

MAPP Housing Workgroup Meeting
 Tuesday, June 4, 2024 1:00 – 2:30 pm
Via In-Person & Zoom

Present In-Person: Hannah Gustafson, Brian Partridge, Brandy McGee, Karin Marks, Lorne Carroll, Cynthia West
 Present via Zoom: Dorothy Duncan, Michael Tupper, Foot, Matthew Forrester, Ryan Foster, Abby Ferrer
 Notetaker: Hannah Gustafson

TIME	TOPIC	DISCUSSION	ACTION
1:00-1:10	<p>Welcome, Intros & Agreements</p>	<p>*Group Agreements To help build trust and momentum, workgroup members commit to make their best efforts to:</p> <ul style="list-style-type: none"> ● Attend all scheduled meetings (in-person or hybrid) ● Be prepared to participate fully in the workgroup sessions ● Honor that decisions will be made by consensus ● Hear, engage, and represent the community with humility ● Understand that solutions will be nuanced, multi-tiered, and may be imperfect ● Seek Common Ground <p>Intros and Announcements:</p> <ul style="list-style-type: none"> - Mike Tupper: KPB Assembly Member, just popping in to see what is happening to be able to relate to the KPB Assembly - Dorothy Duncan: Representing self as a rental property owner in town - Ryan Foster: Comp Plan Project Manager, Agnew Beck was in town a couple weeks ago, have had over 350 survey responses, doing one final push to reach goal of 500 by June 21. Next public participation opportunity is this fall. - Matthew Forester: *NEW* SOA Department of Health Homeless Prevention Unit. Working to clue into local efforts, not an organized state unit at this time. - Abby Ferrer: YHDP at SPBHS. 	

		<ul style="list-style-type: none"> - Foot: YAABHH and Continuum of Care Board, should hear back this month on YHSI Youth Homeless Systems Improvement grant (to continue YHDP efforts), which is currently out of funding (few folks are working unpaid at this time). Should be announced sometime in June. - Brian Partridge - Karin Marks - Brandy McGee: Breaking Ground on two projects in the next couple of weeks, one in Kenai and one in Homer. - Lorne Carroll: Opening at Homer Public Health (until next Wednesday). Some things are slowing down, while others are picking up (e.g. Norovirus)) - Cynthia West - Hannah: Grant supporting this stage was extended until September - yay! Less pressure to finalize our CHIP, but that is still the goal. Subcommittees will be working to identify some measures for our dashboard to finalize this fall. Comp Plan survey live until 6/21, initial results show housing as #1 concern: https://www.surveymonkey.com/r/HomerCompPlanRevCommSurvey 	
1:10-1:30	2024 Project Resource Connect	<p>Cynthia West, Healthy & Equitable Communities Program Coordinator: SOA HEC program is just about fully staffed with 13 folks across Alaska.</p> <p>2024 Project Resource Connect: The name changed from Project Homeless Connect to Project Resource Connect last year (this year was second here at SPARC, first year in AP VFW, formerly at AP Food Pantry (very small venue and then hotel (not ideal)).</p> <p>Donations are (items and \$ are always needed) this year set up to purchase on Amazon and ship directly to volunteers. Occurs on a set day every year (happened to be an extreme weather day this year).</p> <p>Question: on increase in numbers - guesses: overcoming fear of gathering in groups, better advertising, name change made it more accessible, increase in people experiencing and/or at risk of homelessness.</p>	

		<p>The event has a goal of making resources more accessible (everyone in one location), also reducing the stigma of homelessness. Suggested edit to intake: N/A or housed as an option for days homeless and ... so not all lumped into no answer category.</p> <p>Opportunity to improve intake process next year to clarify between households and individuals. Intake form is a national/standardized survey (that may be able to be edited). Info broken down by community or is it just Anchorage and Balance of State. Local lead and keeper of AKHMIS lead is Haven House. Love Inc. on the Kenai Peninsula. Anchorage COC dashboard can look at other communities. https://www.aceh.org/data</p>	
1:30-1:50	<p>Introduction to KPHI</p>	<p>Brandy McGee, Kenai Peninsula Housing Initiatives</p> <p>MISSION: KPHI provides the low-income, very low-income, senior and special needs residents of the Kenai Peninsula area the opportunity to take a more active role in their lives and communities by providing a variety of affordable housing options.</p> <p>1998 became 501c3, 2004 was first local project. Partner with SPBHS to provide mental health services, still have one of the original tenants! 26 buildings owned and managed, 2 about to be built. Buildings in Homer, Ninilchik, Soldotna, Kenai, and Seward (housing 250 individuals). Serve about 300 folks/year to date 92% are low income. With a handful of market rate projects (senior units). 70% are disabled 29 homeless, 17 single parent.</p> <p>2002 received CHODO designation allowing for some assistance with AHFC. Managed HPP until 2012 when HPP transferred to Haven House. Portfolio is valued about \$25 million. During Obama era funds to purchase and rehab homes at 120% AMI. GOAL funds a combo of state and Federal funds managed by AHFC. The challenge is that the need (statewide) is much larger than the availability. Subsidy layering is how the projects can proceed.</p> <p>Local needs do not always align with state priorities. This year KPHI was the only organization to get two projects funded. 2 AMH units, and 6 low income. AHFC, Rasmuson, HUD, Wells Fargo, Homer Foundation, Peninsula Community Health Services. The organization has 1 staff for every 26 units managed, small but mighty! Whereas Cook Inlet Housing has 1 staff for every 9 units.</p>	

		<p>Value in training staff and investing in continued education and learning. HUD is rolling out new inspection processes as well as new income requirements (at the same time!). City of Kenai has donated land for housing, will be approaching City of Homer for land donations.</p> <p>Looking at healthcare housing (new program). Accept letters of reference in lieu of housing references. Also, try not to evict (allow for three strikes).</p> <p>Success means different things to different tenants. Challenges: operating costs, high development costs, and permitting in Homer is time-consuming and convoluted. Three different applications (water, sewer, etc.) Timely with Comp Plan Update.</p> <p>Rainbow Flats in Kenai (Rasmuson \$120,000 grant right before taking their break in funding (2 at 30% AMI, 1 at 50% AMI) 0 senior defined as 55+.</p> <p>Eagle Heights Project (Crane Hill - Phase 3) will be developed on KPHI land adjacent KPHI offices. The contractor is Homer born and raised. Will have 2 1 Bedroom units, 2 2 Bedroom units, and 2 3 Bedroom (two-story) units. Rent up goal spring of 2025.</p> <p>Largest weightlist in Central Peninsular 50+ households, locally at 30+. Priorities given to current tenants, veterans, homeless, and single parents.</p> <p>Healthcare Housing defined: used to be teacher and VSPO. State recently expanded to include healthcare workers in this designation. Locally Dimond Ridge is considered "small community" in our region.</p>	
1:50:-2:20	<p>Housing Subcommittee updates</p>	<p>Abby Ferrer, MAPP Housing: Vulnerable Populations & Education - HOLD</p> <p>Karin Marks, MAPP Housing: Policy & Economic Development - HOLD</p>	

2:20-2:30	Closing, Date & Agenda for next meeting	<p>Agenda items for Tuesday, July 2:</p> <ul style="list-style-type: none"> - City of Homer on Policy options 	
	Zoom Chat	<p>13:03:09 From Hannah Gustafson to Everyone: we will get started in a couple minutes!</p> <p>13:03:17 From Abby Ferrer to Everyone: Reacted to "we will get started ..." with ❤️</p> <p>13:20:58 From Ryan Foster to Everyone: Link to the Homer Comp Plan Survey and project website: https://homercompplanupdate.com/</p> <p>13:41:59 From Matthew Forester AK to Everyone: Reacted to "Link to the Homer Co..." with 👍</p> <p>13:54:48 From Matthew Forester AK to Everyone: https://www.aceh.org/data</p> <p>14:24:43 From Hannah Gustafson to Everyone: One moment Dorothy, I see you</p> <p>14:30:17 From Abby Ferrer to Everyone:</p>	

		Sorry, but I have to hop out. So good to see everybody, and a big thank you to the presenters! See you all next time :)	
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