



baysidehousing.org

BAYSIDE HOUSING & SERVICES IMPACT REPORT

2022

Bayside Housing & Services
at The Old Alcohol Plant Inn

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Port Hadlock, WA 98339
(360) 385-4637

Executive Director: Gary Keister

www.baysidehousing.org

From Our President

My name is Rich Conrad. I have been on the Board of Directors for Bayside Housing & Services for 6 years and I've served as President for the last year and a half. The mission of Bayside is to strengthen community through housing, advocacy, and human services supporting social and economic independence.

Bayside began over 8 years ago when our founders purchased and renovated the Old Alcohol Plant property, a hotel/restaurant/art gallery/event space; and established a nonprofit organization, Bayside Housing & Services, using a creative social-enterprise approach. The plan was to form a unique sustainable partnership. A business in the hospitality field could generate revenue to help fund transitional housing for low-income individuals and families.

In April, 2016, we initially opened 6 rooms for transitional housing. Over the next 6+ years, through grants and donor support from people like you, we now operate 23 rooms at Bayside Tower, including 4 larger rooms for families. Originally, the hope was that people could be assisted into permanent, affordable housing within a few months. But the demand for affordable housing in Jefferson County exploded, along with the wait-list at Bayside. Once again our community came together. Over the last 3 years, community donations paid for the materials, at a discount from local suppliers, and the permitting and infrastructure to build 26 tiny shelters, constructed by volunteers from Community Build and the Community Boat Project. They were built on the lawns at the Evangelical Methodist Church in Port Townsend, and Community United Methodist Church in Port Hadlock. Twenty-three of those shelters were then placed to become transitional homes for 25 people at Peter's Place and Pat's Place. Three more shelters have now been built by Community Boat Project and are awaiting placement. And next month Bayside will acquire the Hadlock Motel, with support from a grant sponsored by Rep. Steve Tharinger to help ease our housing crisis. It really does take a village.

In this report, you'll find some details about the numbers of people impacted by Bayside's work, and the types of services we provide. But we know that, like us, it's not "the data" that really drives you to support the housing and services that our exceptional community is working together to create. When we see lives changed, children spared the impacts of a legacy of trauma, people re-connecting and finding purpose in our community, and neighbors reaching out to help alleviate each other's suffering - this is what motivates us to do more.

This is why our operations focus not only on building housing, but on providing personalized case management to each program participant, based on their current needs. As more residents move through Bayside programs over time, we've recognized the vital role that trauma-informed case management plays in meeting the complex needs of individuals experiencing homelessness. This includes everything from intake, needs assessment, service planning, linkage to services, continuous monitoring and advocacy. In addition, case managers give direct services like emotional support, education and skill building to prepare our residents as they move into permanent housing, employment and community. With this kind of support, research has shown improved housing stability, reduced Emergency Room visits and shorter hospitalizations, improved mental health, reduced drug and alcohol use, and improved overall quality of life for individuals experiencing homelessness. The stories that you'll find in this year's report are the reasons why I have chosen to be part of Bayside.

If you're like me, these stories are the reason why you want to help, too. Supporting Bayside's ongoing operations is a way for us all to band together as a community, to change the future and to make room for everyone to thrive. Please join us!

Rich

IF NO HOUSING...

No farmworkers,
no grocery clerks,
no Corner Store.

And what about
Jenn's rosemary
shortbread?

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farmstand**

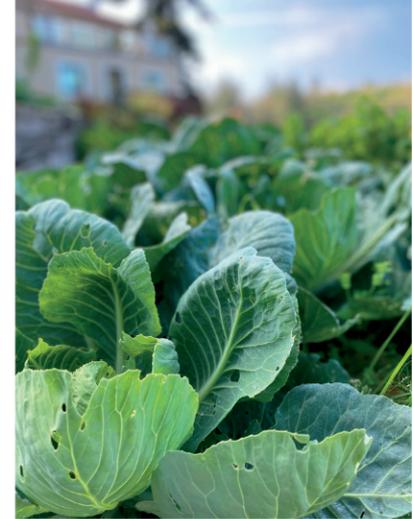
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BHS & OAP: A Productive Relationship

When Bayside Housing & Services opened at the Old Alcohol Plant Inn in 2016, an innovative social enterprise partnership began with a common goal: to immediately house some of our most vulnerable community members who had been formerly and chronically experiencing homelessness. This alliance between a for-profit business and a nonprofit social service organization, established a strong foundation for the Bayside mission. As the hotel and restaurant thrive, they contribute a portion of profits to BHS programs. In turn, patrons know that the money they spend at OAP is also strengthening BHS's capacity to provide homes, healing and vital social services. Employment opportunities are available for BHS program participants as well, allowing them to build income and work experience. And during a time of acute worker shortage, OAP grows a larger pool of prospective employees to meet its needs. This is "social" and "enterprise" at their best!

During late November 2018, program participants were invited to a Thanksgiving buffet in the community room. Thus began the BHS meal program, sparked by Chef Troy Murrell. Occurring weekly at first, and now daily, meals are provided to individuals and families at the Tower and are also available to those who live at the two Tiny Shelter Villages. Fresh and nutritious food, some grown onsite, is prepared in the kitchen and comes as a welcome offering to those getting by on a limited income. The extensive gardens that surround the hotel are a delight to the senses and support the farm-to-table production model at Spirit's Bar & Grill, using local organic produce. The fruits and vegetables become part of the Bayside meals and are provided in bulk for pick-up in the community room, and at our new Bayside Farm Stand. Gardeners, Patrick Ryland and Kira Mardikes, create opportunities for Bayside program participants to work alongside them as part of the garden production team - offering a special peace and harmony that only nature can provide.

BHS program participants have always been invited to attend fundraising events held onsite. The spirit of inclusiveness helps to build a sense of trust and community between participants, staff and attending donors. This year's Music on the Lawn event in early July hosted a diverse group of supporters and beneficiaries, united in celebration of the lives that are transformed here. We invite you to join us again on October 1st for Townsend Bay Music Festival, where you'll enjoy a great line up of music, fresh food, a full bar and the fulfillment in knowing that you're helping to Bring More People Home! We hope to see you there!

From Our Program Participants

"Being at Bayside has allowed us the opportunity to build a foundation for our future, along with support and direction in placing applications for housing. We have made more progress in 3 months than in over 1-1/2 years prior. Not having to change campgrounds regularly; worry about storing food; worry about our belongings while we're looking for or at work; worry about laundry and being presentable for work or safety in general. All this has been a huge blessing here at Bayside."

-Kyle & Crystal

"Until you have none, it is probably not possible to adequately understand the value of community. Humans are designed for connection, belonging, cooperation, and yes, love. When every aspect of your life is in constant flux, you start to become disregulated. Even a bit feral (a consequence of no privacy.) When you make it up five minutes in advance, your life has no structure, beyond what you impose on it. Every human encounter is with a stranger, and without the stability of place, and community, your ability to integrate, to connect deeply, slips away. As the memories of a home recede with time, life without one just becomes your new normal. The mere logistics of life's demands - food, safety, money, shelter, hygiene - can be insurmountable. Once you've fallen far enough, just getting back to that first rung on the ladder can seem, (and often is), unachievable. Purpose fades. Hope just hurts.

All of which is why Pat's Place is such a promising concept, to my way of thinking. It is designed to foster community. To help those who manage to..... transition back into society and housing, by first transitioning back into community. To learn, or dust off long disused skills and attitudes, and yes, recivilize.

Brilliant! A very warm thank you to all of you. I feel lucky to be here."

- a current Peter's Place resident, in support of building Pat's Place

"I'm a single mom that left a DV (domestic violence) situation. I moved back to Washington and started my own business. We had little money and were living in a small travel trailer that would not be great when he (baby) started moving around. Now, we have a safe place to live as he learns to crawl. A stepping-stone on our journey to having a home."

-Claire

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Bayside Housing & Services...



2014

**BHS non-profit
created**



2015

**Hotel purchased by
Inn Properties**



APR
2016

**BHS opens 6 rooms
(transitional housing)**



AUG
2017

**BHS partners with
therapeutic courts**



OCT
2018

**1st family housed at
Bayside Tower**

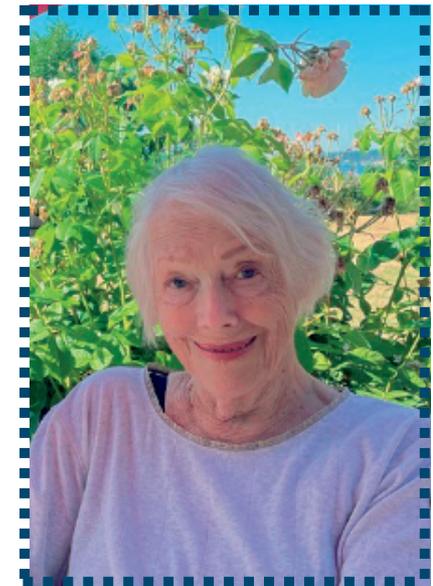


NOV
2018

**Meal program
started by Chef Troy**

*In Loving Memory
of
Susan Michele Keister*

June 6, 1941 - August 22, 2022



Meeting Susan

- by a former Program Participant, currently living in long-term housing

Soon after coming to live at Bayside Tower in 2017, I noticed the presence in the community room of a certain lady with soft white hair. She was there frequently throughout the week, mostly just sitting and listening, talking quietly with the people who were living in transitional housing. I thought it was very kind and generous for someone from the world outside to come and spend their day with residents, getting to know them and learning about their lives. I watched from a distance wondering who this might be. What I did know for sure was she projected a profound sense of gentleness and warmth in her speech and manner and provided a vital source of respect for those she was with. She was able to settle emotions and reorient people to more positive thoughts. I have known other people who exhibit those qualities, but something about her surpassed previous examples. One day I noticed she had a well-behaved and friendly dog with her, a German Shepard. I like to meet all animals I encounter so I followed the two of them out to the parking lot. I reached to pet the dog and she made the introduction, referring to him as "Doc." She said her name was Susan and that she was involved with the hotel operation.

Little did I know that she was Susan Keister, a founding member of the Board, and wife to Gary Keister, a co-founder and the Executive Director of Bayside Housing & Services. I came to know her more closely as time went on, especially during the art classes that she held for Bayside residents. She generously provided art materials for participants, and offered her time to instruct, assist, or just be a positive and encouraging critic. Classes were loose in structure, allowing freedom to find individual creativity, to try new techniques and mediums without fear of judgement, and to take full advantage of this vital outlet for self-expression. Doc would usually accompany Susan and spend most of his time sleeping under the art table, awakening periodically to bark at trucks in the parking lot. Along with producing all types of artistic creations, the classes demonstrated even more important values. It became a time for focus and calmness, curiosity and experimentation, discovery and delight, and built community through mutual engagement around a common task. The stresses and worries for those with uncertain futures could be set aside during class time, and minds shifted toward fulfillment in the moment. It was "Art Therapy", understated but very impactful. People left feeling stimulated, productive, and valued, and it often turned out to be the bright spot of the week. We're so grateful to Susan for offering so much restorative time to help Bayside residents heal.

...6 years and counting...



2019

4 rooms modified
for addt'l families



2020

Room # rises to 20+
as a COVID response



JAN
2021

Peter's Place
Village opens



FEB
2022

Pat's Place Village
opens



MAR
2022

50,000+ bed-nights...
and counting



FALL
2022

Hadlock Motel
becomes
"Woodley Place"

BAYSIDE BY THE NUMBERS

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.

The statistics below represent a "point in time", end of July, 2022.

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

Since opening in 2016...

Over
55,000
Nights in a
safe bed

217
Individuals
housed

Over
22,300
Meals
served

End of July, 2022

27%
Children



22%
Seniors



46
Rooms and Shelters
currently available



\$9,396 Avg. participant
annual income

72.5%
Moved to
long-term housing



108
Individuals
on wait-list



Thank You!

We know that our housing crisis won't be solved by any one agency or individual, but by a collective effort – of volunteers, nonprofits, government partners, foundations, individual and corporate donors, and every citizen – like you – who cares about building community.

Thank you to everyone, those listed and not listed here, who make this work possible.

Townsend Bay Music Festival Sponsors & Impact Report Advertisers:



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BEST HOMES



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

Funders, advocates and community partners:

- Over 500 donors like you in 2021-22
- Representative Steve Tharinger
- Jefferson County
- Community Build
- Community Boat Project
- City of Port Townsend
- Community United Methodist Church
- Evangelical Methodist Church
- OlyCAP
- WA Dept. of Commerce
- Dove House
- Housing Solutions Network
- Robert W. & Susan T. Brown Family Foundation
- FEMA Emergency Food & Shelter Program

BHS Staff:

- Gary Keister, Executive Director
- Linnie Clark, Executive Assistant
- Mike Moore, Dir. Housing/Asset Mg.
- Heather Dudley-Nollette, Dir. of Dev.
- Bill Reid, Development Associate
- Mike Schleckser, Case Mgr.
- Kathy Howard, Case Mgr.
- Elaynee (Eden) Wilson, Case Mgr.
- Fawn Music, Bookkeeper
- Glenn Greenhalgh, Site Monitor
- SPECIAL THANKS TO OAP STAFF!!

#Bring More PEOPLE HOME

CREATE A FUNDRAISING TEAM TODAY AT
WWW.BAYSIDEHOUSING.ORG/BRINGMOREPEOPLEHOME



What is #BringMorePeopleHome and How Can I Participate?

.....

Bayside is holding a **TEAM FUNDRAISING COMPETITION** this year as a fun way to help us grow our base of support and achieve our goal to **BRING MORE PEOPLE HOME**, into transitional and permanent supportive housing.

1. Go to www.baysidehousing.org/BringMorePeopleHome and start your individual fundraiser.
2. Get your tickets to Townsend Bay Music Festival (OCTOBER 1st) at www.baysidehousing.org/TBMF to kick off the fun (and to pick up your #BringMorePeopleHome Team Fundraising packets. Attendance not required, but it'll be great fun!)
3. Recruit friends, family and colleagues across the world to **HELP YOUR TEAM WIN PRIZES!**
4. Start raising funds and keep going until **GIVING TUESDAY**, on **NOVEMBER 29th**.
5. Celebrate with your team as you claim your prizes, knowing that you've made it possible for more people to move into safe transitional and permanent housing, with the services they need to eventually heal and reconnect with community. **BEST FUNDRAISING TEAM EVER!**

3rd Annual

TOWNSEND BAY



MUSIC FESTIVAL

Presented By:



Spirit of Service



COLDWELL BANKER
BEST HOMES



JOIN our Fall TEAM FUNDRAISING COMPETITION at
www.BaysideHousing.org/BringMorePeopleHome
WIN PRIZES and fund Bayside operations
to help END HOMELESSNESS!

SATURDAY
OCT. 1

@ OLD ALCOHOL PLANT
2-7 PM

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