



Implementation Board Regular Meeting

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

October 9, 2024; 2:00 – 4:00 pm PT

Location

Seattle City Hall Room 370, 600 4th Ave, Seattle, WA 98104

Zoom

Agenda - Final

Time	Item	Presenter
2:00 - 2:10	Introductions, Theory of Change, Land Acknowledgment, Roll Call	Chair
2:10 - 2:15	Consent Agenda 1. August Regular Meeting Minutes	Chair
2:15 - 2:25	CEO Updates	Kelly Kinnison
2:25 - 2:40	Public Comment	Austin Christoffersen
2:40 - 3:00	Right of Way Initiative Lease Approval	Jeff Simms
3:00 - 3:25	Notice of Funding Opportunity (NOFO) Update	Kelsey Beckmeyer
3:25 - 3:30	Adjourn	Chair

Next Regular Meeting

November 13, 2024; 2:00 – 4:00 pm PT



Implementation Board

King County Regional Homelessness Authority

4KCRHA Implementation Board Meeting Minutes

Wednesday, August 14,
2024

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		Joined during public comment; Alternate Futrell served until Member Dee arrived
Brandon	Okesha	X		

A quorum is present with 8 members

Land Acknowledgement – Benjamin Maritz

Consent Agenda – Benjamin Maritz

- Approval of Minutes for the June Regular Meeting
 - Motioned by Member Watt; Seconded by Member Futrell
 - Passed unanimously via Voice Vote

Leadership Update -- Kelly Kinnison, Lisa Edge, Karen Williams, James Rouse & Jeff Simms

Public Comment – Austin Christoffersen

- Lake City Library
 - Charlie Ford
 - Peggy Hotes
 - Mark Becher
 - Tim Duffy
- Zoom
 - Mike Mathias
 - Bill Kirilin-Hackett

Implementation Board

King County Regional Homelessness Authority

- Elizabeth Maupin

Motion to Approve Resolution 2024-14

- Moved by Member Floyd; Seconded by Member Caminos
 - YEA: CAMINOS, FLOYD, BRANDON, ROSS, WATT, PATTENAUDE
 - NAY: MARITZ
 - ABSTAIN: DEE
 - Motion Passes with 6 Yeas, 1 Nay, 1 Abstention

Motion to suspend rules to allow for public comment

- Moved by Member Dee; Seconded by Member Floyd
 - YEA: DEE, BRANDON, FLOYD
 - NAY: CAMINOS, ROSS, WATT, PATTENAUDE
 - ABSTAIN: MARITZ
 - Motion failed with 3 Yeas, 4 Nays, 1 abstention

Ombuds Bi-Annual Report -- Raphael Hartman, Em Ishiki, Mary Dunbar, & Merylin Castelan

Meeting Adjourned – 3:40pm

- Motioned by Member Floyd, Seconded by Pattenaude
 - Motion passed unanimously via voice vote

DRAFT



KCRHA

King County Regional Homelessness Authority

Resolution 2024-15

Master Lease for ROW Initiative

Right of Way Initiative

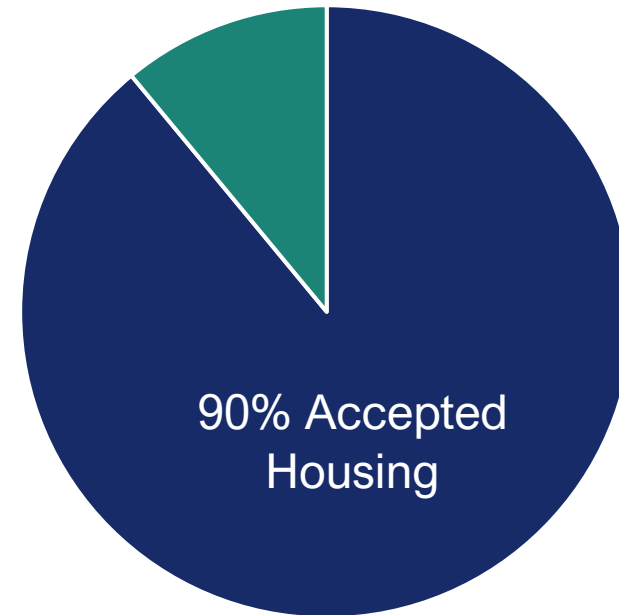
Our Approach:

- 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

State Fiscal Year 2025: \$26 million

Ongoing Award: \$16 million

Program Outcomes as of August 2024
19 Encampments, 493 People



Evidence & Lived Expertise

- Substantial research base supporting focus on permanent housing
- People with lived expertise consistently identify housing as their top priority
- Housing-based interventions save approximately \$40,000 in public costs
- Aligns with USICH recommendations
- Master-leasing instead of building is an emerging best practice in Los Angeles, San Diego, etc.



National Alliance to END HOMELESSNESS
www.endhomelessness.org

Ending Chronic Homelessness Saves Taxpayers Money

Chronic Homelessness
Over 84,000 individuals experience chronic homelessness on any given night in the U.S.¹ Chronic homelessness refers to people who have chronic and complex health conditions including mental illnesses, substance use disorders, and medical conditions, and can be found sleeping on the street or in emergency departments, inpatient hospital settings, and shelters, resulting in high public costs and poor health.

Permanent Supportive Housing (PSH)
Fortunately, there is a proven solution to end homelessness: permanent supportive housing. Permanent supportive housing pairs affordable housing with case management and supportive services and has been shown to not only help people experiencing chronic homelessness to achieve long-term housing stability, but also improve their health and well-being. **Investments in PSH have decreased chronic homelessness by 30% since 2007.**²

PSH Reduces Spending
Numerous studies, many conducted recently, have shown that permanent supportive housing in the U.S.³ The majority of crisis services, including jails, hospitalizations, and emergency department visits, are avoided when people have permanent supportive housing. **Total Cost Savings (Per Person Per Year):** \$40,000.

Investment Needed from Congress
Congress will need to invest in permanent supportive housing to reduce taxpayers' spending. Congress should provide at least \$1.5 billion in Homeless Assistance Grants in FY 2017.

San Diego County Regional Homelessness Authority



Summary of 19 Strategies for Communities to Address Encampments Humanely and Effectively
April 1, 2009

Across the country, communities are seeking to address both the needs of people experiencing homelessness and the needs of the community. Many want swift action—but the reality is that addressing the housing and service needs of people without homes—even if it is prioritized for closure, the process must be implemented in a way that is humane and effective. In some places, it is a crime to sleep, sit, or stand in public places, and that criminalization of homelessness is not effective but instead creates barriers to housing and services. To solve homelessness, communities must use evidence-based strategies that address the housing and service needs of people without homes—evidence-based strategies that are humane and effective. To read the full guidance, visit usich.gov/encampments.

USICH's 19 Strategies for Communities to Address Encampments Humanely and Effectively serves as an update and expansion of the 7 Principles for Addressing Encampments published in 2002. They are based on the framework of *All In: The Federal Strategic Plan to Prevent and End Homelessness*. To read the full guidance, visit usich.gov/encampments.

EQUITY	CRISIS RESPONSE
1. Engage Encampment Residents in Efforts to Develop Solutions	10. Address Basic Needs and Provide Health Care
2. Address Unique Needs of People With Chronic and Acute Health Conditions	11. Conduct Comprehensive, Coordinated, and Ongoing Housing-Focused Outreach
	12. Provide Storage
COLLABORATION	HOUSING & SUPPORT
3. Establish a Cross-Agency, Multi-Sector Response	13. Ensure Access to Housing and Services
4. Empower Outreach Teams and Health Providers to Lead the Effort	14. Ensure Interim Strategies Promote Dignity, Respect, and Pathways to Permanent Housing
5. Prioritize Closure Based on Health and Safety Factors	15. Develop Pathways to Permanent Housing and Support
6. Engage Neighboring Residents and Businesses	16. Ensure Encampments Are Closed Humanely
DATA & EVIDENCE	PREVENTION
7. Collect and Share Qualitative and Quantitative Data	17. Expand Affordable Housing
8. Track Shelter and Housing Availability	18. Interrupt Pipelines Into Homelessness
9. Track Status of People Housed and Yet to Be Housed	19. Build and Strengthen Safety Nets

Read the full guidance at usich.gov/encampments

Addressing encampments effectively and humanely is not easy, but there are alternatives to criminalization. For help implementing the 19 strategies, contact your U.S. Interagency Council on Homelessness (USICH) Senior Regional Advisor.

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

- 15 units in Wallingford neighborhood
 - 13 studios: \$1,350
 - 2 one-bedroom apartments: \$1,350
 - Monthly utility payment per unit: \$150
- Base annual rent: \$270,000
- Five-year initial term, renewals to 10 years
- Staffed during daytime hours
- Fully furnished





KCRHA

King County Regional Homelessness Authority

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Memorandum

To: Implementation Board

From: Jeff Simms, Senior Director for Policy

Subject: Resolution 2024-15: Wallingford Lease Authorization

Date: October 2, 2024

I. Summary

This memo seeks the authorization of the KCRHA Implementation Board (IB) to lease 15 units for the ROW initiative in a building in the Wallingford neighborhood of Seattle. The ownership group accepted all terms of the letter of intent offered by KCRHA related to these units, including agreeing to utilize the same terms and conditions that were negotiated for leasing the Live 801 building in the Queen Anne neighborhood. Over the last nine months, including through a request for information in the Spring of 2024, KCRHA has engaged with numerous properties and investment firms, locating this property as the best 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). For the State Fiscal Year running from July 1, 2024 to June 30, 2025, KCRHA received \$26 million to support its share of the initiative, \$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 August 2024, the initiative has resolved 19 encampments, moving nearly 500 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. More than two years into the initiative, 73% of the households brought indoors remain stable and inside (households are tracked in HMIS).

KCRHA has a portfolio of 213 leased apartments and another 52 apartments in a purchased building. This master-lease would bring the total number of units to 280. Staff anticipate that KCRHA will be offered an additional five units at this location before June 30, 2025, resulting in the obligation of nearly all funds not held in reserve for unit repairs.

III. Recommended Location

This property was identified in the spring through KCRHA's publicly posted request for information. It is a recently remodeled 25-unit building in the Wallingford neighborhood that is frequently utilized by other agencies that serve people experiencing homelessness. There are 10 current tenants. 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.

Monthly rent per unit for the first year will be \$1,350 per unit. There are 13 units that are 230 square feet and two units that are 350 square feet. All units have an in-unit bathroom and kitchen/kitchenette, and there is an onsite laundry room. The flat utility fee for each unit is \$150 per month, which includes internet, television, water, garbage, sewer, and electricity). All units are already fully furnished, and the building is staffed during daytime hours. Because KCRHA is not leasing the whole building, it would not pay rent on any additional premises other than the rooms (e.g., hallways, lobbies, etc.). This is the same ownership group as the last approved master-lease for the ROW initiative, which expedited discussion of lease terms. Individuals moved from encampments into temporary accommodations are already matched to these units.

Base rent for the building will be \$270,000 per year, including the utility charge per room. KCRHA has negotiated that rent increases will match the change in area fair market rent, capped at no more than a 4% annual increase. The unit costs are well under HUD FMR for the region and is the lowest 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). These units were initially offered at \$1,500 per month and negotiated down to \$1,350. Some additional properties were brought to KCRHA's attention over the summer, but none of them offered as low a monthly rental rate. 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.

V. Recommendation and Next Steps

It is recommended that the IB authorize signing this master-lease to meet Article VIII, Section 2(j)(i) of KCRHA's Interlocal Agreement, which requires IB approval of this action. If the IB approves the resolution to proceed, it is anticipated that the building will be available for move-in's in October 2024. Contracts and arrangements are already in place for service delivery and operations at the identified location. Staff and partner agencies would immediately work to complete tenancy arrangements.



RESOLUTION NO. 2024-15

A RESOLUTION OF THE IMPLEMENTATION BOARD OF THE KING COUNTY
REGIONAL HOMELESSNESS AUTHORITY AUTHORIZING A LEASE WITH
WALLINGFORD X 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 Wallingford X LLC, a Washington limited liability company, to lease fifteen (15) apartments in a building for a duration of sixty (60) months;

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 Wallingford X 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 9th day of October, 2024.

RESOLUTION NO. 2024-15

[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. 2024-15



KCRHA

King County Regional Homelessness Authority

FY24 Continuum of Care NOFO

Implementation Board

Wednesday, October 9, 2024

Today's Objective

- NOFO Overview
- Rating and Ranking
- Collaborative Application
- Next steps and final steps
- Questions and Answers



CoC Notice of Funding Opportunity (NOFO) Overview

- Annual competition for CoC renewals AND new funding
 - Collaborative Application for FY24 and FY25 will be submitted in 2024 only.
 - Project applications that expire in 2025 will be submitted in FY24
 - Project applications that expire in 2026 will be submitted in FY25
- 2024: July 26 – October 30 timeline: this is a ***fast*** process.
- KCRHA as the CoC Lead will submit 2 things in 2024:
 - Priority List
 - Collaborative Application



CoC Program Priorities

- Ending homelessness for all persons
- Use a Housing First approach
- Reducing Unsheltered Homelessness
- Improving System Performance
- Partnering with Housing, Health, and Service Agencies
- Racial Equity
- Improving Assistance to LGBTQ+ Individuals
- **Building an Effective Workforce**
- Increasing Affordable Housing Supply



Key NOFO and CoC Board Dates

- **August 12**: Opened Local Competiton
- **August 30**: New and Renewal Applications were due
- **September 4 – 23**: Rating and Ranking
- **October 2**: CoC Board Meeting to Review and Vote on Priority List.
 - Must post the approved Priority List 15 days before the NOFO is due
- **October 15**: Must publicly post final Priority Listing
- **October 24**: CoC Board Special Meeting to Vote on Consolidated Application
 - Must post the approved Consolidated Application 2 days before the NOFO is due.
- **October 28**: Must publicly post the Collaborative Application
- **October 30**: NOFO Due Date



FY24 CoC NOFO

Estimated ARD	Tier 1	CoC Bonus	DV Bonus	CoC Planning
\$62,592,160	\$53,300,251	\$7,511,059	\$2,644,768	\$1,500,000

- Tier 1 is equal to 90 percent of the CoC's Annual Renewal Demand (ARD)
 - Does not include Youth Homelessness Demonstration Projects (YHDP).
- Tier 2 is the difference between Tier 1 and the maximum amount of renewal, reallocation, and CoC/DV Bonus funds that a CoC can apply for.



Eligible New Program Components

- Permanent Supportive Housing (site-based and scattered site)
- Rapid Rehousing
- Joint Component: Transitional Housing-Rapid Rehousing
- HMIS
- Support Services Only – Coordinated Entry



FY24 Rating Process - Timeline

Application Deadline (via PDF & Smartsheet)	Friday, August 30 th @ by 11:59pm
Rater Application Review Period	Wednesday, September 4 th - Friday, September 23 rd
Raters Debrief Meeting (via Teams)	Part 1: Friday, September 20 th from 11:00am-1:30pm Part 2: Monday, September 23 rd from 1:00pm-4pm
KCRHA Sent Priority List and Process to CoC Board	Wednesday, September 25 th
CoC Board Approval of Priority List	Wednesday, October 2 nd



Rating & Ranking - Final Recommendations

- **Tier 1:**

- 43 projects with 1 project straddling Tier 1 and Tier 2 due to dollar amount in Tier 1.
- We see more projects Tier 2 due to Tier 1 amount in FY24.
- Unrated programs:
 - Required projects in Tier 1 due to risk of defunding
 - New projects renewing without enough data or later project start placed below lowest rated of the same program type.

- **Tier 2:**

- 11 projects in Tier 2 (1 straddling)
 - Decisions led by overall score



Priority List Overview

- 56 Projects are renewing
- 6 new projects with the CoC Bonus
- 4 new projects with the DV Bonus

Total request from HUD: **\$74,247,987**



Collaborative Application

- Overall grant application – how our system is performing:
 - Sought input and feedback from several external partners including City of Seattle, King County, Healthcare for the Homeless Network, Seattle King County Coalition on Homelessness, Mayor's Office on Domestic Violence and Sexual Assault, Coalition on Ending Gender-Based Violence, Workforce Development Board.



Next Steps

- **October 11:** Public Meeting to review the Priority List
 - Letters sent to all accepted and rejected projects prior to public meeting.
- KCRHA will continue work on the Collaborative Application.



Final Steps

- **October 15**: Must publicly post final Priority Listing
- **October 24**: CoC Board Special Meeting to Vote on Consolidated Application
 - Must post the approved Consolidated Application 2 days before the NOFO is due.
- **October 28**: Must publicly post the Collaborative Application
- **October 30**: NOFO Due Date





KCRHA
King County Regional Homelessness Authority

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