

Health *Through* Housing

Overview and next steps for Health through Housing (HTH)

July 2022



¹
King County

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King County DCCHS

What is Health Through Housing?

King County’s regional initiative to rapidly acquire and perpetually operate up to 1,600 units of supportive housing for residents experiencing and at risk of chronic homelessness while reducing racial-ethnic disproportionality.

“The paramount goal of the [Initial Health through Housing] implementation plan shall be the creation and ongoing operation of 1,600 units of affordable housing with housing-related services for eligible households in King County that are experiencing chronic homelessness or that are at risk of experiencing chronic homelessness.”

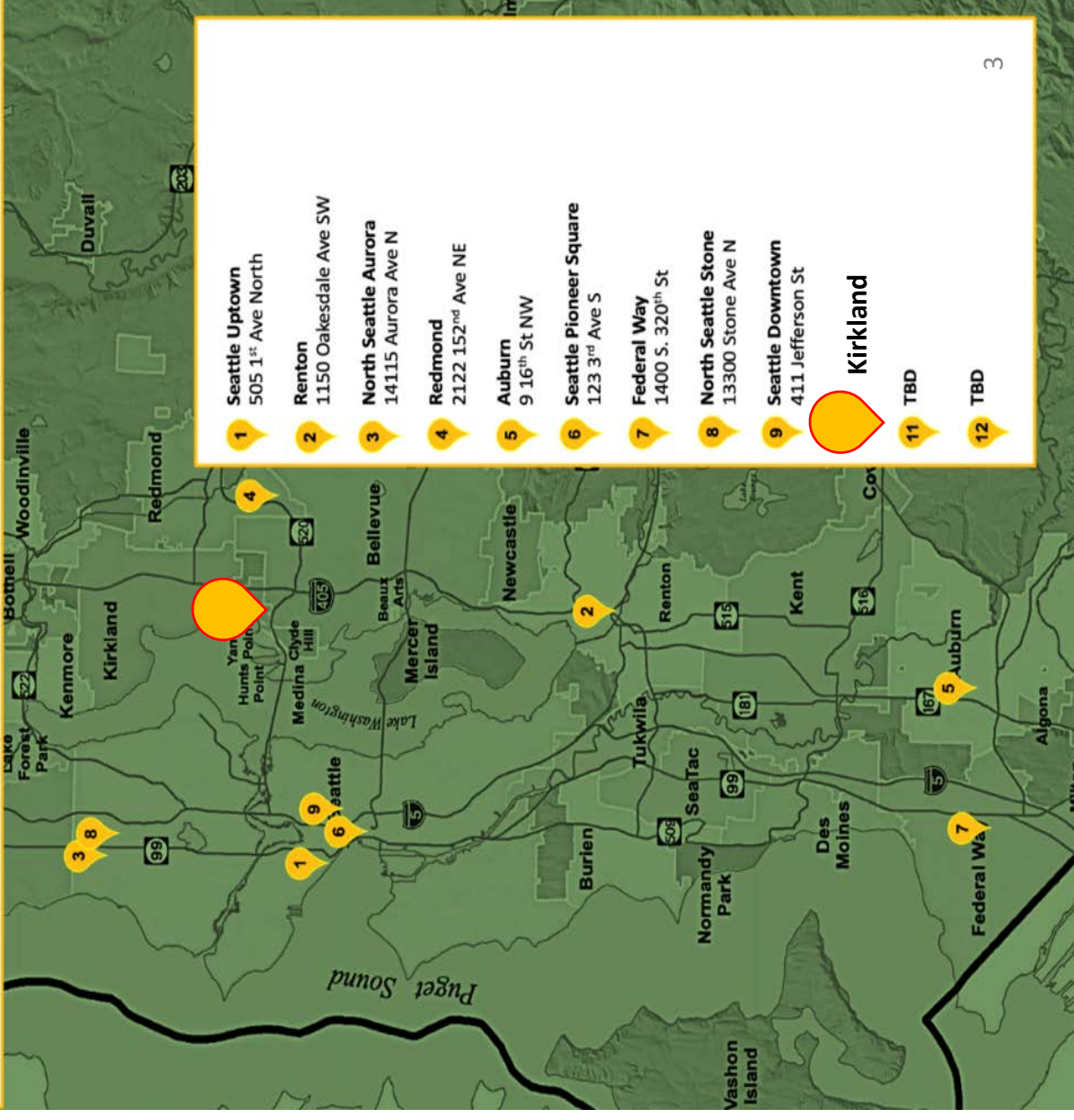
King County Code 24.30.030.3

The HTH Portfolio So Far

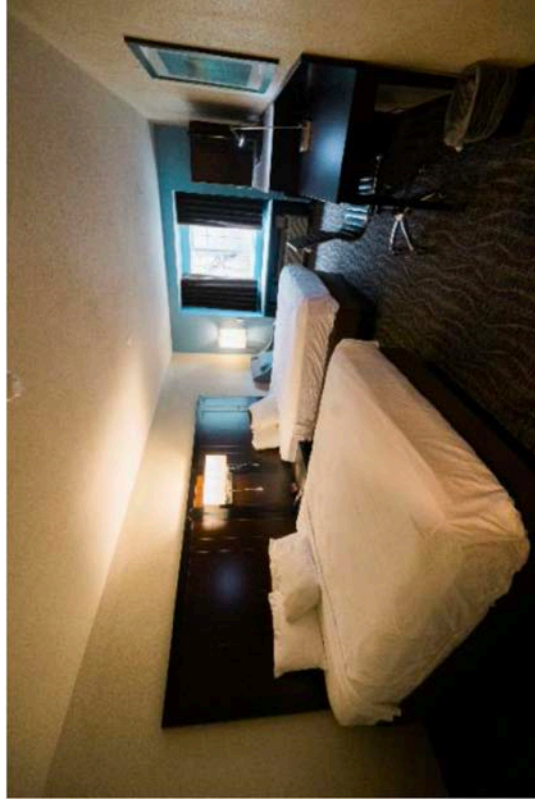
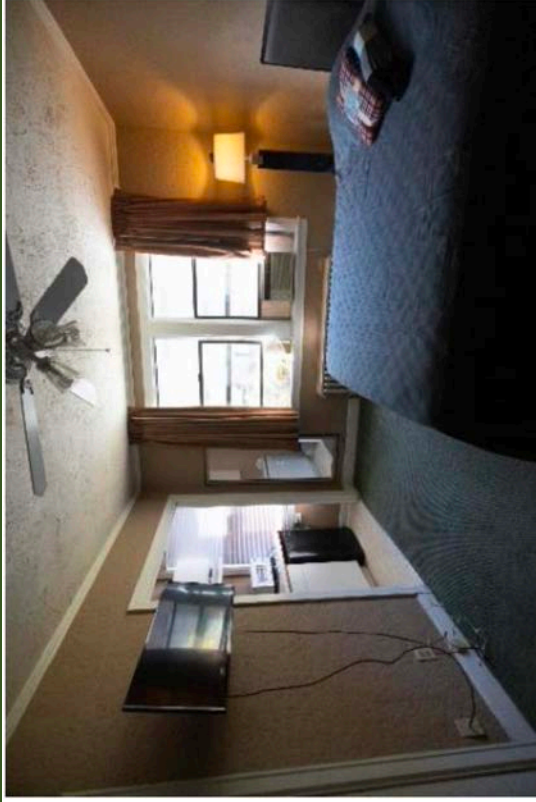
Getting to 1,600 Units

- 971 units purchased
 - 10 buildings
 - 6 cities
- MOA with Seattle OH for 350 “Operations Only” Units
- Seeking 95 Non-Seattle “Operations Only” Units
- 185~ remaining units to purchase
 - Likely in 2 to 3 buildings

Health through Housing Locations



The HTH Portfolio So Far



HTH does not replace PSH construction. HTH is strategy in a crisis to harness temporary conditions & rapidly supplement supportive housing stock across the region with robust, ongoing operations.

Goodbye SeaTac, Hello Renton

Temporary SeaTac Residents

SeaTac's deintensification site:

- Opened May 20, 2020
- 228 Clients
- Average Stay: 327 days
- 168 total exits to Permanent Housing
- Since January, 2022, 97% (105 individuals) exited to permanent housing.

New Renton Residents

Renton Health through Housing site:

- In April, 97 individuals moved into their new home at the Renton Health through Housing site!
- Catholic Community Services (CCS) is the operator for the building.



HTH Property Siting Process

The Health through Housing Implementation Plan

- Adopted by County [Ordinance 19366](#) in December 2021
- Unanimously approved by the Regional Policy Committee and the County Council
- Requires, as proposed and adopted, an eight-step property siting process led by the County

HTH Property Siting Process

Step 1: Initiate a Potential HTH Partnership

The result of this step will be that executive branch leaders of both the County and the City identify a shared desire to partner for a HTH building within the City.

- **If initiated by the County:** An executive branch senior leader, including but not limited to a division director, department director, or senior member of the Executive's staff, will contact a city's mayor, city manager, or city administrator.
- **If initiated by a city:** The city's mayor, city manager, city administrator, or a city employee who is a delegate of the city's mayor, manager, or administrator will contact an County executive branch senior leader.

- ✓ **February 22, 2021:** Leo Flor and Kelly Rider from King County presented to the Tukwila Planning & Community Development Committee.
- ✓ **March 16, 2021:** Frequently Asked Questions provided by King County
- ✓ **May 7, 2021:** King County provided additional responses to Council questions

HTH Property Siting Process



Step 2: Consult to Agree Upon Site Requirements and City Process and Participants

After initiating a potential HTH partnership, staff from the County and the city consult to agree upon two elements of a potential HTH partnership. The County and the city create a record of their mutually agreed-upon answers to the following two questions:

1. What are the necessary characteristics of properties to consider for HTH use?
2. Who will represent the city in steps 3, 4, and 5 of this process?

HTH Property Siting Process

❑ **Step 3: Identify Potential HTH Properties**

The County, subject to agreements in Step 2, identifies potential HTH properties within the city.

❑ **Step 4: Equity and Social Justice Impact Review**

County and city staff conduct an Equity and Social Justice (ESJ) Impact Review to consider negative and positive equity impacts to the persons who would live within a potential HTH building and the persons who live or work near a potential HTH location

❑ **Step 5: Form a List of Feasible and Acceptable HTH Properties**

The County and city representatives confer to consider the results of the ESJ Impact Review and build a list of sites that meet the city's criteria defined in Step 2. Sites must not have an unreasonable negative ESJ impact that cannot be mitigated and an entity willing to sell the property for HTH use.

HTH Property Siting Process

Step 6: Authorize King County or a Delegate to Seek a Purchase, Sale or Use Agreement

The County and city may then pursue mutual agreement, consistent with the terms established in Step 2, on potential HTH sites at which the County may seek a purchase sale agreement or similar instrument through which the County may secure use of the potential HTH property and agree upon costs of potential use or purchase.

Once mutual agreement is established, the County may then enter into a purchase and sale agreement.

HTH Property Siting Process

❑ **Step 7: Public Meeting and Incorporate Public Feedback**

The County and city hold at least one public meeting in which members of the public may offer input and feedback to consider.

The public meeting must be timed to occur after the County has negotiated an agreement and at a point in the process that the public meeting does not risk an increase of price.

The purpose of the meeting will be to inform a joint decision by City and County staff on whether to proceed or how to proceed.

HTH Community Conversations

Examples of in person and virtual public engagement techniques used in other cities:

- Public meeting hosted by City Council, with King County and other “experts” as lead presenters
- Town hall co-hosted by City Council/County Councilmembers, with King County DCHS as presenter
- Meetings sponsored by interested parties, with presentation by King County and attendance by City representatives
- Phone calls to nearby residents and businesses
- Flyer/doorbellling nearby residents and businesses
- Focus groups of interested parties
- City notice of e-newsletter distribution, connected to website, blog posts, etc.



King County District 6 Health Through Housing Town Hall

JOIN KING COUNTY COUNCILMEMBER CLAUDIA BALDUCCI AND KING COUNTY DEPARTMENT OF COMMUNITY AND HUMAN SERVICES DIRECTOR LEO FLOR TO LEARN MORE ABOUT THE RECENT PURCHASE OF THE FORMER REDMOND SILVER CLOUD INN THROUGH THE HEALTH THROUGH HOUSING PROGRAM.

KINGCOUNTY.ZOOM.US/J/84665064544, PASSCODE: 376703
DIAL-IN AT 1-253-215-8782, WEBINAR ID 846 6506 4544, PASSCODE: 376703

FOR INQUIRIES OR TO SEND QUESTIONS AHEAD OF TIME, EMAIL MADELINE CAVAZOS, COMMUNITY LIAISON, AT MADELINE.CAVAZOS@KINGCOUNTY.GOV

King County Council

HTH Property Siting Process

- Step 8: Close on the Purchase or Otherwise Finalize an Agreement for Purchase or Use**

HTH Then What?

After purchase, King County continues to partner with host cities on:

- Operator/Provider Selection
- Local Referral Pathways & Lease Up
- Ongoing Communications

King County Procurement Process

King County is committed to partnering with host cities on the procurement of the Building Operator/Service Provider and ensuring the process incorporates and reflects community feedback.

4 Step Process:

- ✓ Request for qualifications
2. Community/business engagement prior to building purchase
3. Request for bid with pre-qualified applicants
4. Announce operator

Staffing, wages, recruitment and retention play a significant role in the procurement process and may have profound impacts on these efforts.

Local Referral Process

The County and the onsite provider collaborate with the local city on the local referral protocols and procedures for housing assignments, including:

- Identify local providers and City staff that provide homeless outreach services.
- Initial street outreach to people living unsheltered in the local community.
- Create a list of eligible individuals experiencing homelessness locally and provide referrals.
- In addition to local referral, refer residents through King County Regional Homelessness Authority's Coordinated Entry (CEA) system.

The Health through Housing Implementation Plan adopts the following communication plan for host cities:

- Annual meeting between the county, city staff and the service provider.
- Annual city council briefing to discuss the performance of the building and answer any questions regarding site performance.
- HtH operator contracts require providers to report to, and problem solve with, King County and the host city on any challenges regarding program outcomes and the status of applicable good neighbor agreements.
- If any concerns are identified through these communication channels, King County will work with the provider to ensure they follow up directly with the city staff to resolve the problem.

Partnership With Operator

What We've Heard from Communities so far and what will inform how we move forward with operators:

- 24/7 Staffing
- Onsite Substance Use Treatment
- Employment and Housing Assistance
- Building and Property Conditions
- Security Cameras
- Partnerships and Impact with First Responders
- Increased Communication
- Neighborhood Advisory Group
- Screening and Preparation for Housing
- Observing Laws on Registration Requirements
- Connections to Local Service Providers
- Ability to Help People Experiencing Chronic Homelessness In and Near Kirkland
- Controlled Access
- Safety In and Around the Housing
- Code of Conduct
- Privacy Fencing
- Concerns About Enabling vs. Treatment
- Ensuring Food Access
- How Quickly Occupancy Will Increase
- Operator Responsiveness to Concerns

Questions?

Thousands of people sleep outside every night.
We can bring them inside.

Learn More About Supportive Housing At:

National: Corporation for Supportive Housing – www.csh.org

Local: Third Door Coalition – www.thirddoorcoalition.org

- [Supportive Housing 101](#)
- [CSH Guidebook](#)
- [Research and sources - permanent supportive housing](#)
- [Infographic](#)

