



Governing Board February 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 for all.

Date & Time

February 20, 2025; 10:00 a.m. – 12:00 p.m.

Location

Ruth Fisher Board Room (Sound Transit) 401 South Jackson Street, Seattle; Zoom

Agenda

A. Call to Order

Chair

Theory of Change

Land Acknowledgement

B. Roll Call

C. Chair Pro Tempore Election

D. Approval of the Consent Agenda

Approval of December Governing Board Meeting Minutes

Updated 2.19.25

E. CEO Updates — *Dr. Kelly Kinnison*

F. Public Comment

G. Presentation

Program Performance Report, Q3

— *Owen Kajfasz, KCRHA Community Impact Senior Director*

H. Discussion and Possible Action

RESOLUTION No. 2025-01

A RESOLUTION authorizing extension of a lease with the Central Puget Sound Regional Transit Authority.

— *Jeff Simms, Senior Director of Policy, KCRHA*

KCRHA Funding Model

— *James Rouse, Chief Financial Officer, KCRHA*

— *Tiffany Brooks, Deputy Chief Financial Officer, KCRHA*

I. Adjournment

Next Regular Meeting

March 20, 2025; 10:00 a.m. – 12:00 p.m.

NOTICE: The Governing Board can be called in to Executive Session as needed, pursuant to RCW 42.30.110.





KCRHA Governing Board
10:00am – 12:00pm PST

Special Meeting Minutes

December 19, 2024

Chair Pro Tempore: Dow Constantine

Clerk: Austin Christoffersen

A. Call to Order

The KCRHA Governing Board met virtually on December 19, 2024, pursuant to the Interlocal Agreement. The meeting began on time. The Theory of Change and Land Acknowledgement were read by Member Dow Constantine.

B. Roll Call

Present: Constantine, Baron, Balducci, McQuarter Jr., Birney, Prince, Backus, Moore, Harrell, Nelson, Green.

A quorum is present with all 11 members.

C. Chair Pro Tempore

Member Balducci nominated Member Constantine. This nomination was seconded by Member Ed Prince. Member Constantine was elected as Chair Pro Tempore via unanimous voice vote.

D. CEO Updates

CEO Dr. Kelly Kinnison introduced herself to the board. CEO Kinnison announced that KCRHA held an open house event to allow external partners to meet with staff. Over 120 external partners attended the event. CEO Kinnison also informed the board that KCRHA would ask for the board to work with KCRHA on several tasks, such as the Workplan and the budget.

CoC Co-Chairs Dorsal Plants and Ruby Romero introduced themselves to the board.

Member Constantine called on member for any questions. Member Balducci discussed Severe Weather and asked if KCRHA members asked or needed access to PSERN radios which can be used for communications when other methods fail. Member Harell thanked CEO Kinnison for the open house and thanked CoC Co-chairs for being in the discussion.

E. Public Comment

The following people spoke.



Zsa Zsa Floyd

Maria Lyn Arns

Elizabeth Maupin was skipped because of technical issues

Sai

Courtney Love

Michelle Eastman

SJ Arns

O'kesha Brandon

De'on Smith

Elizabeth Maupin

Member Constantine directed CEO Kinnison to prepare clear responses to the requests and statements to the issues raised during the public comment before the next meeting.

F. Presentations

2025 Budget Overview - *James Rouse & Tiffany Brooks*

G. Resolutions

2024-16

A RESOLUTION approval of the 2025 Budget as presented to the Governing Board.

A motion was called for by Member Constantine to approve resolution 2024-16. It was moved by Member Birney and seconded by Member Prince.

Member Balducci offered as a friendly amendment a motion to pass the budget with direction from the board to ask the leadership of KRHA to look into the questions that have been made by councilmembers Moore, Nelson, and Member Green including to consult with and get feedback from the CoC board and report all of this back to the Governing Board. Second by Moore. Member Birney accepted the amendment.

Resolution 2024-16 was adopted as amended.

In favor: Constantine, Baron, Balducci, Green, Birney, Prince, Backus, Moore, Nelson, Harrell

Opposed:

Abstain: McQuarter Jr.

2024-17

A RESOLUTION establishing the meeting time and cadence of the Governing Board for 2025.



A motion was called for by Member Constantine to approve resolution 2024-17. It was moved by Member Birney and seconded by Member Prince.

The resolution passed unanimously with 11 votes.

In favor: Constantine, Baron, Balducci, McQuarter Jr., Green, Birney, Prince, Backus, Moore, Nelson, Harrell

Opposed:

Abstain:

Member Constantine called on CEO Kelley to comment on the issues of payment raised during the public comment.

A motion was called for by Member Constantine to adjourn the meeting. It was moved by Member Backus and seconded by Member Birney.

The motion passed unanimously by a voice vote.

H. Adjournment

Next Regular Meeting

January 16, 2025; 10:00 am– 12:00 pm PT

NOTICE: The Governing Board can be called in to Executive Session as needed, pursuant to RCW 42.30.110.



KCRHA
King County Regional Homelessness Authority

KCRHA Funded Homeless Services

2024 Quarter 3 Report

February 20, 2025

Key Takeaways

- KCRHA funded programs for the first 9 months of 2023 & 2024
- Seeing positive improvements year-over-year
 - 368 more households served
 - 418 more households exited to or maintained PH
- Continued investment in non-congregate shelters
- Transitional Housing and Rapid Re-Housing policy improvements



Coordinated Effort

Regional Action Framework

1. Strong Foundation for Coordination and Collaboration

2

Affordable and Supportive Housing

Cities/County Housing and Planning Depts

3

Crisis Response



4

Mainstream Systems and Services

Behavioral Health, Recovery, Child Welfare, Criminal / Legal, Health Care



How do we know we are “effective?”



System Effectiveness

Measures how well different pieces of the system work together to end people’s experiences of homelessness



Program Performance

Measures how well a specific program is doing in meeting performance goals of meeting client needs



Individual Success

Measures how well an individuals’ needs are met to address an episode of homelessness



KCRHA Contracted Program Areas

EMERGENCY RESPONSE

Emergency Shelters

Day & Hygiene Centers

Transitional Housing

HOUSING

Rapid Re-Housing

Permanent Supportive Housing



Emergency Shelter

Emergency Shelters are places where the primary purpose is to provide a temporary shelter for people experiencing homelessness. This includes all shelter types.

Year	Units	Q3 Actuals	Households Served Q3	Total Exits	Exits to PH	Percent Exits to PH
2023	2,896	\$64.2 M	7,495	5,437	1,269	23%
2024	2,989	\$64.4 M	7,791	5,181	1,358	26%

- 3% increase in exit rate to permanent
- Will investigate more deeply as we look to system planning throughout 2025



Day and Hygiene Center

Day and Hygiene Centers are safe places for people experiencing homelessness to be and often include access to hygiene services such as showers and laundry

Year	Q3 Actuals	Households Served Q3
2023	\$2.8 M	4,853
2024	\$3.4 M	4,663

- This is a critical part of the system that helps meet people's basic needs
- Some day and hygiene centers offer case management and other services



Transitional Housing

Temporary housing with a range of voluntary support services designed to be a bridge between emergency shelter and permanent housing

Year	Units	Q3 Actuals	Households Served Q3	Total Exits	Exits to PH	Percent Exits to PH
2023	469	\$3.0 M	984	398	261	66%
2024	460	\$3.4 M	920	450	366	81%

- 15% increase in exit rate to permanent housing
- KCRHA updated eligibility for rapid re-housing programs to include clients in transitional housing



Rapid Re-Housing

Rapid Re-Housing offers rapid paths to housing by providing short-term rental assistance and supportive services tailored to the household's needs

Year	Q3 Actuals	Households Served Q3	Total Exits	Exits to PH	Percent Exits to PH
2023	\$15.6 M	1,645	791	559	71%
2024	\$13.1 M	1,350	603	473	78%

- 7% increase in exit rate to permanent housing
- KCRHA increased length of time clients are eligible for short-term subsidies and case management



Permanent Supportive Housing

Permanent Supportive Housing combines permanent housing with supportive services. The permanent housing usually includes long-term leases or rental assistance

Year	Units	Q3 Actuals	Households Served Q3	Maintains or Exits Program*	Maintains or Exits to PH	Percent Maintains or Exits to PH
2023	2,011	\$4.9 M	2,058	1,884	1,853	98%
2024	2,142	\$9.1 M	2,231	2,180	2,152	99%

**does not include clients who passed away (PSH is meant to be life-long, permanent housing)*

- Similar rate of clients maintaining their enrollment or exiting to Permanent Housing
- In 2024, funding was increased as part of the State-funded Encampment Resolution Program due to the launch of three ERP projects



Next Steps

- Next Quarterly Program Performance Report will be in March
- As we look toward the future, we will be working with you to look deeper into program performance and system performance across our region
- Planning for system improvement using data will be a key focus of our 2025 Board Retreat





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King County Regional Homelessness Authority

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@KCRHA



Appendix

- This report is for key program areas that KCRHA holds contracts for, not performance of the entire homelessness response system
 - This is a snapshot of how people are served in these programs, and is not comprehensive to individuals' episodes of homelessness
 - Prevention and Outreach are not included as contracts for those services no longer live with the KCRHA
- These data are for the first three quarters of each year
 - 2023 data is from 1/1/2023-9/30/2023
 - 2024 data is from 1/1/2024-9/30/2023
 - An annual report with full 2023 and 2024 data will be provided in March 2025
- HMIS holds information about how people interact with the homelessness response system
 - This reporting uses household enrollment and exit data from programs
 - Households may interact with multiple programs throughout their experience of homelessness
 - When reporting, households may be counted differently depending on the questions asked



Appendix

- **Served** is the number of unique households that had an enrollment in that type of program during the reporting period (2023: 1/1/2023-9/30/2023, 2024: 1/1/2024-9/30/2024)
 - Households that were enrolled in multiple programs of the same type are only counted once
- **Total Exits** are the total number of household enrollments that ended during the reporting period
 - Each program exit is counted, so households exiting multiple programs in a year may be counted more than once
- **Exits to Permanent Housing** are the number of exits where a household obtains a permanent housing situation
 - This includes things like clients renting their own place with or without a subsidy living with a family or friend, and enrolling in a Permanent Supportive Housing Program
- **Exit Rate to Permanent Housing** tells us how many program enrollments end in a successful housing situation. Different program types are expected to have different rates
 - Permanent Supportive Housing is intended to be a client's long-term permanent housing, so we include maintaining enrollment in those programs as successful as well





KCRHA
King County Regional Homelessness Authority

Eagle Village Lease Authorization

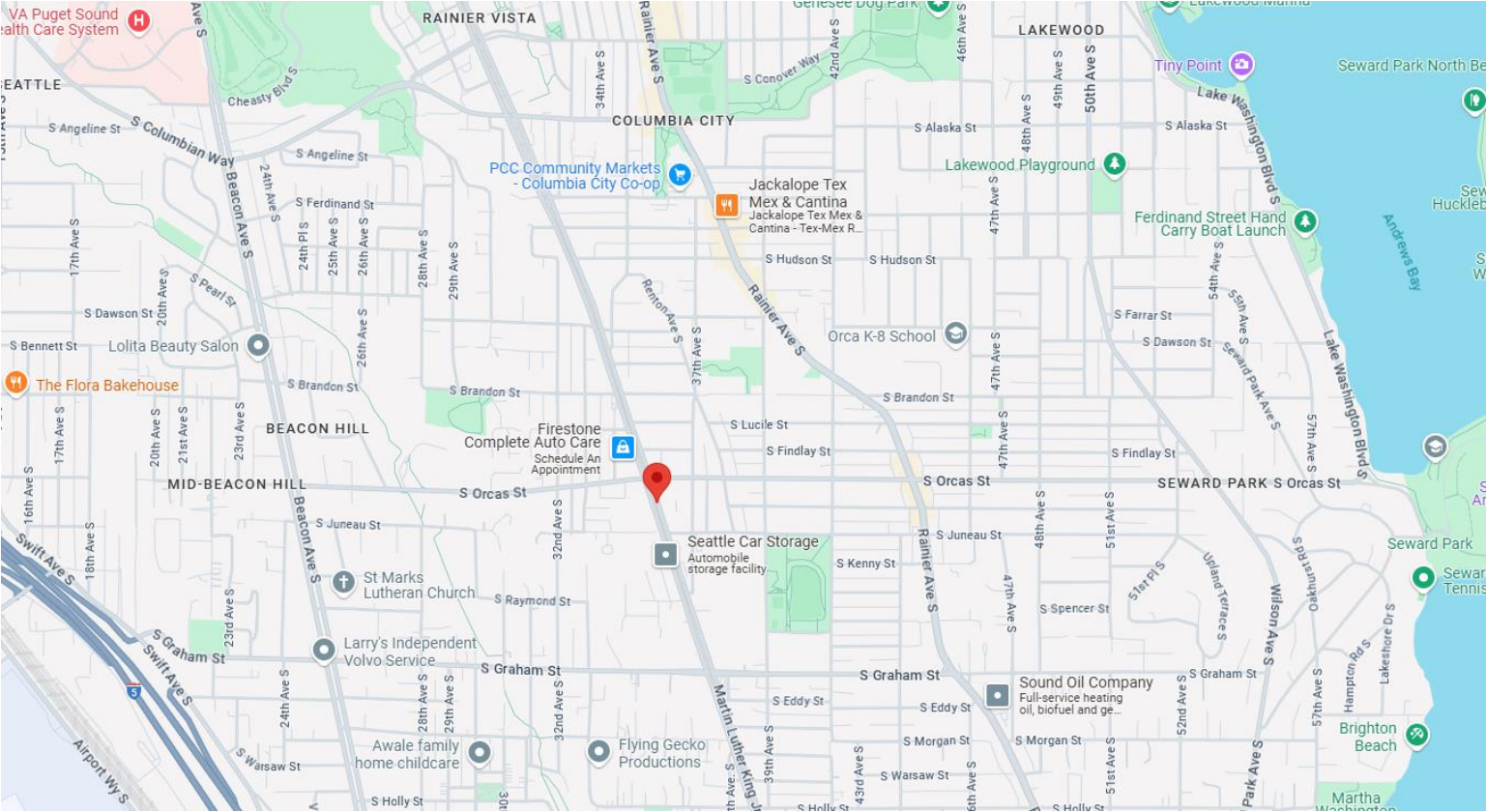
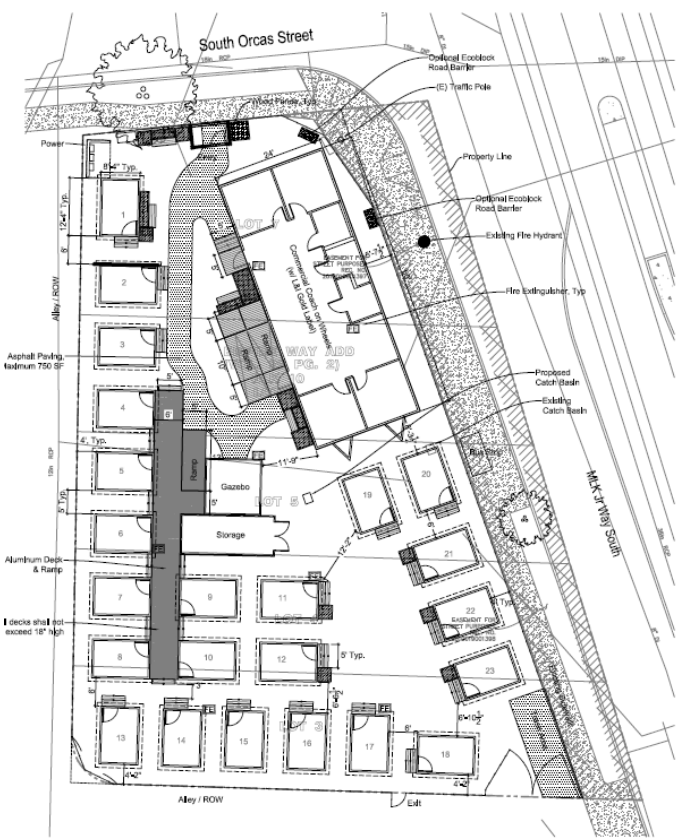
Governing Board
February 20, 2025

Village Details

- Operated by Chief Seattle Club
- Enhanced shelter
- Nov. 2019 – May 2024 located on King County Metro property
- New location owned by Sound Transit
- 23 non-congregate units
- Commence operations in spring 2025
- Access through December 2027



Site Plan and Location



Lease Terms

- KCRHA is the lease-holder
- Control and responsibilities passed to Chief Seattle Club via contract to operate micro-modular village
- \$0 lease
- Initial term: December 2024 to April 2025 (5 months)
- 1st extension (Board approval): May 2025 – December 2026
- 2nd extension (submit transition plan): Jan. 2027 – Dec. 2027



Community Engagement

- Initial outreach to key stakeholders: Amara/Somali Health Board, Filipino Community Center, St. Edwards Catholic Church, CCSWW Katherine's Place, AM/PM, 7-Eleven, & Firestone Auto
- Flyered neighborhood in mid-October 2024
- Email and phone outreach
- Offers for stakeholder meetings if concerns raised
- Blessing and Opening Ceremony (pending)



Action Today

- Adopt resolution 2025-01
- Meets requirements of the ILA, Article VIII, Section 3.A.7
“The following actions of the Governing Board require an affirmative vote of a majority of Governing Board Members present...Accept or convey an interest in real estate, except for i) lien releases or ii) satisfactions of a mortgage after payment has been received, or iii) the execution of a lease for a current term less than one (1) year”





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Memorandum

To: KCRHA Governing Board
From: Jeff Simms, Senior Director for Policy
CC: Kelly Kinnison, Chief Executive Officer
Subject: Lease of Sound Transit Property for Eagle Village
Date: January 15, 2025

I. Summary & Recommendation

KCRHA seeks authorization from the Governing Board (GB) to extend a no-cost lease of Sound Transit property for the operation of Chief Seattle Club's (CSC's) Eagle Village. The location is deemed suitable for the operation of the village, and community engagement did not surface significant community concerns. Adoption of resolution 2025-01 will both affirm the selection of this location and give access for the operation of the village until as late as December 2027.

II. Board Authorization

Article VIII, Section 3.A.7 of KCRHA's interlocal agreement (ILA) requires that the Governing Board authorize entering any leases that have a duration of one year or more:

The following actions of the Governing Board require an affirmative vote of a majority of Governing Board Members present, provided quorum requirements in Section 4 of this Article VIII are met:

...

7. Accept or convey an interest in real estate, except for i) lien releases or ii) satisfactions of a mortgage after payment has been received, or iii) the execution of a lease for a current term less than one (1) year.

Therefore, even though Sound Transit does not charge KCRHA or CSC for use of the property, this lease must be authorized by the GB.

III. Background

CSC's Eagle Village is a village of non-congregate, micro-modular units that was located on King County Metro property until May 2024, when the property was returned to King County Metro for previously planned uses. A new site owned by Sound Transit and located at 5701 Martin Luther King Jr. Way South (Orcas site) in Seattle was identified to reopen Eagle Village. Sound Transit would only lease its property to another government agency, though accepting that operations and site control would be passed to homelessness services agency via contract. The Low Income Housing Institute's Rosie's Village is the only other instance where Sound Transit property has been utilized for homelessness services, and Seattle's Human Services Department held the lease for that site.

KCRHA initially sought to have the Implementation Board authorize this lease at its November 2024 meeting, but that meeting was cancelled due to the disbanding of the Implementation Board. Any further delays in executing a lease would have directly caused a delay in reopening the village and increased the cost of site improvements. As a result, KCRHA entered into a five-month lease of the property so that CSC could commence its site improvements while the GB's authorization was sought. CSC is on pace to open the village for occupancy in early March.

IV. Lease

The lease executed between KCRHA and Sound Transit in December 2024 lasts for five months but has two options for extension. The three lease periods are:

1. **Initial (December 3, 2024 – April 30, 2025):** Initially executed term to allow site improvements to commence.
2. **1st extension (May 1, 2025 – December 31, 2026):** If the GB provides its authorization, the lease will be extended through December 2026 pending communication from KCRHA at least 60 days before the initial term expires requesting such extension. This approach complies with the terms of KCRHA's ILA.
3. **2nd extension (January 1, 2027 – December 31, 2027):** Sound Transit will permit the final year of operations if KCRHA and CSC provide a plan for transitioning residents to other sites by December 2027 and decommissioning the facilities.

Other notable terms of KCRHA's lease with Sound Transit continue throughout the full duration of use, including:

1. Free use of the site;
2. Property must be used for a village of approximately 24 tiny home structures to be operated by a service provider approved by Sound Transit;



3. KCRHA would pay any applicable taxes (none expected), utilities, and maintenance costs; and
4. KCRHA agrees to defend, indemnify, and hold harmless Sound Transit for any costs or circumstances arising from the proposed use.

KCRHA would pass its responsibilities and obligations to CSC. In particular, CSC will do the following:

1. Pay utility and maintenance costs;
2. Provide the analysis of their environmental consultant stating the mitigation measures that are assessed as necessary;
3. Provide a copy of all of CSC's permits, licenses, etc.;
4. Ensure the property is kept in the described condition, free of pests, and clear of snow and ice on all sidewalks and walkways;
5. Maintain the perimeter fence in good working order;
6. Indemnify, defend, and hold KCRHA harmless for all losses, damages, etc. for which KCRHA indemnifies Sound Transit;
7. Add Sound Transit and KCRHA as additionally insured to their commercial liability insurance;
8. Ensure the removal of all utility connections, structures, etc. when their permission to use the premises ends; and
9. Assume all responsibilities related to hazardous substances.

V. Recommendation

It is recommended that the GB authorize the lease as described above. Assuming authorization is provided, KCRHA would take the necessary steps to extend access to the property and allow CSC to open the village. If authorization is not provided, KCRHA would immediately notify CSC to halt its work. This would require CSC to locate a new property and substantially impact the reopening of Eagle Village.



Resolution 2025-01

A RESOLUTION OF THE GOVERNING BOARD OF THE KING COUNTY REGIONAL HOMELESSNESS AUTHORITY AUTHORIZING EXTENSION OF A LEASE WITH THE CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY.

WHEREAS, under Article VIII, Section 3(A)(7) of the Interlocal Agreement, the Governing Board of the King County Regional Homelessness Authority (“Authority”) must approve by a majority vote of members present to “accept or convey an interest in real estate, except for i) lien releases or ii) satisfactions of a mortgage after payment has been received, or iii) the execution of a lease for a current term less than one (1) year;” and

WHEREAS, the Authority seeks to leverage the free use of publicly-owned property for the development of emergency shelter and housing whenever possible; and

WHEREAS, the Authority has negotiated and entered a five-month lease with the Central Puget Sound Regional Transit Authority (“Sound Transit”) to lease property at 5701 Martin Luther King Jr. Way South at no cost for the establishment of a tiny home village, with the option of extending the lease past the site improvement phase for the operation of the tiny home village;

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

Section 1: The Governing Board hereby affirms the Authority’s entrance into a lease with Sound Transit as executed on December 9, 2024 for use of the property located at 5701 Martin Luther King Jr. Way South (“Lease”). The Chief Executive Officer of the Authority, in consultation with legal counsel, is hereby authorized to make such revisions to the Lease as determined to be necessary and in the best interest of the Authority. The Chief Executive Officer is further authorized to execute all extension options described in the Lease on behalf of the Authority.

Section 2: This resolution shall take effect immediately upon passage. Passed by a simple majority of the Governing Board pursuant to the terms of the Interlocal Agreement at a normal meeting held the 20th day of February 2025.

Resolution 2025-01

[Results]

Yea:

Nay:

Abstain:

X _____

Member Ed Prince, Chair

ATTEST: x _____

Affiong Ibok, Clerk



KCRHA
King County Regional Homelessness Authority

KCRHA Funding Model

Governing Board
February 20, 2025

Today we'll cover

- KCRHA's funding model
- How the model leads to negative cash
- Need for Cash Advance
- Negative balance resulted in audit finding
- Actions Needed

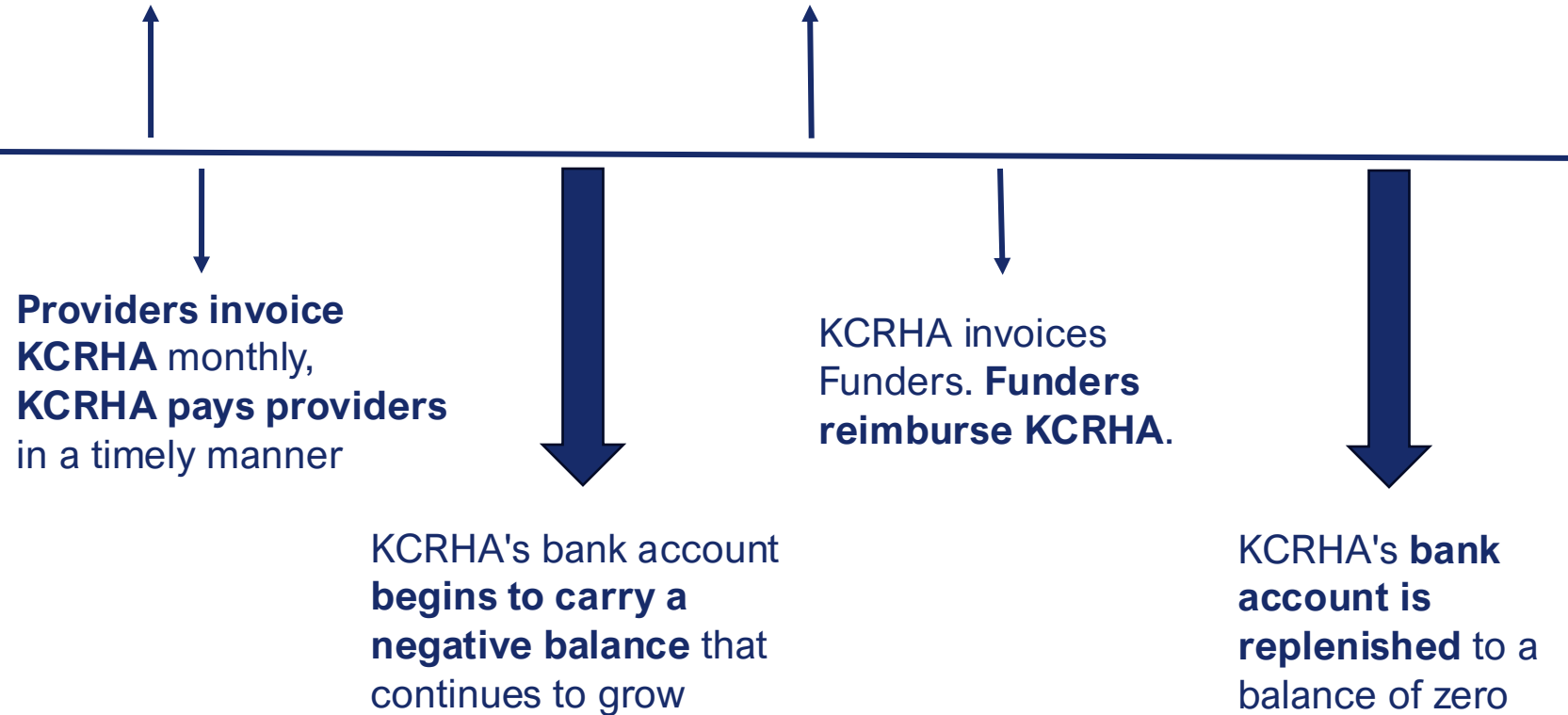


Cost Reimbursement Funding Model

Like many other special governments in King County, KCRHA uses King County's treasury services

December - January:
GB approves KCRHA budget; contracts with providers finalized

Spring: Master Service Agreements are finalized with the City and County

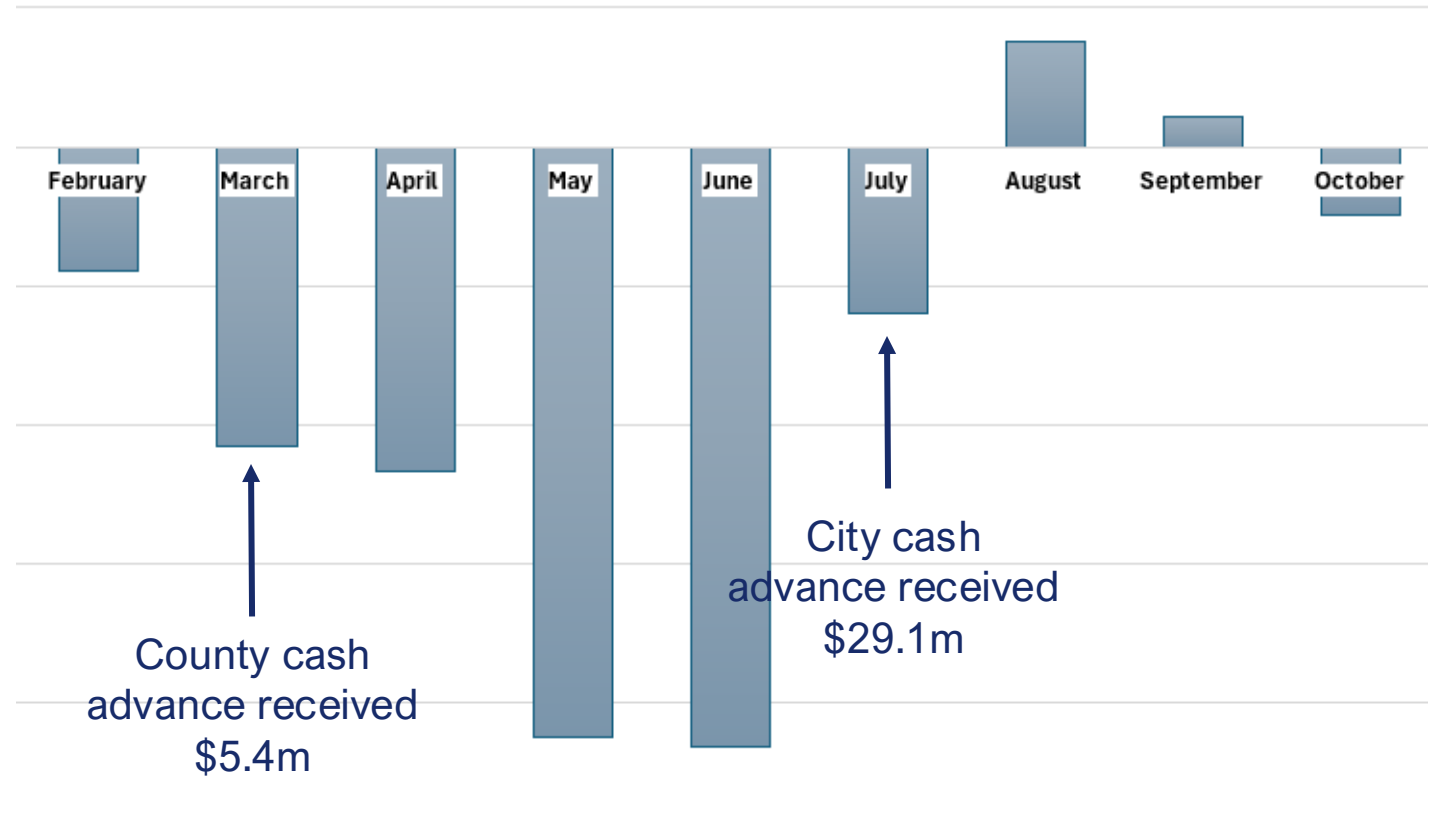


Cash Advances

KCRHA has had intermittent cash advances from the County and City with the goal of maintaining a positive cash balance since the Authority's founding.

Timing and amount of these advances has changed year-over-year, resulting in fluctuating and unpredictable cash balances.

2024 KCRHA Cash Balance



King County Interfund Loans

- Some funds hold negative cash balances for a longer periods. **King County routinely provides cash to these types of funds** (who, like KCRHA, use County Treasury Services) through an interfund loan.
- King County's Office of Performance, Strategy and Budget reports that on average, **about ten County funds have interfund loan agreements at any given time.**

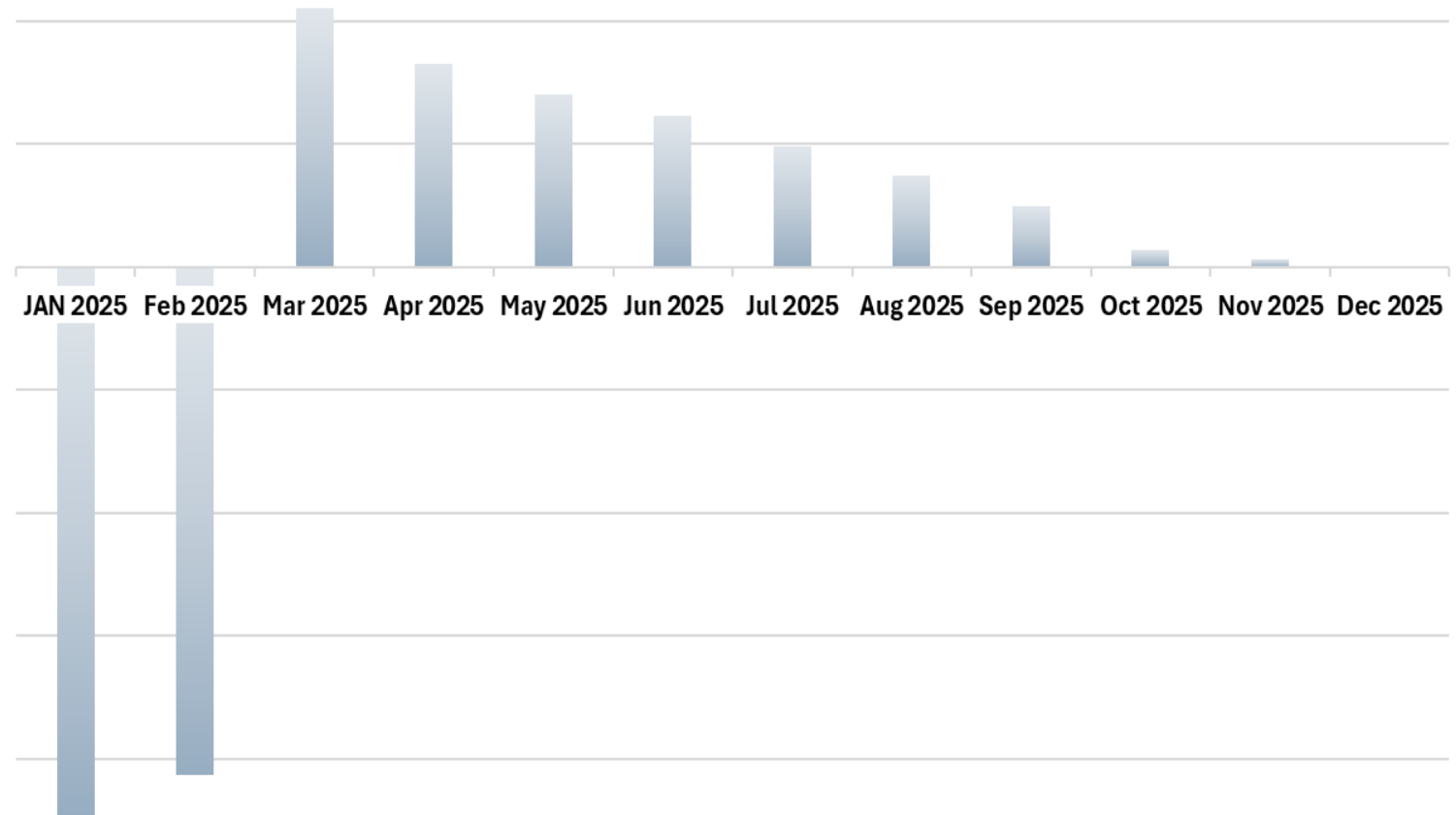


Cash Advances and Interfund Loan

KCRHA funding model only works with consistent cash advances. To maintain positive cash balance, the Authority will need to receive monthly cash advances from the County and City.

The interfund loan along with monthly advances is critical to predictable positive cash balances.

KCRHA 2025 Projected Cash Balance with Cash Advance ⁽¹⁾



(1) Includes Interfund Loan

2023 Audit (DRAFT)



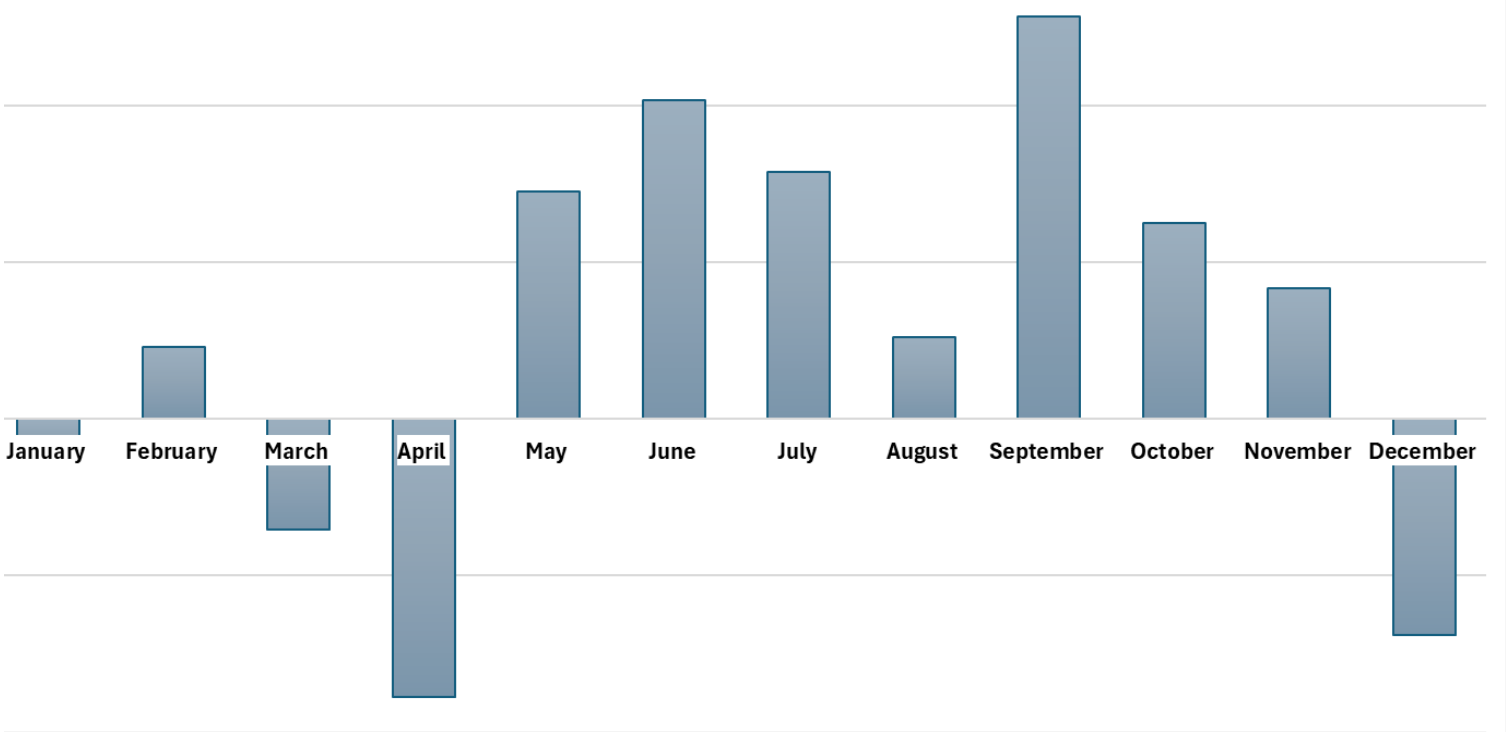
Finding: "The Authority's funding model resulted in a negative cash balance at year-end placing its current service levels and future obligations at risk...."



Description of the Condition: "... there is a significant timing gap between when the Authority pays service providers and receives cash, resulting in a negative cash balance for parts of the year."

2023 Year End Cash Balance

In 2023 KCRHA received monthly advances, however during the end of the year the Authority experienced a delay in receiving the final advances resulting in a negative cash balance December 31, 2023.



State Audit Recommendations

- Implement a funding model that would produce positive cash flows to sustain current and future obligations
- Request developing a funding plan that results in sufficient and positive cash flows and positive cash balances
- Working with the granting agencies to develop an efficient and effective review and approval process to ensure the Authority receives prompt reimbursement of grant funds





KCRHA

King County Regional Homelessness Authority

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