



Regular Meeting of the Implementation Board

Theory of Change

If we create a homelessness response system that centers the voices of people with lived experience of homelessness, then we can focus on responding to needs and eliminating inequities, to end homelessness.

Date & Time

August 14, 2024; 2:00 – 4:00 pm PT

Location

Lake City Branch – Seattle Public Library, 12501 28th Ave NE, Seattle, WA 98125

<https://kcrha.zoomgov.com/j/1619952133?pwd=SEN4TnZWZ2czV05ZcEhxbIQ0WDIzd09>

Passcode: 208167

Agenda - Final

Time	Intent	Topic	Presenter
2:00-2:10	Welcoming	Theory of Change, Land Acknowledgment, Roll Call, & Public Comment signup.	Ben Maritz
2:10-2:15	Business	Consent Agenda – June Regular Meeting Minutes	Implementation Board
2:15-2:30	Update	Leadership Update and Welcoming Kelly Kinnison	Kelly Kinnison, Lisa Edge, Karen Williams, James Rouse & Jeff Simms
2:30-2:45	Public Input	Public Comment	Austin Christoffersen

2:45-3:00	Vote	ROW Lease Agreement	Jeff Simms & Sean Watkins
3:00-3:30	Presentation	Office of Ombuds Bi-Annual Report	Raphael Hartman, Em Ishiki, Mary Dunbar, & Merylin Castelan
3:30-3:35	Closing	Adjourn	Ben Maritz

Next Regular Meeting

September 11, 2024; 2:00 – 4:00 pm PT



Implementation Board

King County Regional Homelessness Authority

KCRHA Implementation Board Meeting Minutes

Wednesday, June 12,
2023

2:00pm to 4:00pm

Chair: Benjamin Maritz

Roll Call:

Last	First	Present	Absent	Notes
Anderson	Carey		X	
Caminos	Nate		X	
Carvalho	Paula		X	
Watt	Rian	X		
Maritz	Ben	X		
McHenry	Gordon	X		
Pattenaude	Damien		X	
Floyd	Zsa Zsa	X		
Reddy	Simha	X		
Ross	Christopher	X		
Dee	Mike	X		
Brandon	Okesha	X		

A quorum is present with 8 members

Land Acknowledgement – Benjamin Maritz

Consent Agenda – Benjamin Maritz

- Approval of Minutes for the May 8th, May 10th, & May 28th Meeting
 - Motioned by Member Floyd; Seconded by Member McHenry Jr.
 - Passed unanimously via Voice Vote

Public Comment – Austin Christoffersen

- Seattle City Hall
- Zoom
 - Mike Mathias
 - Tamara Bauman
 - Jon Grant
 - Ruby Tuesday Romero
 - Michelle Eastman
 - Bill Kirilin-Hackett

Elect a Christopher Ross as Chair Pro Tempore

- Moved by Member Watt; Seconded by Member Floyd
 - Passed unanimously via voice vote

Implementation Board

King County Regional Homelessness Authority

Operational Workplan; Motion to Approve Resolution 2024-12

- Moved by Member Watt, Seconded by Member Reddy
 - Voice vote for Resolution 2024-12
 - Motion passes via voice vote unanimously

Meeting Adjourned – 3:31pm

- Motioned by Member Dee, Seconded by Member McHenry Jr.
 - Motion passed unanimously via voice vote

DRAFT



Memorandum

To: Implementation Board
From: Sean Watkins, Senior Policy Advisor
CC: KCRHA Senior Leadership Team and KCRHA Core Team
Subject: Resolution 2024-14: ROW Master Lease Authorization
Date: 8/7/2024

I. Summary

This memo is a recommendation to negotiate a master lease option for the ROW Initiative in the Queen Anne neighborhood of a 36-unit building that has been viewed and is suitable for use as supportive housing. KCRHA has engaged with numerous properties and investment firms, and this location has emerged as the most favorable available option.

II. Background

Beginning in June 2022, the State of Washington launched an initiative in five counties seeking to resolve homelessness encampments on state-owned property (primarily owned by the Washington State Department of Transportation). KCRHA received \$47 million to support its proposal, \$16.6 million of which was ongoing funding. The funding goes to six homelessness services agencies, as well as lease and property management costs.

As of July 2024, the initiative has resolved 17 encampments, moving more than 450 households (usually single adults) indoors. The approach is defined by:

- Allowing outreach teams sufficient time to build connections and a true by-name list (BNL) of encampment residents;
 - Not proceeding with a resolution until a housing or shelter plan has been set up for all individuals on the BNL;
 - Prioritizing investments in housing over shelter, principally through reliance on master-leasing properties and pairing those units with a service provider that provides housing stabilization and behavioral health services (i.e., conceived of as scattered site permanent supportive housing); and
 - Utilizing non-congregate, highly-sought shelter connections.
-

This approach has resulted in 90% of the households on the BNL moving indoors. Two years into the initiative, 73% of the households brought indoors remain stable and inside (households are tracked in HMIS).

III. Recommended Location

KCRHA continues to seek master-leasing arrangements to reach its target amount of permanent housing capacity, as called for in its budget for ongoing funding. To that end, staff have identified a 36-unit building of brand-new construction in the Queen Anne Neighborhood which the owners have agreed to master lease to the KCRHA for an initial term of 60 months. Staff have toured the building and believe that the layout and design of the building coupled with the proximity to services and amenities make this building a good fit to add to our ROW portfolio.

Each unit is roughly 220 square feet (about twice the area of an apartment bedroom) and comes with a shower, toilet, sink, and small kitchenette with microwave and hot plate. There is a large rooftop common area, smaller deck space on the ground floor, 4 full common area kitchens, ample storage space, parking, and space for desk staff and case management. The building has secure access. Staff anticipates there will be no issues in finding suitable tenants for this location.

Base rent for the building will be \$753,492 per year with annual 4% increases in line with our other master leased buildings. The cost if the building monthly is broken down as follows:

- | | |
|---|---------|
| • 32 Studios | \$1,592 |
| • 3 Studios with Lofts | \$1,599 |
| • 1 One-Bedroom | \$1,750 |
| • Other Amenities (storage areas, parking spaces, etc): | \$5,300 |

The unit costs are well under HUD FMR for the region and is among the best unit costs identified in the recent Request for Information that KCRHA issued in the Spring of 2024.

IV. Due Diligence in Selecting Location

This location was one of five responses to a Request for Information that KCRHA publicly shared in March 2024 to solicit master lease proposals from investors and property owners and to update KCRHA's market analysis. Submissions were vetted based on location, unit type, project suitability and cost per unit. Submitted units were generally similar in type, however, the range in price fluctuated between roughly \$1,400 per unit per month (hotel rooms) to \$2,600 per unit per month (one-bedroom units). Staff feel confident that this property is the best value while being viable for the proposed use and within the remaining budget for this initiative.

Had additional ongoing funding been available, staff would have supported leasing a 92-unit building that offered a lower overall cost per unit. However, the remaining budget was not sufficient to support the acquisition and operation of that many units, and the building owner was



not willing to lease only a portion of the building at those rates. In addition, the 36-unit building recommended has common spaces that will allow for stronger service delivery.

V. Recommendations

It is recommended that the Implementation Board (IB) adopt Resolution 2024-14, which authorizes KCRHA's Chief Executive Officer to enter into a lease for this property in general alignment with the terms discussed above. Such adoption fulfills Article VIII, Section 2(j)(i) of KCRHA's Interlocal Agreement, which requires IB approval of this action.

VI. Next Steps

If the IB provides the needed authorization, it is anticipated that the building will be available for move-ins on September 1, 2024. Contracts and arrangements are already in place for service delivery and operations at the identified location. Staff and partner agencies will immediately begin matching clients to units and completing tenancy arrangements.





KCRHA

King County Regional Homelessness Authority

Resolution 2024-14

Master Lease for ROW Initiative

Right of Way Initiative

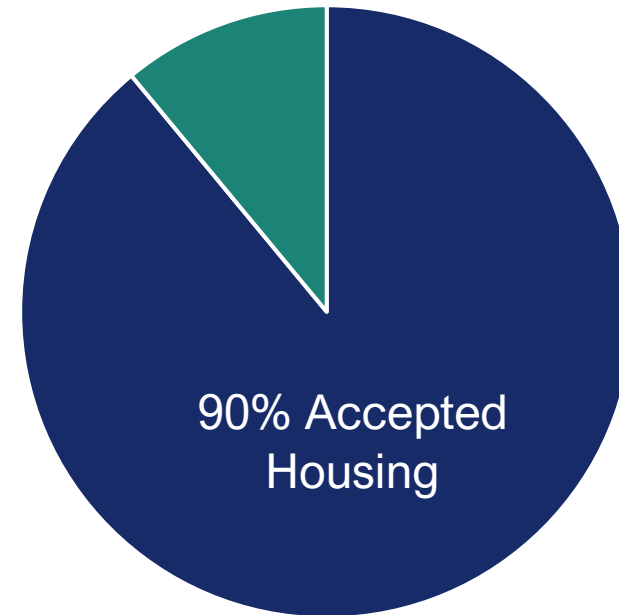
Our Approach:

- Housing – offer options that meet people’s needs
- Outreach has sufficient time for needed engagement
- Housing plan in place for everyone before moving to closure

Initial Award: \$49 million

Ongoing Award: \$16 million

Program Outcomes as of July 2024
17 Encampments, 450+ People



Rental Market Analysis

- Request for Information (Spring 2024)
 - Five Responses
 - Monthly rent per unit: \$1,400 (hotel rooms) to \$2,600 (1-bedroom)
 - Average for studio/micro/efficiency: \$1,905 per month
- Continued submissions thereafter (three new parties)
- Aligns with market analysis from 2023
- HUD Fair Market Rent for Studio: \$2,211



Proposed Lease

- 36 units in Queen Anne neighborhood
 - 32 studios: \$1,592
 - 3 studios with lofts: \$1,599
 - 1 one-bedroom: \$1,750
 - Additional amenities (storage units, parking, deck, etc.): \$5,300
- Base annual rent: \$753,492
- Five-year initial term, renewals to 10 years
- Within budget but not lowest monthly rate





KCRHA

King County Regional Homelessness Authority

Thank you.

Stay up to date by following us on social media and subscribing to our emails.

Scan this QR code to sign up for KCRHA emails →



@KingCoRHA



@KCRHA



RESOLUTION NO. 2024-14

A RESOLUTION OF THE IMPLEMENTATION BOARD OF THE KING COUNTY
REGIONAL HOMELESSNESS AUTHORITY AUTHORIZING A LEASE WITH QA801
LLC.

WHEREAS, under Article VIII, Section 2(j)(i) of the Interlocal Agreement, the Implementation Board of the King County Regional Homelessness Authority (“Authority”) must approve the “Transfer or conveyance of an interest in real estate, except for lien releases or satisfactions of a mortgage after payment has been received or the execution of a lease for a current term less than one (1) year” by resolution; and

WHEREAS, the Authority prioritizes investments and programs that support housing to end the experience of homelessness for people in King County; and

WHEREAS, the Authority has negotiated and seeks to enter a lease with QA801 LLC, a Washington limited liability company, to lease thirty-six (36) apartments in a building for a duration of three years;

NOW THEREFORE BE IT RESOLVED BY THE IMPLEMENTATION BOARD OF THE KING COUNTY REGIONAL HOMELESSNESS AUTHORITY:

Section 1: The Implementation Board hereby authorizes the Authority to enter into a lease with QA801 LLC, a Washington limited liability company, substantially in the form on file with the Authority (“Lease”). The Chief Executive Officer of the Authority, in consultation with legal counsel, is hereby authorized to make such revisions and to finalize the terms of the Lease as determined to be necessary and in the best interest of the Authority. The Chief Executive Officer is further authorized to execute the lease on behalf of the Authority.

Section 2: This resolution shall take effect immediately upon passage. Passed by a simple majority of the Implementation Board pursuant to the terms of the Interlocal Agreement at a special meeting held the 14th day of August, 2024.

RESOLUTION NO. 2024-14

[Results]

Yea:

Nay:

Abstain:

KING COUNTY REGIONAL HOMELESSNESS AUTHORITY
IMPLEMENTATION BOARD
KING COUNTY, WASHINGTON

x _____

Benjamin Maritz, Chair

ATTEST:

x _____

Austin Christoffersen, Clerk of the Authority

RESOLUTION NO. 2024-14

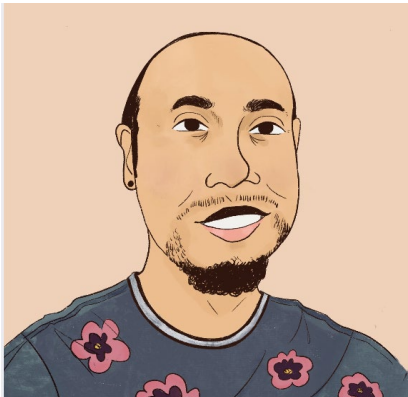
Ombuds Office

IMPLEMENTATION
BOARD
AUGUST 14, 2024



KCRHA
King County Regional Homelessness Authority

The KCRHA Ombuds Team



Raphael Hartman, He/Him



Em Ishiki, They/Them



Mary Dunbar, She/Her



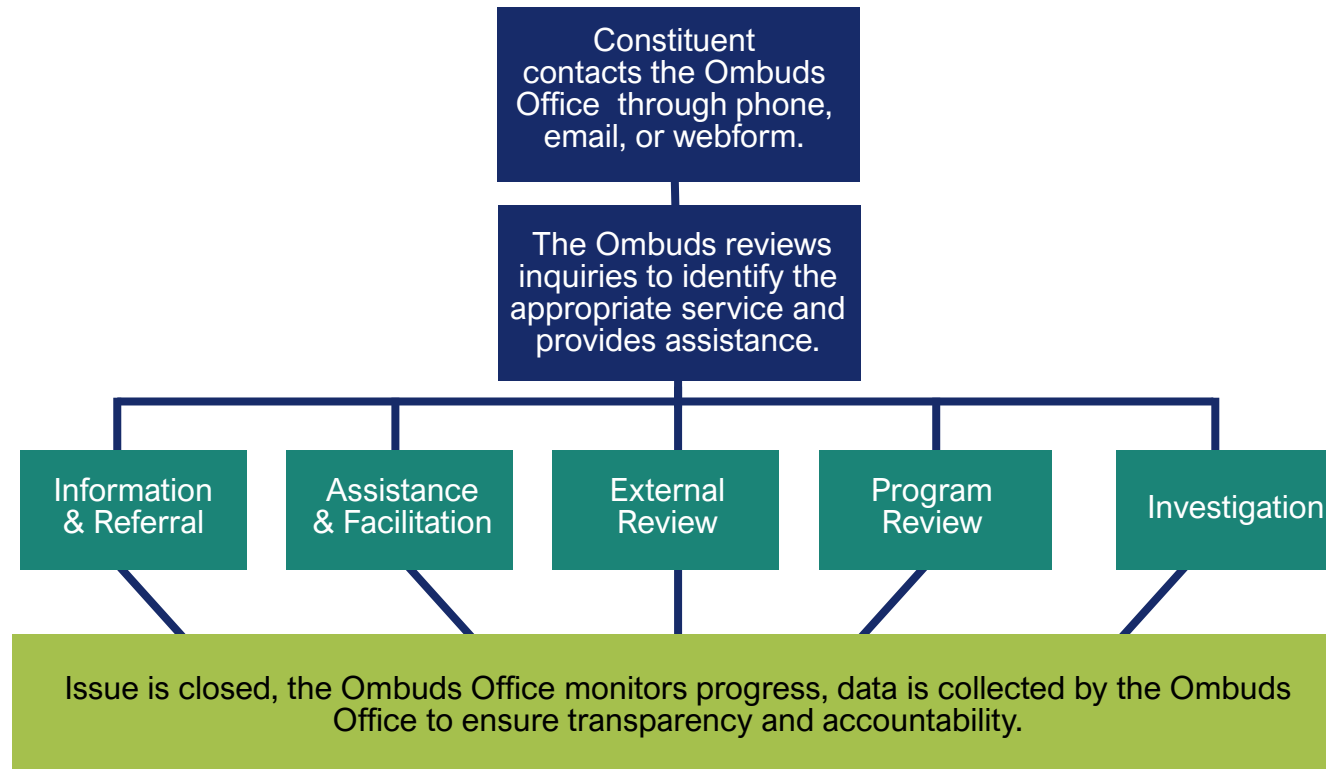
Merylin Castelan, She/Her



Katara Jordan, She/Her



Our Process

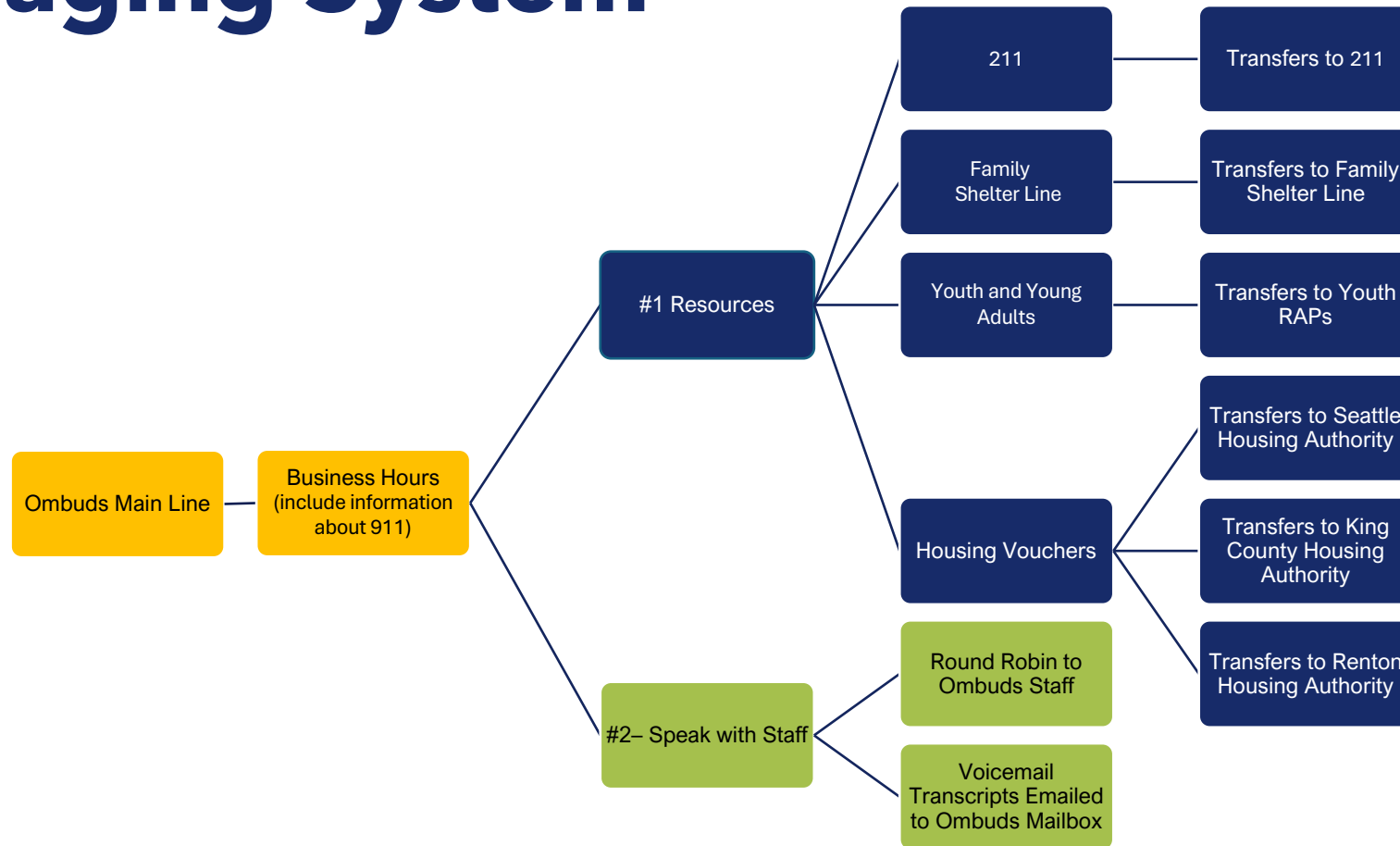


Updates & Current Work

- Guidance on best practices in addressing grievances.
- Quarter 2 report
- Revamped online form and messaging system.
- Added new data points – housing subpopulation type, veteran status
- Community engagement – SKCCH, Local Libraries, Health Care Homeless Network, Seattle Municipal Court - Community Relief Day
- Roll out Program Review SOP with Programs



Revamped Messaging System



Revamped Form

I am contacting the Ombuds Office *

Select or enter value

To file a complaint

Seek information about housing resources (shelter, rental assistance, housing)

Ask for support in problem-solving a situation in a shelter or housing

Any recommendations about the accessibility of this form should be sent to ombuds@kcrha.org.

Submit

[Privacy Notice](#) | [Report Abuse](#)



Number of Households Served

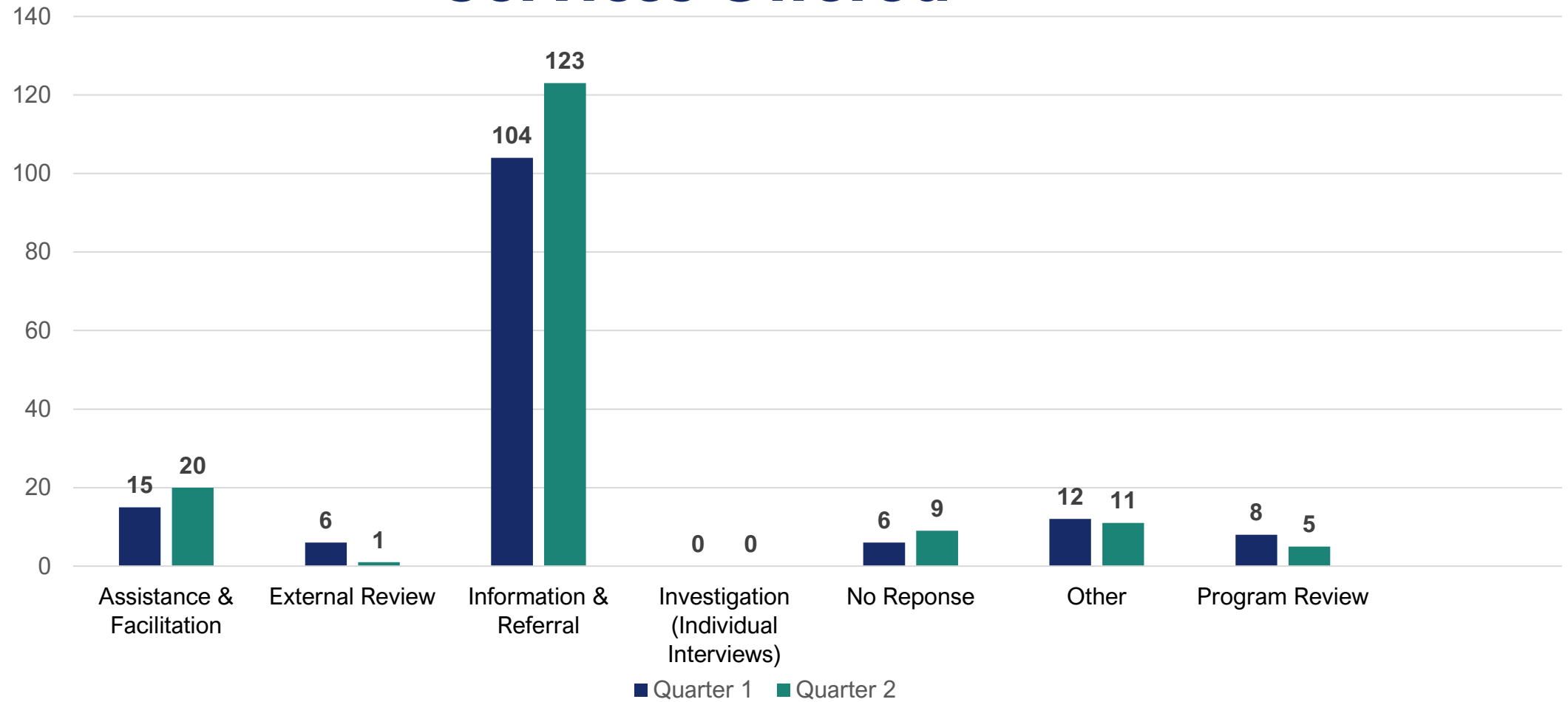
144
submissions in Q1

169
submissions in Q2

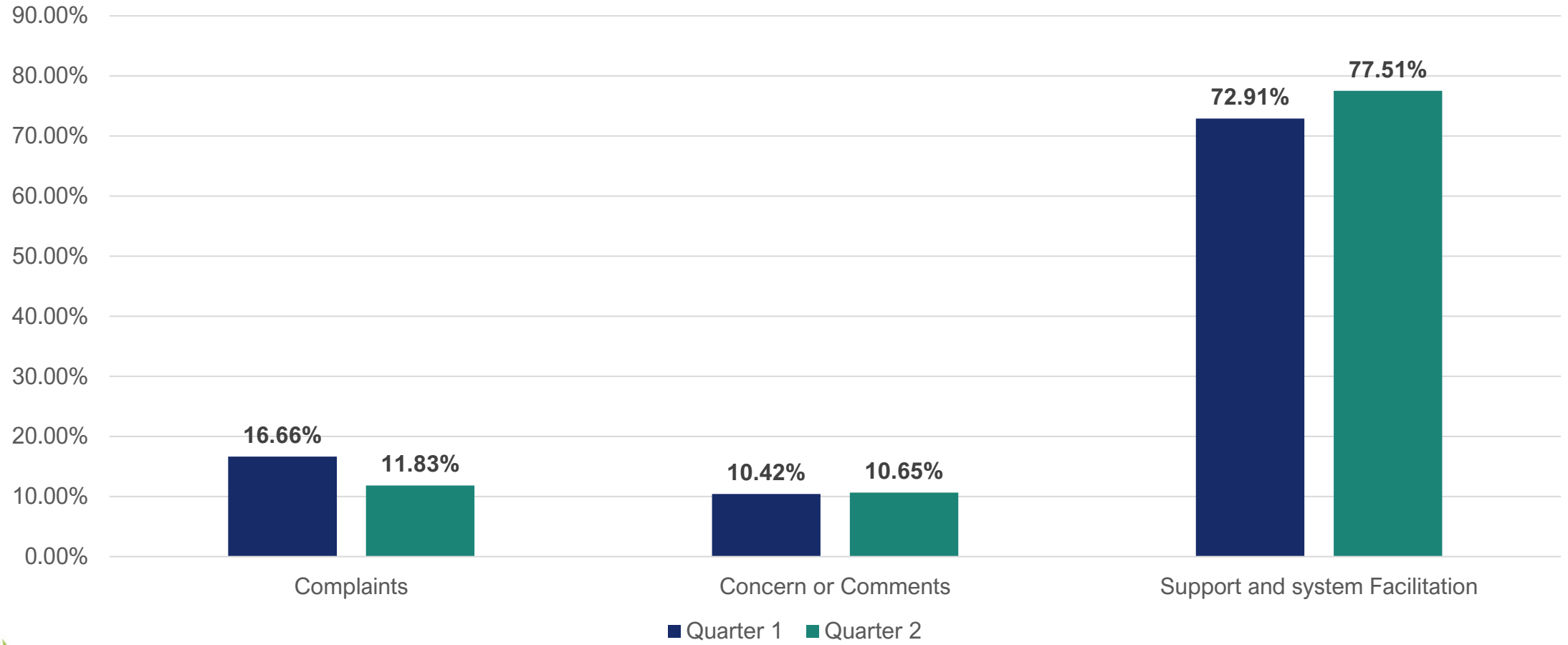
313
submissions in
Q1 and Q2



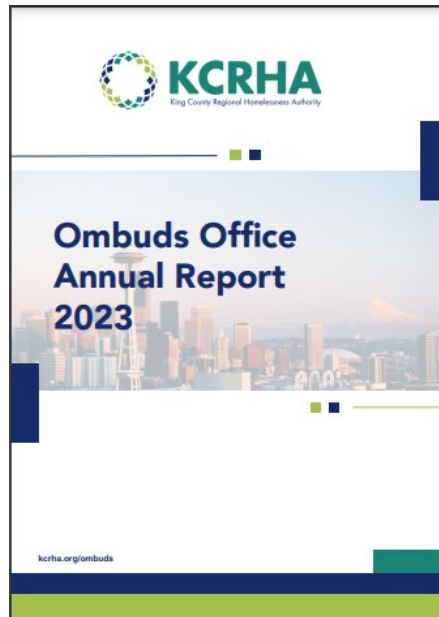
Services Offered



Submission Types



Ombuds Office Publications



Ombuds Quarterly Report: Q1 2024

Submissions & Inquiries
During the first quarter of 2024, the Ombuds Office received 142 submissions and inquiries from 140 constituents. Most of these were requests for support and system facilitation regarding homeless services or other resources, accounting for 74.65% of the submissions. The second most common type of submission was complaints, where 16.20% of constituents expressed dissatisfaction with the actions or inaction of service providers. Finally, 9.15% of the submissions and inquiries involved concerns or comments where constituents contacted the Ombuds Office to share feedback, observations, or express discontent.

Service Type	Count
Assistance & Facilitation	15
External Review	6
Information & Referral	102
Investigation	0
No Response	5
Other	12
Program Review	3
Overall Total	142

Ombuds Quarterly Report Q1 2024 [9]

Data on Submissions and Inquiries and Services Offered has been collected through various channels, including the Ombuds Office web form, in-person, phone, and in-person interactions. Terms, definitions, and other information can be found in the [Ombuds Office Glossary](#).

THE OMBUDS OFFICE PRIMER
AN OVERVIEW OF KCRHA'S OMBUDS OFFICE & HOW IT OPERATES TO SERVE KING COUNTY'S HOMELESS RESPONSE SYSTEM

Ombuds Office
Promoting Equity, Customer Service, and Accountability in King County's Homeless Response System

KCRHA Ombuds Office

How Can the Ombuds Office Help?

- Are you a client or provider of homelessness-related services in King County?
- Are you having difficulty resolving an issue with a provider?
- Do you need someone to talk to about a comment, concern, or complaint?
- Can we support you in connecting to homeless services or related resources?
- Are you a provider and have suggestions for improvement/feedback?

The Ombuds Office is Here to Assist!

Call: 206.639.4601
Email: ombuds@kchra.org

Visit us online or call us to submit a concern or complaint:
kcrha.org/resources/ombuds/





KCRHA
King County Regional Homelessness Authority

Contact the Ombuds Office

Email: ombuds@kcrha.org

Visit: <https://kcrha.org/resources/ombuds/>

Phone: 206-639-4601

Scan this QR code for more information about the Ombuds Office →

