



baysidehousing.org

BAYSIDE HOUSING & SERVICES IMPACT REPORT

Bayside Housing & Services
at The Old Alcohol Plant Inn

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310 Hadlock Bay Road
Port Hadlock, WA 98339
(360) 385-4637
Executive Director: Gary Keister

www.baysidehousing.org

2023

From Our Executive Director

For Bayside Housing & Services, 2023 has been a year of milestones.

Bayside was founded in 2014 as a transitional housing facility located at the Old Alcohol Plant and welcomed its first program participants—women without homes who were living on a Port Hadlock beach—in April of 2016. Since that time, Bayside has increased its units of housing from six to sixty, at four different sites, and provided wrap-around case management to program participants ranging in age from newborn to 93 years.

At this writing, there are 123 souls who are either without housing or who are unstably housed on the Bayside wait list. Their need is urgent and their numbers are growing. That's why Bayside is continually searching for opportunities to create more affordable housing for the members of our Jefferson County community.

Last December, Bayside purchased the Hadlock Motel, reimagined the property as "Woodley Place," and kicked off renovations that will culminate in 17 Permanent Supportive Housing (PSH) units plus a cross-functional space for JC MASH and eventually a Free Clinic.

In March, Bayside purchased the land on which Pat's Place, one of our tiny shelter villages, is sited. There, we plan to construct 23 apartments of PSH and low-income housing. We're calling it Vince's Village, after Vince Verneuil, a major donor and co-founder of Bayside Housing & Services.

In April, Bayside entered into a Purchase and Sales Agreement with Dr. James McCarron's Trust for property on San Juan Avenue in Port Townsend—the future site of 40-44 low-income apartments and a childcare facility.

In September, Bayside closed on the purchase of Starrett House in Uptown Port Townsend, which is in the final stages of preparation for occupancy. We look forward to preserving the historic integrity of this magnificent house while opening its doors to members of our community's work force who earn up to 80% of our Area Median Income.

All this activity is made possible by the steadfast engagement of the friends, donors, government agencies, and elected officials who help advance the mission established by Bayside's founders. I am proud of our work, and deeply grateful for the unwavering commitment of all who contribute to it—staff, Board of Directors, program participants, volunteers, and generous donors. Thanks to them, 2023 has been a remarkable year.

Yours in service,



Gary Keister



P.S.

One of our most important measures of success is how many nights of safety we've provided. That's one night for one person, living in safe and stable conditions. As of today, Bayside surpassed 80,900 bednights! With your help, that number continues to grow!



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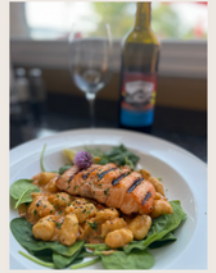


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A FEW HOUSING TERMS TO LEARN

This world of housing support can be complex! Here are just a few shortened definitions to give you some context for the updates we'll be sharing in the coming year...

AMI Area Median Income 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.

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

Wraparound Services In a housing setting, wraparound services are intended as a way of supporting people with a range of complex needs while they remain within their community. It's individualized care to meet the needs of each person and family who participates.

Peer Support Peer support services can vary widely depending on the program, but the duties of a Peer Support Specialist are often based on sharing their own lived-experiences of recovery to help others develop hope and improve their own lives.

From Our Program Participants

Meet Amanda

“When my daughter was born I knew I couldn’t go back into that situation of unstable housing. I didn’t want her to be exposed to the abuse that I experienced. When she was born that was all I thought about - what is life going to look like in three years, five years? What do I have to do to make what I want a reality? When I came here (to Bayside), I instantly felt like I had our own private place, a place to make sure that you’re ready for the day to accomplish those goals. I remember looking out the windows every morning and thinking this is an amazing place for us to be able to start this journey of my baby’s life.

Not having to think about where we were going to live definitely paved the way for me to start thinking about the bigger picture. While I was there, I took the entrance exam to get into college. I graduated with honors from Peninsula College, and I am pursuing a Bachelor of Science, perhaps a Master’s. You have to put in the work, to make all the puzzle pieces fit together, but Bayside definitely worked for me.”

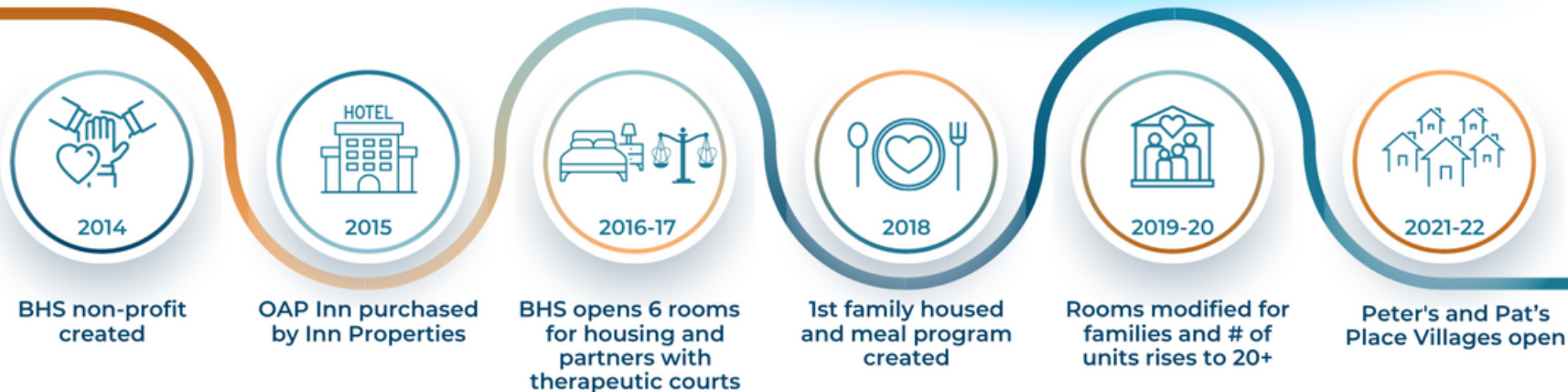


Amanda and her daughter during the filming of Bayside’s new program videos! See her whole story - along with Glenn’s, online at www.baysidehousing.org/stories.



* Special thanks to Allison and Tomoki from Preloral Productions for producing beautiful new videos to highlight our program participants’ stories.

Bayside's Timeline of Action



From Our Program Participants

Meet Glenn



"I was living in my RV - no heat, no nothing. It took everything I had just to eat and survive. A year and a half ago I became homeless. I thought I'd just apply [for housing] at Bayside. They hired me instead. I became a site manager at Pat's Place. We provide shelter, community kitchens where everybody cooks their meals, showers, bathrooms. It just helps you get ready for the big move to being on your own.

Since I got into a new apartment, I'm studying to be a peer counselor, to hopefully help out a lot of people that need it. Bayside provides a lot of stuff that you need to help yourself. Then you can get out of this situation and back into a home."

Since this interview, Glenn has now completed his "Growing Veterans" Peer Supporter certification training through the Washington Mental Health Counselors Association. He is now working as a Bayside Peer Support Specialist! Congratulations and THANK YOU, Glenn!

Progress SPEEDS UP in 2023



2022

BHS acquires Hadlock Motel, now known as "Woodley Place"



2023

BHS adds JCMASH and opens 2nd clinic at Woodley Place



2023

Woodley Place begins conversion to permanent housing



2023

Case Mgmt and Peer Support team expands to 5



2023

10th St. property purchased for development of Vince's Village



2023

BHS acquires Starrett House

BAYSIDE HOUSING & SERVICES BY THE NUMBERS

The path to secure housing is a challenge faced by families, seniors, veterans, people with mental and physical special needs, people fleeing domestic violence, those suffering from substance use disorder and those who have experienced circumstantial or generational poverty.

Together, we challenge the status quo to make a difference! Please join us with your contribution at www.baysidehousing.org/donate



One of our goals is to help our participants move into and through our programs - to ultimately find permanent housing and re-engage in community as they heal. This means that our "numbers" are changing daily to reflect current program participation. Therefore, the statistics here represent a "point in time": mid-November, 2023.

Bayside's audited financial reports are available for review on our website at www.baysidehousing.org/financials-and-reports

How You Can Help

- **Become a monthly sustaining *Bayside Champion*** or provide a one-time gift to help us operate essential housing and service programs! **Donate online at:**
www.baysidehousing.org/donate
- Monitor our website and social media for specific and/or in-kind donation needs.
- Check if your employer has a matching program and donate to Bayside as an employee match.
- Like our Facebook page at facebook.com/baysidehousingservices
- and Instagram at instagram.com/baysidehousing/

Keep in Touch

For additional information about Bayside, visit baysidehousing.org or call (360) 385-4637

For information on partnerships, sponsorships, and donations, email donationse@baysidehousing.org or call (360) 881-7138

Trauma-Informed Care

In addition to housing, one of the most important services Bayside offers is individualized case management. We have been able to help participants:

- Reunite with family
- Learn important tenancy skills
- Obtain driver's licenses and social security cards
- Obtain jobs, long-term housing, childcare, healthcare and education
- Increase technology literacy by offering onsite computers and training

Through our partnership with the Old Alcohol Plant and Spirits Bar & Grill, Bayside is also able to offer employment and training to some of our participants. This allows people to learn and apply skills, and grow their career options



Thank You!

We know that our housing crisis will only be solved by a collective effort. Thank you to everyone, those listed and not listed here, who make this work possible.

Community Partners:

- City of Port Townsend
- Coho Services
- Community Boat Project
- Community Build
- Community United Methodist Church
- Dove House Advocacy Services
- Habitat for Humanity
- Housing Solutions Network
- Jefferson County
- Low Income Housing Institute
- OlyCAP
- Olympic Housing Trust
- Peninsula Housing Authority
- Representative Steve Tharinger
- And over 500 donors like you!

Government & Foundation Funders:

- Apple Health and Homes
- Norman Archibald Foundation
- Robert W. & Susan T. Brown Family Foundation
- Catania Foundation
- Costco
- FEMA Emergency Food & Shelter Program

- Harnish Foundation
- Jefferson County
- Jefferson Community Foundation
- Kitsap Bank Community Connections
- Lucky Seven Foundation
- Medina Foundation
- Norcliffe Foundation
- Port Gamble S'Klallam Tribe
- Suquamish Giving
- Tulalip Cares
- WA State Department of Commerce
- Yield Giving

BHS Board of Directors:

- Terry Umbreit, President
- Rich Conrad, Vice President
- Steve Moore, Treasurer
- Carolyn Eagan, Secretary
- Joanne Rittmueller
- Rita Kerr
- Michelle Sandoval
- Marcia Hildebrandt
- Bill Reid
- Lisa Marie Warren
- Vince Verneuil, Director Emeritus
- Chris Eagan, Director Emeritus
- Susan Keister, Director in Memoriam

IMAGINE! GALA and YEAR-ROUND BAYSIDE SPONSORS:



Spirits
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BHS Staff and Consultants:

- Sarah Andersen, Case Manager
- Sam Black, Site Maintenance Engineer
- Natalie Bolton, Case Manager
- Linnie Clark, Property Manager
- Karen Clemens, Grant Writer
- Heather Dudley-Nollette, Director of Development
- Glenn Greenhalgh, Site Monitor
- Kathy Howard, Director of Supportive Services
- Gary Keister, Executive Director
- Linda Madison, Director of Human Resources
- Candace Monroe, Director of Finance
- Mike Moore, Grant Compliance Officer
- Jenifer Muensterman, Site Monitor
- Fawn Music, Bookkeeper
- Bill Reid, Development Associate
- Patrick Rogers, Site Maintenance Engineer
- Bill Rucker, Director of Sites and Projects
- Mike Schleckser, Case Manager
- Genevieve Short, Site Monitor
- Bill Volmut, Executive Assistant

**SPECIAL THANKS TO
OLD ALCOHOL PLANT and
SPIRITS BAR & GRILL STAFF!**

Together, we challenge the status quo to make a difference!

Become a Bayside Champion with your monthly or annual contribution at:

www.baysidehousing.org/donate