

Elevator speech

BHS serves people in Jefferson County who are currently without shelter or unstably housed by first housing them and then, guiding program participants—seniors, veterans, families with children, people experiencing domestic violence, those with major physical or mental health challenges and disabilities—toward the attainment of secure permanent housing and the skills needed to remain housed. Among their most pressing needs are safe and sustainable housing, food security, the opportunity to recover from trauma and the co-occurring crises that accompany homelessness, treatment for behavioral and physical health issues, substance use disorder treatment, and financial empowerment through education and employment.





Bayside Housing & Services

Our Story

MISSION AND MEANS

Mission

Bayside Housing & Services aims to strengthen community through housing, advocacy, and human services supporting social and economic independence.

Means

First, we house people experiencing homelessness,
and then we
provide supportive services that help program participants secure permanent housing and the skills needed to remain housed.

2014-15: Founders prepare

Founding directors envision a nonprofit created to help people experiencing homelessness in Jefferson County, Washington

Purchase The Old Alcohol Plant Inn (OAP)

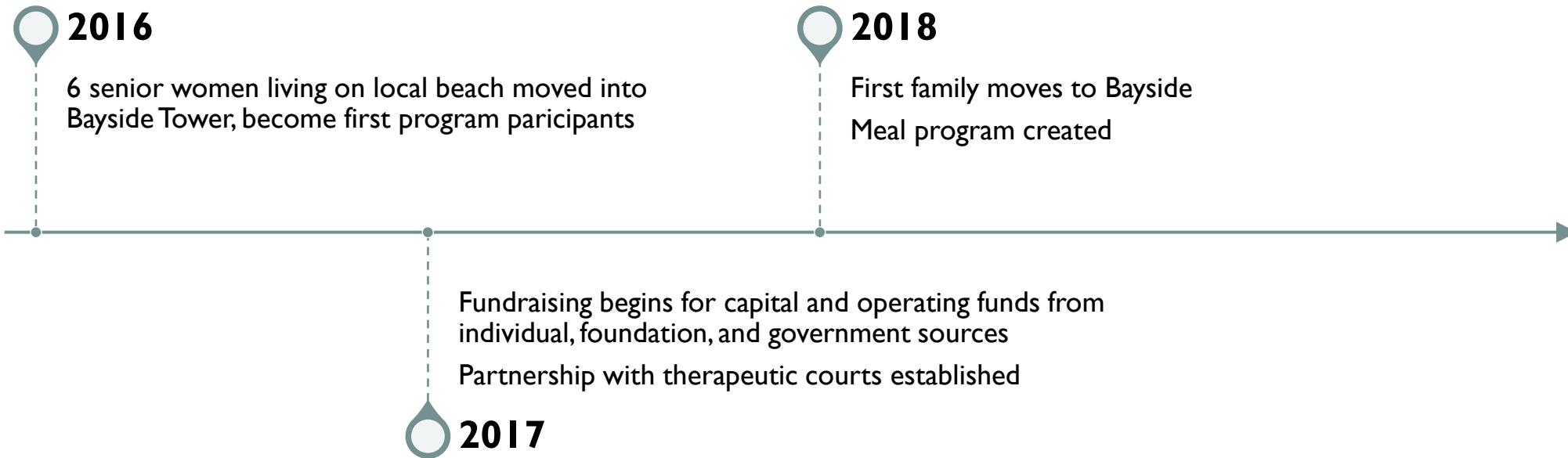
Acquire non-profit tax-exempt status for Bayside Housing & Services (BHS)

Adopt a social venture partnership model:

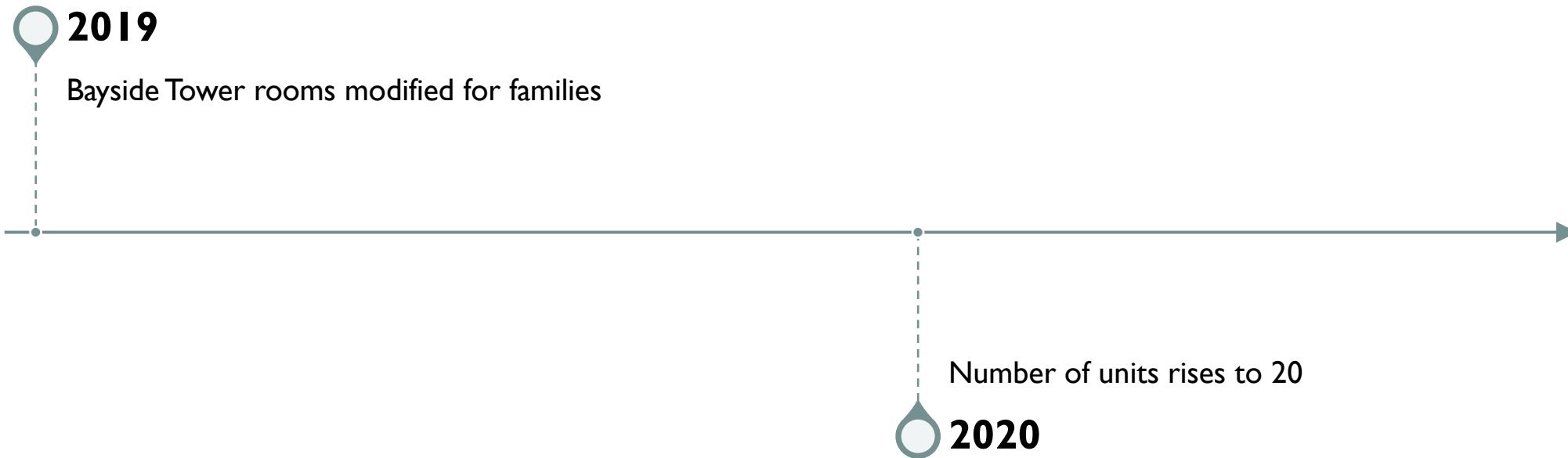
- 25 OAP rooms kept as market rate hotel
- 6 OAP rooms become emergency shelter
- Proceeds from for-profit OAP support non-profit BHS mission



MILESTONES, 2016-2018



MILESTONES, 2019-20



2021: STRATEGIES CHANGE

Homelessness in Jefferson County increases

- Growing population of people experiencing homelessness
- Affordable housing rentals increasingly scarce; 0 to 1% vacancy rate

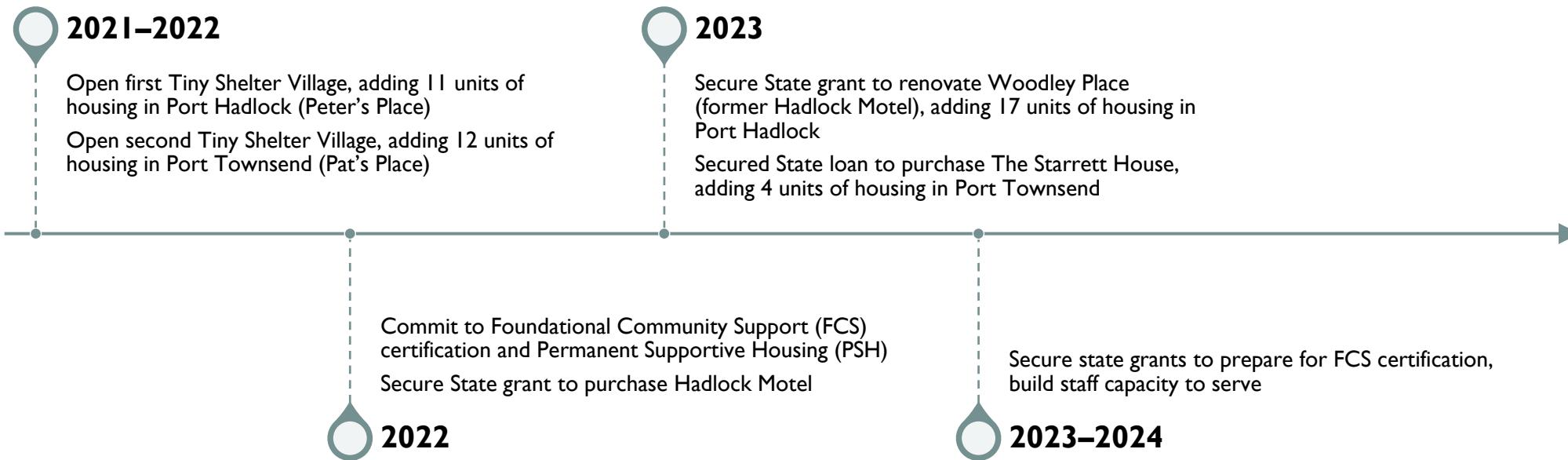
BHS Strategy #1 More housing

- Identify properties—land and existing structures—for potential purchase
- Research sources of funding for acquisition and construction of appropriate properties

BHS Strategy #2: More case management

- Identify the gaps in case management services
- Create wrap-around, trauma-informed service model
- Identify new positions needed
- Research sources of funding for case management services

2021-23: BIG MOVES



BAYSIDE'S TRANSITIONAL HOUSING



Bayside Tower

20 units
Port Hadlock



Peter's Place

11 units
Port Hadlock



Pat's Place

12 units
Port Townsend

ASSET MAPPING

Decreasing

- Affordable housing in Jefferson County (0-3% vacancy rate)
- Access to primary care and mental health care; only one general hospital, one emergency room, and one behavioral health facility

Increasing

- Homelessness
- Mental health emergencies and substance use disorder
- Unemployment, especially among young people

Response

- Acquire property and funds to construct/create more housing
- Create BHS Computer Labs for access to Internet
- Establish Bayside Skill Center for access to vocational training
- Expand JC MASH Free Clinic for access to primary health care and counseling for mental health/substance use disorder

2024: A BANNER YEAR



Winter

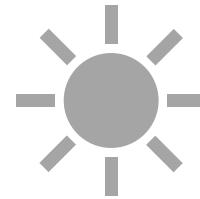
Secure State grant of \$8.7 million to construct 32+ units of PSH (Vince's Village) in Port Townsend



Spring

Case management team fully staffed:

- Director of Housing & Supportive Services
- 3 Case Managers
- 2 Peer Specialists
- 2 Site Monitors



Summer

Acquire Port Townsend property to construct 60+ units of affordable housing

Assume responsibility for Jefferson County Emergency Shelter (JCES)

2025: SUSTAINING GROWTH

Housing

- Construction contracts for Vince's Village are signed, and groundbreaking in the spring
- Acquired a house in Port Townsend for workforce housing for four working women
Leased three properties on Marrowstone Island for workforce housing

Case management

- Weekly visits to Emergency Shelter to provide first-ever case management services
- HMIS use refined; detailed documentation of case management services achieved meet FCS standards, allow for Medicaid billing

PERMANENT SUPPORTIVE HOUSING SITES



Woodley Place



17 units, Port Hadlock

BAZAN ARCHITECTS • VINCES PLACE APARTMENTS



Vince's Village

23+ units, Port Townsend

BUILDING ELEVATIONS
1" = 20'-0" SCALE - PARCEL NUMBER: 948319901
9/11/2024 • Preliminary Design

BAYSIDE'S WORKFORCE HOUSING



9th Street

House (with room for additional dwellings) in Port Townsend



Starrett House

3 studios in basement of historic home in Port Townsend



Nolton Road

2 houses, 1 studio (with room for additional dwellings) on Marrowstone Island

2026: PLANS FOR THE DECADE TO COME

Housing

- Purchase OAP to further non-profit mission
- Acquire 76 units mobile home park
- Construct 2+ additional dwellings on Nolan Street property
- Construct 60+ units of affordable housing in Port Townsend

Services

- Team expands as permanent supportive housing units are completed and occupied
- Case management services are offered to people on the wait list
- Expand JC Mash Free Clinic

Finances

- Goal to provide 40% of operating budget received from earned income, reducing reliance on donations, government grants, and private philanthropy

GLOSSARY



Area Median Income (AMI)

AMI is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development



wrap-around care

Wrap-around care supports people with a range of complex needs, designed to meet the needs of each person and family who participates and offered with a trauma-informed mindset



Permanent Supportive Housing (PSH)

PSH is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy



workforce housing

Workforce housing is affordable to households earning between 60% and 120% of the AMI. It's intended for people who earn too much to qualify for affordable housing subsidies, but not enough to afford a home.



Critical to Bayside's founding and operations

Principles:

- Asset mapping
- Collaboration and partnership
- Shared accountability
- Stakeholder engagement

Entities:

- Accountable Communities of Health
- Jefferson County Board of Commissioners
- Recovery Housing Association
- Washington State Housing Finance Commission
- Washington State Legislature's Legislative Community Projects
- Washington State Department of Commerce
- Washington's Foundational Community Supports



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THE WAY TO
GET STARTED
IS TO QUIT
TALKING AND
BEGIN DOING

Walt Disney