

2024 COORDINATED GRANT APPLICATION PROCESS
Department of Human Services
CDBG, HOME, HOME-ARP, and CIAH Funds
Capital Project Application Summaries

Agency- Project Name-Project Information-Description	Request	Award
AGAPE <i>Koinonia Inn O&M</i> Project Type: Service (Operations & Maintenance) 21 Individuals Location: Port Orchard Service Area: Kitsap County	\$53,594 CIAH	\$0
Funds will be used to pay operations and maintenance costs including salary and benefits of a part time maintenance staff for the Koinonia Inn transitional housing. Koinonia Inn provides pregnant, parenting, and post-partum women and their children a safe, stable environment, including case management services, while they participate in substance abuse treatment and seek permanent housing. All participants are extremely low-income households with incomes at or below fifty percent (50%) of the area median income.		
AGAPE <i>Sisyphus II Housing Case Management and O&M</i> Project Type: Service (Operations & Maintenance) 110 Individuals Location: Port Orchard Service Area: Kitsap County	\$90,411 CIAH	\$0
Funds will be used to pay operations and maintenance costs including salary and benefit costs of part time case managers and a maintenance staff for Sisyphus II permanent supportive housing. Sisyphus II provides case management services and a clean and sober living environment for homeless, chronically homeless, low to very low income, disabled, substance use dependent individuals and their families.		
BREMERTON HOUSING AUTHORITY <i>Evergreen Bright Start Property</i> Project Type: Housing (New Units) 30 Units Location: Bremerton Service Area: City of Bremerton	\$5,000,000 CIAH, COB HOME	\$4,000,000 TOTAL (\$3,424,697 CIAH \$575,303 COB HOME)
Funds requested will be used for the acquisition of a new 30-unit apartment complex which will include 24 affordable units with wrap around services for vulnerable young adults ages 18 – 24, at or below 30% AMI, with behavioral health disabilities, homeless or at risk of homelessness including families with children, unaccompanied homeless young adults, or domestic violence young adult survivors. Two units will be maintained for live-in managers and four will be for office and service spaces. Rental Assistance and Section 8 Project Based Vouchers will be used to keep the rents affordable, and BHA will partner with other community organizations for the wrap around services.		
EAGLES WINGS COORDINATED CARE <i>Supportive Housing</i> Project Type: Service (Rental Assistance and O&M) 150 Individuals Location: Bremerton, Port Orchard, Silverdale Service Area: Kitsap County	\$1,1328,368 CIAH	\$245,556 CIAH
Funds will be used to pay for administrative and personnel costs, rental assistance to homeless individuals at or below 30% Area Median Income, and operations and maintenance costs for a building that will provide supportive services and 8 transitional housing beds and 1 medical respite bed to homeless individuals to stabilize them and assist them in moving toward more permanent housing.		

<p>FOUNDATION FOR THE CHALLENGED FFC Home XIII Project Type: Housing (New Units) Location: Bremerton Service Area: Kitsap County</p>	<p>1 Unit (Group Home serving 3 individuals)</p>	<p>\$150,000 CIAH, HOME</p>	<p>\$150,000 CIAH</p>
<p>Funds will be used to support the acquisition costs, developer fee, and project management fee for the acquisition and rehabilitation of a 3-bedroom home in Bremerton. The home will be rehabilitated, used as a group home to provide affordable, accessible housing to three tenants with intellectual and developmental disabilities. Kitsap Tenant Support Services will provide the 24/7 day and night supportive services.</p>			
<p>HELPLINE HOUSE Neighbor Helping Neighbor Capital Campaign Project Type: Public Facility Location: Bainbridge Island Service Area: City of Bainbridge Island</p>	<p>1 Facility (2,500 individuals)</p>	<p>\$300,000 CDBG</p>	<p>\$50,000 CDBG</p>
<p>Funds will be used for predevelopment costs including design and engineering to support the construction of a 12,000 square foot community resource center and food bank on the existing site. The new center will address current limitations with existing facility and greatly expand the agency's capacity to provide social service programming that more holistically address growing needs in the community.</p>			
<p>HOUSING KITSAP Almira Affordable Housing Project Type: Housing (New Units) Location: Bremerton (Outside the City Limits) Service Area: Kitsap County</p>	<p>72 Units</p>	<p>\$350,000 CIAH</p>	<p>\$350,000 CIAH</p>
<p>Funds will be used for consultant, architectural and engineering pre-development costs to design a 72+ unit affordable housing project on a site owned by Housing Kitsap, adjacent to Kitsap Mental Health Services (KMHS). The design would take the project from concept to building permit ready while Housing Kitsap continues to seek other funding sources including possible Low Income Housing Tax Credits. This project would be part of a larger project partnership between Housing Kitsap and KMHS which will include shared roads and utilities for this project and a KMHS campus expansion.</p>			
<p>HOUSING KITSAP Conifer Woods Exterior Siding and Painting Project Type: Housing (Rental Rehab) Location: Port Orchard Service Area: Kitsap County</p>	<p>72 Units</p>	<p>\$532,296 CDBG</p>	<p>\$0</p>
<p>Funds will be used to pay for labor and materials associated with exterior painting and siding repairs at Conifer Woods Apartments in Port Orchard. The 72-unit complex includes nine 3-story buildings constructed in 1991 serving low-income families. The property includes 18 Section 8 Project-Based Vouchers units which caps the tenant payment for rent and utilities to no more than 30% of their income. Housing Kitsap acquired the property in 2006 to preserve the affordable housing.</p>			
<p>HOUSING KITSAP Home Rehabilitation Program Project Type: Housing (Homeownership Rehab) Location: Varies Service Area: Kitsap County</p>	<p>10 Households</p>	<p>\$225,000 CDBG</p>	<p>\$160,000 CDBG</p>
<p>Funds will be used for personnel, administration, and construction costs associated with the home rehabilitation program which provides 20-year deferred loans or grants to very-low and extremely low-income homeowners for repairs to address health, safety, and accessibility issues. Housing Kitsap staff performs the home inspections, creates</p>			

a scope of work, assists homeowners with contractor selection, monitors the progress and signs off project completion and contractor payments.				
HOUSING KITSAP <i>Housing Stabilization</i> Project Type: Service (Rental Assistance and O&M) Location: Port Orchard Service Area: Kitsap County		60 Individuals	\$250,000 CIAH	\$149,810 CIAH
Funds will be used to pay for rental assistance and associated personnel and administrative costs of the Housing Stabilization Program. The program is designed to promote the economic independence of families. The Program assists families who are homeless or at-risk of homelessness by helping them access and/or maintain safe, stable, and affordable housing, providing rental assistance and other supportive services.				
HOUSING KITSAP <i>Madrona Manor Roof Replacement</i> Project Type: Housing (Rental Rehab) Location: Silverdale Service Area: Kitsap County		40 Units	\$155,000 CDBG	\$100,000 CDBG
Funds will be used to pay for construction costs associated with the removal and replacement of the roof including labor, materials and permits, at Madrona Senior Housing in Port Orchard. The property is a 2-story, 40-unit complex, constructed in 1997 and serves seniors 55+ with incomes at or below 45% Area Median Income. The roof was identified as an urgent need in the Physical Needs Assessment completed in April 2022 by a third party.				
HOUSING KITSAP <i>Southern Cross Affordable Housing</i> Project Type: Housing (New Units) Location: Bainbridge Island Service Area: Kitsap County		4 Units	\$400,000 CIAH, HOME	\$400,000 HOME
Funds will be used to pay for construction costs of 4 units of rental housing with Section 8 Project Based Vouchers and will serve households with incomes between 30% - 50% of Area Median Income. The housing will include 2 single-family units with attached ADU's (located in daylight basement). The main house has 3 bedrooms with a 2-bedroom ADU. The units have separate garages and entrances with no shared space.				
HOUSING RESOURCES BAINBRIDGE <i>Ericksen Affordable Housing</i> Project Type: Housing (New Units) Location: Bainbridge Island Service Area: City of Bainbridge Island		18 Units	\$2,000,000 CIAH, HOME, HOME-ARP	\$1,947,542 HOME, HOME-ARP
Funds requested will be used for architect, engineering, and construction costs for the development Ericksen Apartments, an 18-unit affordable rental housing community on Bainbridge Island. The apartments will be one and two bedrooms targeted to elderly, veterans, domestic violence survivors, and family household, prioritizing those at risk of homelessness. The units will serve those with income at or below 50% Area Median Income and there will be seven project-based Section 8 vouchers prioritized for very low-income households (30% AMI). HRB will also partner with Helpline House to provide supportive services to the residents.				
KITSAP COMMUNITY RESOURCES (KCR) <i>BE\$T Program</i> Project Type: Microenterprise Business Assistance Location: Bremerton Service Area: Kitsap County		24 Individuals	\$40,000 CDBG	\$30,000 CDBG
Funds will be used for staff, program costs, and direct client support costs of the Business, Education, Support & Training (BE\$T) Program which increases economic opportunities for low-income individuals who want to start or expand their own micro-enterprise business by providing entrepreneurial training, technical assistance, and job				

creation through 8-week training classes offered once per quarter. A micro-enterprise business is a business with five or fewer employees, including the owner.

<p>KITSAP COMMUNITY RESOURCES (KCR) <i>Weatherization and Minor Home Repair</i> Project Type: Housing (Homeownership Rehab) Location: Varies Service Area: Kitsap County</p>	<p>21 Households</p>	<p>\$130,000 CDBG</p>	<p>\$130,000 CDBG</p>
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Funds will be used for contractor labor and materials, program staff wages & benefits, and related support costs for the Weatherization Program. The Program works with pre-approved Kitsap County contractors to perform weatherization measures and minor home repair for homeowner and rental households resulting in 30% reduction in energy usage. The program serves households below 50% Area Median Income with priority given to those with extremely high housing burden, seniors, disabled persons, and families with children under 19 years of age, throughout Kitsap County.

<p>KITSAP MENTAL HEALTH SERVICES (KMHS) <i>ADU Project</i> Project Type: Housing (New Units) Location: Bremerton Service Area: Kitsap County</p>	<p>5 Units</p>	<p>\$730,415 CIAH</p>	<p>\$730,415 CIAH</p>
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Funds will be used for the costs associated with purchasing and installing 3 Accessory Dwelling Units (ADUs) on existing sites owned by Kitsap Mental Health Services in the City of Bremerton. Costs will include the purchase, equipment and delivery charges, on-site work, permits, taxes, and fees. The ADUs include 1 – one bedroom and 2 double studios to serve 5 single adults with incomes of 30% AMI or less, a mental health diagnosis, and receiving services from KMHS. Tenants will pay 30% of their income for housing and will work with a housing support specialist on goals weekly to live independently in these units.

<p>KITSAP MENTAL HEALTH SERVICES <i>Pendleton Place</i> Project Type: Service (Operations & Maintenance) Location: Bremerton Service Area: Kitsap County</p>	<p>72 Individuals</p>	<p>\$1,029,000 CIAH</p>	<p>\$699,522 CIAH</p>
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Funds will be used to pay a portion of operations and maintenance which includes the personnel and administrative costs of providing 24/7 on-site staff at Pendleton Place, a permanent supportive housing complex serving individuals with chronic/severe mental illness and/or substance use disorders who also have a documented history of chronic homelessness. KMHS staff offer tenancy supports to all residents including life skills (budgeting, cooking, cleaning, etc.). All tenants have housing stability plans including referrals to community resources.

<p>PENINSULA COMMUNITY HEALTH <i>Medical Respite Facility</i> Project Type: Public Facility Location: Bremerton Service Area: Kitsap County</p>	<p>1 Facility (670 individuals)</p>	<p>\$1,500,000 CIAH</p>	<p>\$1,500,000 CIAH</p>
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Funds will be used for tenant improvement costs, furnishings, and IT costs for the 22-bed medical respite center building renovation in downtown Bremerton. The facility will serve homeless patients from throughout the county and will provide 24/7 support for up to 30 days for patients recuperating from an acute illness or injury and develop individual exit plans, enabling safe transition to more stable environments. It will include an onsite medical and behavioral health clinic, along with nutrition support, medication management, and community resource coordination.

<p>PENINSULA COMMUNITY HEALTH Sage Apartments Project Type: Housing (New Units) Location: Bremerton Service Area: Bremerton</p>	<p>29 Units</p>	<p>\$2,000,000 CIAH</p> <p>\$0</p>
<p>Funds will be used for completion of the partially constructed Sage Apartments, a 29-unit studio apartment building which includes two ground-level ADA accessible units. When completed, each studio unit of approximately 385 square feet will include an open living space/bedroom, bathroom, kitchen space, and closet with in-unit washer and dryer, along with a balcony. The units will be prioritized for healthcare workforce housing across multiple income brackets with 50% of the units targeted towards households with incomes below 60% AMI. The project will utilize a mix of unit-based vouchers and voucher holders as appropriate by the voucher-issuing agency.</p>		
<p>POSTPARTUM MAMAS Postpartum Mamas Project Type: Service (Rental Assistance and O&M) Location: Bremerton Service Area: Kitsap County</p>	<p>50 Individuals</p>	<p>\$290,000 CIAH</p> <p>\$0</p>
<p>Funds will be used to pay for rental assistance to clients and operations and maintenance including personnel, administrative and programming costs associated with the program which provides mental health support groups to mothers, in person and via zoom, experiencing depression, postpartum depression, anxiety, infertility, domestic violence, single-parenting and all related motherhood struggles in a safe and confidential environment.</p>		
<p>SOUTH KITSAP HELPLINE Expanded Food Distribution Site Project Type: Public Facility Location: Port Orchard Service Area: South Kitsap</p>	<p>1 Facility (6,000 individuals)</p>	<p>\$800,000 CDBG</p> <p>\$222,924 CDBG</p>
<p>Funds will be used for a portion of the concrete costs for the new construction of a modernized food bank and multi-service center in South Kitsap County, to replace the existing outdated facility. The new facility will serve all South Kitsap and will allow the agency to expand outreach to address the nutritional and deeper stability needs of people who are unhoused, experiencing poverty, and facing emergency situations.</p>		