
- How will the relocation and/or the permanent facility be funded?
- Will the “sprung shelter” infrastructure remain property of the City after the relocation? What are the plans to store and/or maintain it for reuse?
- It has been mentioned that the current Salvation Army site is rarely full – why does the mayor want to build for 100 beds?
 - Is this proposal solving for a Bremerton issue or a County issue?
 - Has an interlocal agreement been executed, and if so, may we see its terms? Was the Council consulted on the terms of this interlocal agreement?
- I understand that public agencies are required to follow strict procurement rules. The Mayor mentioned that the Salvation Army has agreed to run the shelter. In an earlier meeting, he commented that the City “may need to go out with an RFP” for operations. This will be a sizeable contract and should require a formal solicitation of services through a Request for Proposal. How has the Mayor determined that the Salvation Army will operate the shelter? Has there been a formal procurement for these services?
- Who is funding this project and what is the 1/20 deadline for? What is the process for approvals on this funding?

Thank you,

Lisa Levy

From: Roy Runyon <sealance2449@gmail.com>

Sent: Tuesday, January 9, 2024 4:24 PM

To: City.council@bremerton.ci.wa.us; City Council <City.Council@ci.bremerton.wa.us>; aives@kcr.org

Subject: Kitsap County Homes For All tiny shelters

To Whom It May Concern,

The Kitsap County Homes For All program has eight to twelve 96 sq. foot shelters in South Kitsap that have gone unused since inception of the program in 2017-2018. Acquiring these for use in a congregate homeless facility could reduce capital costs. Please see the link below for information on the County's program:

https://www.kitsapgov.com/BOC_p/Pages/HomesForAll.aspx

Regards,

Roy Runyon
360-440-0620

From: Ambrose Manager <ambmgr@amcllc.net>
Sent: Tuesday, January 9, 2024 4:52 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Cc: Ambmgr@amcllc.net
Subject: Ambrose Apartments - Questions & Concerns for Mayors Proposal
Importance: High

Good evening,

I am reaching out from the Ambrose Apartments on behalf of my property's employees, residents, and our neighboring homes of the area.

Thank you in advance for your time, and information – I would like to request confirmation of receipt, as well as to confirm that this email will be part of the study session packet please!

Please see below;

We appreciate the Mayor providing renderings of the outside of the proposal. What will the inside of the proposal be like? How many persons per room?

How much privacy does the Mayor's proposal provide for its clients? What is the bathroom setup?

RPM, the Mayor's expert in sprung shelters, has said that this type of shelter is not a good setup for children, because of concerns about safety from sex offenders. Has the mayor evaluated these concerns? Does the mayor have any concerns about risks to children or the City?

Originally, it appears that the Mayor's proposal would not have included families. Other information has differed. As presented today, will the Mayor's proposal allow families? How will it accommodate their needs?

Will the Mayor's sprung shelter have any windows?

Will the Mayor's sprung shelter have any laundry available on site? Where is the nearest laundromat?

Salvation Army has noted that they are short-staffed and already have a difficult time staffing their own smaller shelter. How will the Mayor's proposal support them in providing service to up to 100 people in the proposed congregate environment?

Will all of the clients be required to depart from the shelter during any given hours or time of day?

Are any social services available in this neighborhood for the clients of the proposed shelter?

How well will the proposed shelter be served by transit?

What is the mayor's plans to help clients reach jobs and services?

What is the mayor's plans to mitigate potential effects on parks, schools and senior housing that are within a mile, and in many instances within 100 feet? Have funding streams been identified to mitigate potential effects?

Thank you,

Chloe Ashcraft

Property Manager – Ambrose Apartments

smknight1953@comcast.net

1/3/2024 10:13 PM

To: Jeff Coughlin, rep. district #3

FROM: ~~SHIRLEY~~ SHIRLEY KNIGHT <smknight1953@comcast.net>

Re: Pallet Housing/Tiny houses for Homeless

Am I correct in understanding that this option does NOT include bathrooms? Admittedly plumbing would increase the cost, but is not hygiene and health worth it ??? Are there some public bathrooms close by that precludes the necessity for individual toilets? Truly, I cannot imagine shelter without a bathroom. Please advise.

This shelter for the homeless has gone on waaaaaay too long...it is the dead of winter, as you know, and January is very late for a decision of this kind. I am disappointed not only in the Council's reaction to this crisis, but also the Mayor of Bremerton !!!

Shirley

*Jeff, but you're more
frustrated than I am!
S.*

Received by Bremerton City Council Office
Date

1/10/23

1135 Wheaton Way Apartment B1
Bremerton, WA 98310-4470

From: Sarah Setty <settysm30@gmail.com>
Sent: Wednesday, January 10, 2024 3:32 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Outrageous!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Sarah Setty and I am a member of the Bay Vista Community. We were just informed that today that Jennifer Chamberlin took the nonprofits such as BHA off of the agenda this evening. Eventually they were placed on the agenda again but only given 10 minutes at the end of the session. I have attached the message the Bay Vista community received this afternoon. After all that has been said, shown, and expressed, how could she dare say that an alternative proposal was not necessary. This seems like a major stab in the back by the newly appointed President and I shudder to think of what the rest of this year with her at the helm has in store. Perhaps it was not deemed necessary since it is not her district currently at risk by the mayor's proposal. I hope this gets addressed and explained to the community.

We already feel as a community that we are unheard, unseen, and unimportant. Situations like this only show us that we are correct.

 Connecting...

I am angry writing this. This morning, the nonprofits making the alternative shelter proposal to city council tonight, discovered they were NOT on the agenda. One of them called & was told by new Chair, JENNIFER chamberlain, that she took them off the agenda because she. Believes in The mayor & the alternate proposal wasn't needed. She eventually reversed her decision & has now told the nonprofits they will get only 10 minutes at the END of tonight's meeting to present. This is Outrageous! Please attend tonight if you can. If she shuts down the nonprofits, please protest verbally!

13:51

From: Jennifer Chamberlin <Jennifer.Chamberlin@ci.bremerton.wa.us>
Sent: Wednesday, January 10, 2024 4:41 PM
To: City Council <City.Council@ci.bremerton.wa.us>; settysm30@gmail.com
Subject: Re: Public Comments - Outrageous! (Sarah Setty)

Ms. Setty,

You were misinformed. I never removed the community partners from the agenda. I only learned about this agenda oversight today thanks to Anna Mockler. When there is a transition of leadership there will always be communications that will need to be caught up on. This morning I called Tony Ives and asked him to attend. He will receive roughly the same amount of time as the mayor which is fair. Please feel free to reach out if you need any clarification. I am a straight shooter publicly and one-on-one. Take good care.

Jennifer Chamberlin
District 1
Bremerton City Council President

From: Brian Smith <brian.smith.7064@icloud.com>
Sent: Wednesday, January 10, 2024 4:19 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Bremerton City Council Study Session

Hello City Council,

I am requesting that a member of your legal team provide an official explanation as to the legal ability of the Council Chair removing an agenda from a study session, knowing they would be on vacation in a different state. The study session, in question, is exactly one week from a vote which will have considerable sociopolitical implications. The removal of the agenda item prevents key stakeholders from receiving adequate attention before a critical vote and the Chair has, essentially, impaired the full understanding of the rest of the council.

I look forward to the City's response.

-Brian Smith

From: Jennifer Chamberlin <Jennifer.Chamberlin@ci.bremerton.wa.us>
Sent: Wednesday, January 10, 2024 5:40 PM
To: City Council <City.Council@ci.bremerton.wa.us>; brian.smith.7064@icloud.com
Cc: Anna Mockler <Anna.Mockler@ci.bremerton.wa.us>; Kylie Finnell
<Kylie.Finnell@ci.bremerton.wa.us>
Subject: Re: Bremerton City Council Study Session

Mr. Smith,

I am copying and pasting a reply sent to another concerned person.

You were misinformed. I never removed the community partners from the agenda. I only learned about this agenda oversight today thanks to Anna Mockler. When there is a transition of leadership there will always be communications that will need to be caught up on. This morning I called Tony Ives and asked him to attend. He will receive roughly the same amount of time as the mayor which is fair. Please feel free to reach out if you need any clarification. I am a straight shooter publicly and one-on-one. Take good care.

Jennifer Chamberlin
District 1
Bremerton City Council President

From: Roy Runyon <sealance2449@gmail.com>

Sent: Wednesday, January 10, 2024 10:01 PM

To: City Council <City.Council@ci.bremerton.wa.us>

Subject: Alternative Resolution: Low-Barrier Walk-up Congregate Homeless Shelter

To Whom It May Concern,

I suggest preparation of an alternative resolution to the one preferred by the Administration.

The alternative motion might read: Move to approve Resolution _____ directing that the Administration develop a low-barrier walk-up hybrid model homeless shelter program in conjunction with various community partners at one or more locations.

Regards,

Roy Runyon

From: Roy Runyon <sealance2449@gmail.com>

Sent: Wednesday, January 10, 2024 9:39 PM

To: City Council <City.Council@ci.bremerton.wa.us>

Subject: Possible Funding Source for Congregate Homeless Shelter Capital and Operations

To Whom It May Concern,

I and other citizens have mentioned a possible funding source for capital and operations costs for a proposed congregate homeless shelter. 1/10 of 1% (county-wide sales tax) for Mental Health and Substance Abuse funding Proposals are evaluated by a volunteer committee led by Doug Washburn. This committee's recommendations are passed onto the Kitsap County Commissioners for approval and funding.

Here's a link providing specifics of the County's program:

<https://www.kitsapgov.com/hs/Pages/CAC-LANDING.aspx#:~:text=13>, See%20the%202024%20awards.

Regards,

Roy Runyon

From: Roy Runyon <sealance2449@gmail.com>

Sent: Wednesday, January 10, 2024 5:25 PM

To: aives@kcr.org; City.council@bremerton.ci.wa.us; City Council <City.Council@ci.bremerton.wa.us>

Subject: FYI: Redmond's Oasis Village welcoming first 20 residents to new transitional housing community - KTVZ

<https://ktvz.com/news/redmond/2024/01/09/redmonds-oasis-village-welcoming-first-20-residents-to-new-transitional-housing-community/>

**Published for
January 17
Council Meeting**

ITEM 6D – Public Comments

From: amy.m.watermanmn@gmail.com <amy.m.watermanmn@gmail.com>

Sent: Monday, January 15, 2024 10:45 AM

To: City Council <City.Council@ci.bremerton.wa.us>

Subject: Writing to Voice Support for Unhoused Plan Proposed by Non-Profits at January 10th Committee Meeting

Dear Council Members,

The Mayor and his team eagerly and proactively jumped in to find a solution to our shelter options for the unhoused in Bremerton. But, I urge this council to proceed with the proposal presented by a consortium of non-profit organizations at the January 10th meeting.

Katie Ketterer on the Mayor's team, for one, worked tirelessly on figuring out a way forward that could be feasible for the city. Housing the homeless is not her area of expertise but she and others in the mayor's office moved forward with determination and a commitment to find a solution.

And, when it became clear this was actually a much broader issue, the city of Bremerton began the work to bring county-wide expertise into the effort.

The mayor is absolutely correct, Bremerton needs year-round congregate shelter services. However, it is not all that is needed. And now, what we have is a complete proposal that includes short term low threshold congregate housing and the full array of housing services and options which will lead people forward towards housing stability.

What started in the mayor's office has resulted in an electrified consortia of (city & county officials, social service agencies and community members) who will work together to solve this issue.

Let me say again that it is important to note that this hard work started with the mayor's office. And, as with all complex and good plans, it did not stay there. It has evolved into a plan involving all of our leaders here in Bremerton, our experts within our county agencies, and our consortia of dedicated non-profits.

Kudos to our Bremerton leaders for thinking broadly and in moving towards hope for the unhoused and the well-being of all of Bremerton!

Amy Waterman
Resident of Bremerton

From: barb frey <barblfrey@gmail.com>

Sent: Sunday, January 14, 2024 7:25 PM

To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>; City Council
<City.Council@ci.bremerton.wa.us>

Subject: THIS WAS SUPPOSED TO BE SENT FROM MY PERSONAL EMAIL....NOT BUSINESS.

From: COMMUNITY FINANCIAL <cfsinc1994@gmail.com>

Sent: Sunday, January 14, 2024 2:59 PM

To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>; City Council
<City.Council@ci.bremerton.wa.us>

Subject: City of Bremerton homeless options

I am once again at my keyboard trying to put together my thoughts regarding the homeless situation in City of Bremerton. More specifically, my thoughts after listening to the additional information I learned about during the Zoom Study Session of January 10, 2024.

I listened with interest to the proposal of adding a consultant to coordinate services being offered to homeless individuals.

I also listened to Mayor Wheeler's proposal. I learned some facts I didn't know before:

1. This is temporary structure. Does the Mayor think this is a temporary situation? Why are we spending this much money on a temporary structure when there are MANY large structures already available around town.
2. This a low barrier, congregate shelter. I now understand "low-barrier" to mean little to no restrictions on who is able to be housed there. This is unsafe for folks who are drug/alcohol clean but temporarily unhoused.
3. I was surprised to learn the Salvation Army has stepped up to manage this structure. They have a structure that is working now. Why don't we just pay them to continue what they are doing? We are going to pay them a sizeable amount to manage the Oyster Bay structure anyway. They aren't volunteering their time.

In simple terms, this is a warehouse for the homeless. They will wander the nearby residential neighborhoods during their "out" time.

I then listened to the proposal by Bremerton Housing, St Vincent's, KCR and Pendleton Place. It is the only proposal that is sensible, compassionate, has a look

to moving these folks from tents to walls/roofs. I have had personal professional contact with all these Organizations and the people who represent them. They care about the safety and mental/physical well-being of those in their care.

I also have daily personal contact with the group of people who will (and have) benefited from the knowledge, equity and principles of the leaders and employees of these four organizations.

I am proud and pleased they have presented this proposal.

This week I have gone to the site they are proposing. It is perfect in size, has available open space, is fenced, and very close to the Wheaton Way transfer station. The site is not residential and the safety of families, kids and the elderly is not at risk.

I know there are quite a few in our Community who want to live without rules off the grid and that isn't going to change but what I know of the outreach of the Agencies involved, I'm not sure a consultant to coordinate services will be necessary.

Thank you for considering my points of view and know those points come from many years of experience not critical thoughts.

Barb Frey

From: Joan Hanten <jbhan10@outlook.com>
Sent: Monday, January 15, 2024 2:23 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Bremerton Homeless need the nonprofit's shelter plan.

> Councilors,

>>

>>> Bremerton City Council must choose a path forward to best shelter its homeless. The Mayor's homeless proposal focuses on fulfilling the Public Works Master Plan, by building out its complicated site on Oyster Bay Avenue & placing a 9,000 square foot commercial building to temporarily warehouse the homeless, until the City can quietly reclaim it for public works purposes. Not only is it a heartless and shortsighted plan, but, arguably, a dishonest one. The local & state funding earmarked to shelter homeless is intended to help municipalities solve their homeless crises; not to provide cover to fund unrelated, long term projects. And, the City is aware that the massive, congregate model it is proposing is failing and being abandoned by other cities, from Portland to San Diego. Meanwhile, the comprehensive, human-centered, flexible plan bought to City Council by a consortium of local non profits is a clearly superior plan that serves the homeless, is supported by Bremerton taxpayers and limits impact on any one neighborhood. Yet, some Council members still struggle to vote for this superior plan, to avoid disappointing or angering the Mayor. Moving the dial on Bremerton's homeless issue is far more important than any one individual's efforts or disappointment. And, with limited resources, we cannot have it both ways. City Council must vote their values and conscience and adopt the plan created by the non profits, that best serves both the unhoused and housed residents of Bremerton.

>>> Respectfully,

>>> Joan Hanten



Eagle's Wings Coordinated Care

My name is Jim Adrian, and I am writing in support of the Hybrid Shelter Option.

I have had a working relationship with Michelle Fleetwood from Eagle's Wings for over 18 years, and am eager to endorse any plans the city council might approve to provide a hybrid shelter model. We provide over a dozen houses to Eagle's Wings for their current transitional housing, and plan to continue this relationship indefinitely.

Thank you for your time and consideration of the hybrid shelter model.

Jim Adrian
Adrian Properties

From: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Sent: Wednesday, January 17, 2024 3:55 PM
To: Christine Grenier <Christine.Grenier@ci.bremerton.wa.us>; City Council <City.Council@ci.bremerton.wa.us>
Cc: Jennifer Hayes <Jennifer.Hayes@ci.bremerton.wa.us>
Subject: FW: Shelter Discussion Follow Up from Thursday's Meeting

For the record.

From: Greg Wheeler
Sent: Wednesday, January 17, 2024 3:03 PM
To: Joe Crain <joe@svdpaul.org>
Cc: Walters, Katie <kwalters@kitsap.gov>; Doug Washburn <dwashburn@kitsap.gov>; Anthony Ives <aives@kcr.org>; Monica Bernhard <monicab@kmhs.org>; Jill Stanton <JStanton@bremertonhousing.org>; Jennifer Chamberlin <Jennifer.Chamberlin@ci.bremerton.wa.us>; Anna Mockler <Anna.Mockler@ci.bremerton.wa.us>; Eric Younger <eric.younger@ci.bremerton.wa.us>; Denise Frey <Denise.Frey@ci.bremerton.wa.us>; Michael Goodnow <Michael.Goodnow@ci.bremerton.wa.us>; Jeff Coughlin <Jeff.Coughlin@ci.bremerton.wa.us>; jane Rebelowski <janerebelowski@yahoo.com>; Jennifer Hayes <Jennifer.Hayes@ci.bremerton.wa.us>
Subject: RE: Shelter Discussion Follow Up from Thursday's Meeting

Dear Joe,

I am not against any of your organizations working to increase shelter options in Bremerton and throughout Kitsap County. I never have been. The City's proposal does not prevent your proposal as presented to the City Council or any other proposal from going forward. The Salvation Army has proven a low barrier congregate shelter is an important part of the continuum of care and provides needed shelter to individuals without other options. The proposal for Oyster Bay anticipates building on this proven track record with a more thoughtfully designed shelter facility.

While the Bremerton Housing Authority determines whether it is able to provide shelter, the City can continue with next steps on the Oyster Bay site that is compatible with a low barrier walk up congregate shelter and a public works facility. We can all move forward. However, if BHA's board does not approve this work or their legal counsel advises it is outside their mission, then as a community, at least there would be a viable option still moving forward.

To the contrary, Resolution No. 3375 ends the opportunity for a shelter at the Oyster Bay site with a lot of open questions as to whether there is a viable alternative, and that is not in the best interest of the City. Resolution No. 3375 is the only option before the City Council tonight that limits opportunities.

Again, I welcome the development of additional shelter options. I do not see this as a competition, and I am not concerned about being credited as the key orchestrator of any plan. I care about the City of Bremerton and I am moving forward the option that is best for the City in balancing the needs of our community members experiencing homelessness, with our obligations and duty to ensure public safety, community livability, viability of the business community, and maintenance of public spaces.

Sincerely,

Greg Wheeler
Mayor
City of Bremerton
(360) 473-5266

From: Joe Crain <joe@svdpaul.org>
Sent: Tuesday, January 16, 2024 4:09 PM
To: Greg Wheeler <Greg.Wheeler@ci.bremerton.wa.us>
Cc: Walters, Katie <kwalters@kitsap.gov>; Doug Washburn <dwashburn@kitsap.gov>; Anthony Ives <aives@kcr.org>; Monica Bernhard <monicab@kmhs.org>; Jill Stanton <JStanton@bremertonhousing.org>
Subject: Shelter Discussion Follow Up from Thursday's Meeting
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Wheeler,

We have the highest respect for your role and understand the gravity of the situation before us as it relates to the homelessness crisis facing our city. We are committed to you, our city, and our county, in finding a sustainable solution that keeps our streets safe. We propose a solution that could provide a win-win for all parties working together to make this happen.

We would like to explore a partnership between the City of Bremerton and the Bremerton Housing Authority to add a low-barrier shelter navigation center and pallet shelter to BHA's portfolio of housing in order to present a more comprehensive approach to the overall housing continuum in which they already operate. Of course, the BHA Board would have to approve any shelter plan and BHA would need to get legal advice on their ability to enter into the provision of shelter housing. But they are willing to pursue this with the City of Bremerton as mentioned by Council Member Younger. This innovative approach would open a door for the administration to work with BHA, KCR, KMHS, St. Vincent de Paul, and other service/shelter providers on a comprehensive strategy that works for our city. In addition, we hope to provide a model of shelter housing that can be replicated in other jurisdictions in Kitsap County so that people who are unhoused in other areas of the county can have options where they reside.

KCR, KMHS, St. Vincent de Paul, and BHA will take the lead and work with the city and county to increase coordination options and services within the current shelter system and to utilize housing choice vouchers. We will also strategize with the city and county on funding opportunities and a budget for the navigation center and pallet village that includes 24/7 security.

We are refining our proposal to show a timeline of implementation that would meet the city's current deadline. Given the Salvation Army is staying open until April 2025, we believe we can achieve the deadline. We are also preparing an outreach/communication plan that would mitigate opposition and increase public opinion around this currently contentious issue and place you as a key orchestrator of this plan. Overall, this proposal has the potential to completely turn this from a win/lose situation to a win/win situation overnight. We appreciate you and are excited to share this plan in more detail at your earliest convenience.

Respectfully,
Joseph Crain
Executive Director, SVdP Bremerton

Monica Bernhard
Chief Executive Officer, Kitsap Mental Health

Jill Stanton
Executive Director, Bremerton Housing Authority

Tony Ives
Executive Director, Kitsap Community Resources

From: Ariana Miller <Ariana@eagleswingscc.net>
Sent: Wednesday, January 17, 2024 3:16 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Adrian Properties Support of Hybrid Shelter Model

Hello again,
We also had one of our property partners submit a letter, and I am attaching it here.

Thank you again,

Ariana K. Miller
Quality Assurance Manager
360-643-4197



Eagle's Wings Coordinated Care

Eagle's Wings Coordinated Care is writing to support the hybrid shelter option.

Eagle's Wings is a non-profit organization that works with Kitsap's most vulnerable and hard to serve population by providing clients with transitional housing, along with holistic medical and behavioral health services. We have a comprehensive team including case managers, Substance Use Disorder Professionals, Mental Health Professionals, nurses, peers, and in-house resident aides. We recently received DOH licensure for medical respite beds as well as licensure to bill for select behavioral health services. We offer in-house transportation and advocacy to navigate social service agencies along the Continuum of Care towards permanent, stable, housing. We also run a clubhouse that hosts activities for community engagement and reintroduction to recovering communities, including NA meetings open to the public.

How we can help.

I am the current Director of Eagle's Wings and have been a social service provider in Kitsap County for over 17 years. I am very familiar with the needs of this targeted population and have over 4 years of hands-on shelter management experience, including previous experience overseeing the winter shelter at the Salvation Army. Eagle's Wings has been working in conjunction with the Affordable Housing Task Force bringing the hybrid model forward to provide a better alternative for the hard to serve and most vulnerable population. We currently house over 125 Individuals in over 15 houses across the county.

Regardless of the shelter site, we are open to providing shelter operations. We also have access to an 8,000 sq ft facility that would fit the need for a new low-barrier, walk up shelter and even previously submitted this option to the City and County when Salvation Army closed to assist in this homeless housing crisis. However, at the time, we were told the timeline was too tight and we did not have any secured funding for the short turnaround time. We have updated our proposal, the building has undergone additional upgrades, and the hybrid model team, along with a county commissioner, have viewed this option. We have also confirmed that a shelter is an allowable use under current zoning with the county DCD through an ACUP permit, and possibly a shorter-term, but faster, temporary permit for transitional housing. We believe that, with sufficient funding, the shelter could be operational by Oct/Nov 2023 at the latest.

We are extremely experienced and successful at meeting this specific need of the hardest to serve, most vulnerable groups in our county. Because of our long standing, unique positive landlord relationships we have houses being offered to us regularly and can help place individuals into permanent units with the BHA voucher program outlined in last week's study session to support the transition from homelessness to permanent housing. We would set up and utilize proven systems that will allow us to work more fluidly with this community to help get them transitional or permanent housing ready in an environment that doesn't affect our current clean and sober community in our transitional housing. We were one of the first agencies contracted with Medicaid's Foundational Community Support (FCS) program in 2019



Eagle's Wings Coordinated Care

that allows us to bill eligible clients for housing and employment services. Therefore, we are confident a large portion of operations for these services can be covered through FCS funding.

Eagle's Wings has a strong command of dealing with this locally and are eager to add this new system with the low barrier shelter. We are ready and willing to assist where we're need in order to support city council, Mayor Wheeler, and county officials.

Thank you for your time,

Michelle Fleetwood

EWCC Teams Director

360-801-7039

From: Kate Breslin Author <kate@katebreslin.com>
Sent: Wednesday, January 17, 2024 3:40 PM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Homeless Housing Issue for 1/17/24 vote
Importance: High

Hello, I'm Kate Breslin and my husband John and I live within the city of Bremerton. I attended the Zoom meeting last Wednesday the 10th during the study conducted for various solutions to aid our houseless citizens and also serve our community at large. I first want to applaud the council's diligence and hard work in addressing the issues on the agenda; I appreciate that you stayed very late into the night to get all issues discussed and though exhausted, I'm sure, you were all determined to serve your constituents in their concerns, so thank you!

I'm sorry to post this late on Wednesday the 17th, I've been away more than at home this past week, but I want to express my thoughts regarding the plans offered up to vote tonight. While the Common Street plan was impressive, and I appreciate the time and effort our mayor put into his suggestion for a very nice collective first step facility, I have to support Plan B, offered by the coalition of non-profit community agencies we already have in place in our county. Their proposed idea of refurbishing a warehouse in East Bremerton as a collective first step homeless shelter, but also augmenting that with several POD homes, will indeed help to stabilize and acclimate with dignity our houseless citizens, so that they can eventually move into low income housing of their own. In my view, this is using the resources we already have and making them work, and hopefully one day ending homelessness in our community.

Thank you for your time,

John & Kate Breslin

From: Kelsey Stedman <kelsey.e.stedman@gmail.com>
Sent: Wednesday, January 17, 2024 11:01 AM
To: City Council <City.Council@ci.bremerton.wa.us>
Subject: Support for hybrid model

Hi City Council,

As you prepare to settle in for a very challenging yet important meeting tonight, I wanted to express my support for the hybrid shelter model as a lifelong Kitsap resident, a nurse with a Masters of Nursing in Program Development and Implementation for Vulnerable Population from Seattle University, and a 10 year history of providing nursing care in Kitsap to older adults in dementia care, patients with complex medical wounds, people experiencing homelessness, and complex "tri-morbidity" (mental health, physical health and substance use issues).

I also write as the volunteer nurse with Rock the Block and the Grants Coordinator for Eagle's Wings Coordinated Care, which currently houses over 125 people in supportive, transitional housing, as well as some people who have successfully gone through the Continuum of Care and reside in permanent voucher-based housing.

The hybrid model contains all the integral pieces to support people actually exiting homelessness, as outlined in last week's study session. With buy-in and leadership from our county's most influential agencies, we have the highest chance of keeping homelessness rare, brief, and one time.

Homelessness is a housing problem (for overwhelming evidence that homelessness is caused by market housing conditions, NOT rates of addiction, mental health, or local political climate, see the amazing recent book called Homelessness is a Housing Problem, written by local UW researchers who looked at correlation and causation for all of the common assumptions on the root and perpetuation of homelessness).

Please vote in support of the hybrid model. If you have concerns about Bremerton losing control over the specifics of the model, I implore you to consider adding specifics into any contracts with funding, for example, that the funding can only be used towards a model that includes at least 90 beds through some combination of 24/7 and transitional housing (e.g. pallet shelters or congregate living), with a minimum of 40 low barrier 24/7 beds.

Thank you for your thoughtful consideration.

Best,

Kelsey Stedman, RN, MSN, CWCN
360.908.6751

**Published for
January 17
Council Meeting**

Item 3 – Mayor's Report



MAYOR'S REPORT

January 17, 2024

BREMERTON

WASHINGTON



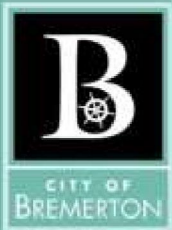


WASHINGTON AVE & 11TH ST

TEMPORARY CONSTRUCTION ROAD CLOSURE

Pacific Ave to the Manette Bridge

FEBRUARY – MAY *
2024



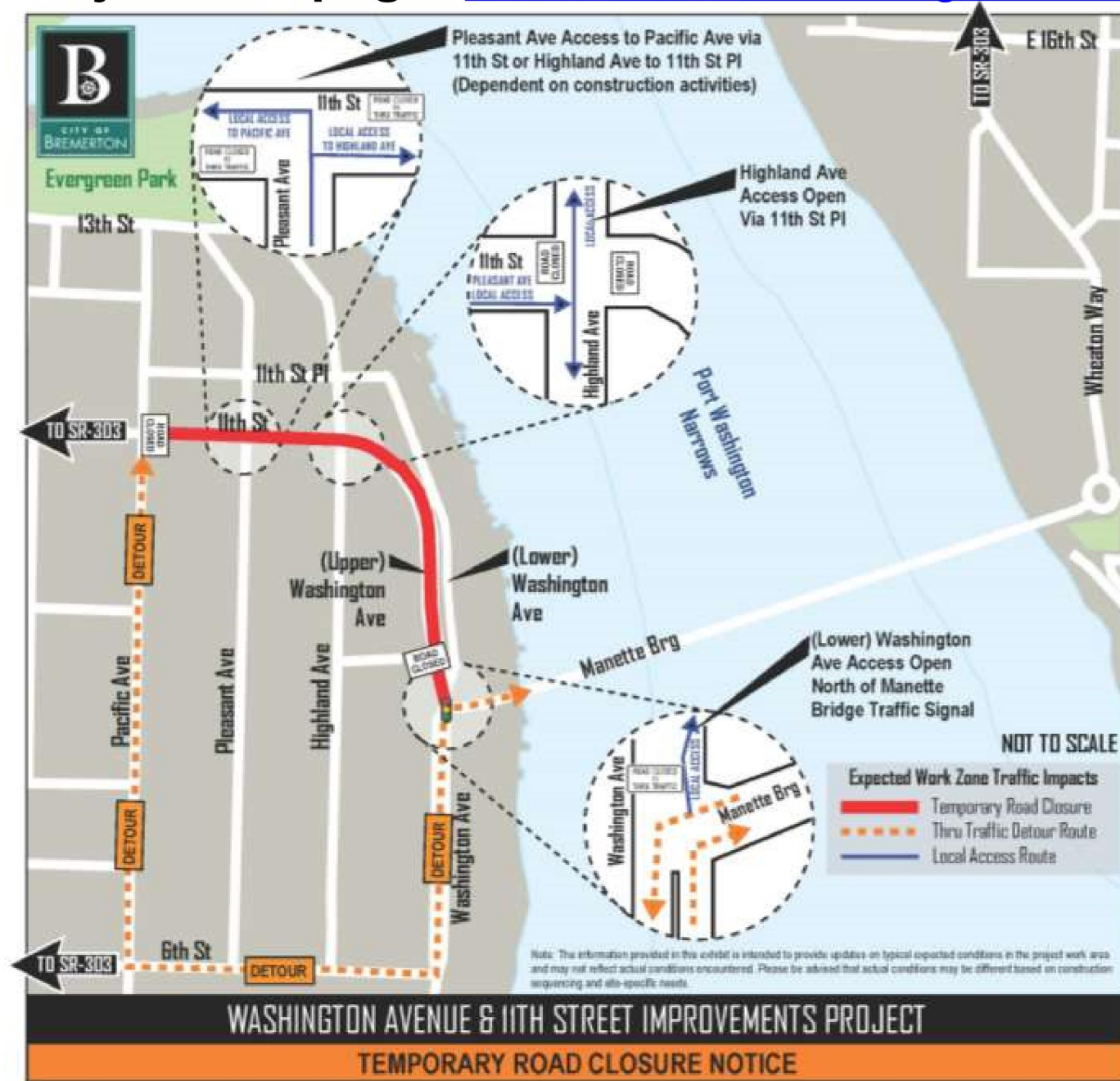
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ST
- LOCAL ACCESS TO BE
PROVIDED
- ON-STREET PARKING
RESTRICTED IN
CLOSURE
- MANETTE BRIDGE
ACCESS MAINTAINED
- EXPECT MINOR DELAYS



* Duration of temporary closure estimated and subject to change



**Published for
January 17
Council Meeting**

Item 7 – Council Reports



**RETHINKING
SHELTER**



Bremerton District 2 Community Meeting

**To discuss shelter plans for
East Bremerton**

Saturday, January 20, 2024

11 AM – 1 PM

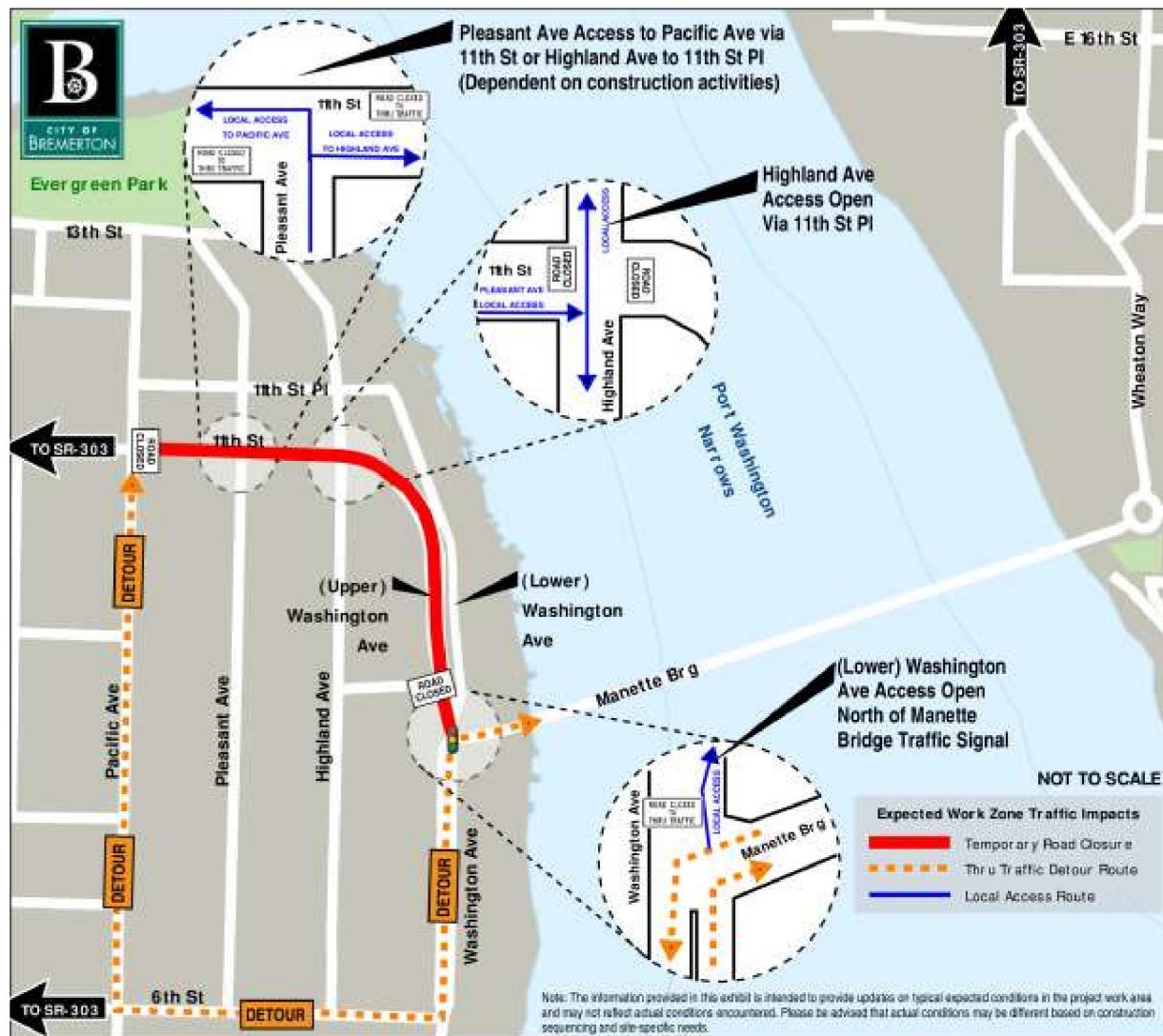
**Swing Set Mall
(near Goodwill Store)
4173 Wheaton Way**



A faint, light-colored map of District 3 serves as the background. It shows a grid of streets, including names like DAY AVE, COLEMAN AVE, PUGHMAN AVE, and WASHINGTON AVE. A large body of water is visible on the left side of the map. The map is oriented with North at the top.

District 3 Report

January 17, 2024



WASHINGTON AVENUE & 11TH STREET IMPROVEMENTS PROJECT

TEMPORARY ROAD CLOSURE NOTICE

Beginning on or around **February 12, 2024** a temporary closure of 11th St and Washington Ave (between Pacific Ave and the Manette Bridge) will occur for approximately 3 months to allow for a full reconstruction of the roadway.

THRU TRAFFIC: A detour will be provided along Pacific Ave and 6th St. Access to and from the Manette Bridge will remain open, however no thru traffic will be permitted on Washington Ave north of the Manette Bridge.

WASHINGTON AVE & 11TH ST IMPROVEMENTS

TEMPORARY CONSTRUCTION ROAD CLOSURE

Pacific Ave to the Manette Bridge

FEBRUARY – MAY * 2024

STAY INFORMED

Visit the Project Website

- THRU TRAFFIC DETOUR VIA PACIFIC AVE & 6TH ST
- LOCAL ACCESS TO BE PROVIDED
- ON-STREET PARKING RESTRICTED IN CLOSURE
- MANETTE BRIDGE ACCESS MAINTAINED
- EXPECT MINOR DELAYS

* Duration of temporary closure estimated and subject to change

WASHINGTON AVENUE & 11TH STREET IMPROVEMENTS

Road Construction Report

JANUARY & FEBRUARY 2024

Construction for the Washington Ave & 11th St Improvements has been in a temporary construction work suspension since November 2023 to avoid challenging winter weather work conditions and due to manufacturing delays for critical construction materials. It is currently anticipated that this work suspension will occur through early February 2024.

Beginning on or around February 12, 2024, a temporary road closure and detour will be implemented for approximately 3 months restricting thru access along 11th St and Washington Ave from Pacific Ave to the Manette Bridge. This closure is necessary to fully reconstruct the roadway, ensure the safety of the traveling public and workers, maintain local residential access, and support the goal of project completion in Summer 2024. Detour routes will be signed for thru traffic along 6th St and Pacific Ave and access to and from the Manette Bridge at Washington Ave will remain open. Local residential traffic around the temporary closure will maintain access through the work area with detours and impacts minimized as much as possible. Minor delays should be expected during this time especially during morning and afternoon peak commute hours.

ANTICIPATED CONSTRUCTION SCHEDULE



6th Street Active Transportation Improvements Project

Project Status and News

Project Status: Pre-Design Phase (Currently pending selection of consultant for preliminary engineering)

Project Overview

The 6th Street Active Transportation Improvements Project has been identified as a priority improvement supporting safety and multimodal connectivity through a re-channelization ("road diet") of the 6th Street corridor. 6th Street has been identified as the recommended east-west corridor for a re-channelization based on vehicle demand, topography, and availability of alternate parallel corridors including 11th Street and Burwell Street (SR 304). The proposed re-channelization for 6th Street generally includes conversion of the roadway from 4-lanes to 3-lanes with continuous on-street bike lanes. These improvements are planned to extend previously constructed on-street bike lanes on Kitsap Way (completed in 2022) to Washington Avenue providing improved east-west active transportation connectivity.



Project Location Map

Project Need and Purpose

Originally recommended in the [2007 Bremerton Non-Motorized Transportation Plan](#), a re-channelization of 6th Street was identified as an opportunity to take advantage of lower vehicle volumes through a conversion of the corridor from a 4-lane undivided roadway to a 3-lane roadway with a center two-way left-turn lane and bike lanes. The project has continued to be evaluated and highlighted as a recommended improvement as travel and development patterns have evolved including, most recently, through the adoption of the [Joint Compatibility Transportation Plan](#).



Urban Street Design Guide

[PURCHASE GUIDE](#)

[GUIDE NAVIGATION](#)



Parklets

Parklets are public seating platforms that convert curbside parking spaces into vibrant community spaces. Also known as street seats or curbside seating, parklets are the product of a partnership between the city and local businesses, residents, or neighborhood associations.

Most parklets have a distinctive design that incorporates seating, greenery, and/or bike racks and accommodate unmet demand for public space on thriving neighborhood retail streets or commercial areas.

[Click a number for more information](#)



PARKLET



Department of Human Services
Housing and Homelessness Division



Kitsap Housing and
Homelessness Coalition

2024 POINT-IN-TIME COUNT

Volunteers Needed in YOUR Community

What: Volunteer in the "Point-In-Time Count" (PIT) to help gather information about homelessness in your community.

- Help survey individuals at centralized social service locations
- Help survey individuals where they live/spend time/receive services

When and Where:

TUESDAY JAN 23 rd	WEDNESDAY JAN 24 th	THURSDAY JAN 25 th	FRIDAY JAN 26 th
9am-2pm	9am-2pm	10am-2pm	10am-3pm – Food Banks
Poulsbo Project Connect	Bremerton Project Connect	Port Orchard Project Connect	
10am-5pm – Food Banks	10am-6pm – Food Banks	10am-5pm – Food Banks	
	5pm-6pm - Evening Meals	5pm-6pm – Evening Meals	

Who: Adult volunteers are needed from every community and from all walks of life including:

- College Students
- Civic/Nonprofit Organizations
- Service Providers
- Faith Based Institutions
- Veterans
- Business & Neighborhood Groups
- Current/Formerly Homeless
- Anyone Who Would Like to Help Alleviate Homelessness
- Bilingual Individuals



Why?: Basic data collected during this annual count informs local, state, and federal funders about the scope of homelessness in our county, and helps channel funding and other resources to local communities to help people exit life on the streets and prevent homelessness. **YOU can make a difference in your neighborhood by volunteering a few hours of your time!**

No experience necessary! Learn more at <http://kcowa.us/kitsap-pit>

Sign Up ▶ Please Sign Up Online at <http://kcowa.us/PIT2024>
or Contact:

Cory Derenburger
Housing & Homelessness Division Specialist
Kitsap County Human Services
cderenbu@kitsap.gov or (360) 362-0404



One-Stop FREE Event
Helping Individuals &
Families in Need



In Coordination with the
Kitsap County
Point-In-Time (PIT) Count

KITSAP PROJECT CONNECT

SERVICES & INFORMATION RESOURCE FAIRS

3 LOCATIONS • LAST WEEK IN JANUARY 2024

This program is made possible in part by a grant from the Suquamish Tribe and Suquamish Foundation.

POULSBO
JANUARY 23, 2024
10AM - 2PM

Gateway Fellowship
Church
18901 8th Ave NE
Poulsbo, WA 98370

BREMERTON
JANUARY 24, 2024
10AM - 2PM

The Salvation Army
832 6th Street
Bremerton, WA 98337

PORT ORCHARD
JANUARY 25, 2024
10AM - 2PM

Port Orchard United
Methodist Church
725 Kitsap Street
Port Orchard, WA 98366

www.kitsaphhc.org

FREE Lunch • Housing Information • DSHS/Foodstamps • Employment Info
Food Bank Info • Mental Health Info • Child Support • Homeless Resources
Hygiene Kits • Medical Insurance • Head Start • WIC • Pet Food • Legal Services
Transportation Info • Veterans Info • Vaccinations • and MORE!

Service offerings will vary by location



Department of
Human Services



Kitsap Housing and
Homelessness Coalition



For more information contact: admin@kitsaphhc.org





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\(Bremerton1\)](#)[Tax & Licensing](#)[Utility Billing](#)[Watch City Council Live](#)[Home](#) » [Form Center](#)

Form Center

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Select a Category ▼



By [signing in or creating an account](#), some fields will auto-populate with your information.

Application for City Boards / Commissions / Committee

[Sign in to Save Progress](#)

Date

First Name

Middle Name

Last Name

I am interested in serving:

Please check one or more

- | | |
|---|--|
| <input type="checkbox"/> ADA Committee | <input type="checkbox"/> Ferry Advisory Committee |
| <input type="checkbox"/> Arts Commission | <input type="checkbox"/> Lodging Tax Advisory Committee |
| <input type="checkbox"/> Audit Committee | <input type="checkbox"/> Parks and Recreation Commission |
| <input type="checkbox"/> Bremerton Housing Authority | <input type="checkbox"/> Planning Commission (18 years or older) |
| <input type="checkbox"/> Citizen's Commission on Council Salaries | <input type="checkbox"/> Public Access Citizens Advisory Committee |
| <input type="checkbox"/> Civil Service Commission (18 years or older) | <input type="checkbox"/> Race Equity Advisory Commission (REAC) |
| <input type="checkbox"/> Community Development Block Grant Advisory Board | <input type="checkbox"/> Tree Committee |
| <input type="checkbox"/> Complete Streets Committee | <input type="checkbox"/> Other |
| <input type="checkbox"/> Design Review Board | |

If other, please explain

District Six Council Report





DISTRICT SIX TOWNHALL

*Presented by Anna Mockler
Bremerton City Councilor, District Six*

**What are your hopes and concerns?
Talk to your City Councilor**

**What Council did last month
and
What they'll look at soon**

Every Second Monday, 4-6pm
Bremerton Public Works Conference Room
at 100 Oyster Bay Ave N

Questions? Email Anna.Mockler@ci.bremerton.wa.us

2024 Dates

January 8, February 12, March 11
April 8, May 13, June 10
July 8, August 12, September 9
October 14, November 11, December 9

