



# Governing Board May 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

May 15, 2025; 10:00 am – 12:00 pm

## Location

Sam Smith Room (Seattle City Hall Room 214) 600 4th Ave, 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 April 2025 Governing Board Meeting Minutes

### E. CEO Updates — *Dr. Kelly Kinnison*

## F. Public Comment

## G. Briefings

Briefing No. 2025-04

*2024 Point-in-Time Count Report*

- *Dr. Tim Thomas, Chief of Research and Data*
- *Janelle Rothfolk, Senior Director of Research and Data*

## H. Discussion and Possible Action

2025-04

RESOLUTION 2025-04

A RESOLUTION approval of the First Presbyterian Lease Amendment

- *Jeff Simms, KCRHA Senior Director for Policy*

2025-05

RESOLUTION 2025-05

A RESOLUTION approval of the Authority to join *King County v. Turner*

- *Edmund Witter, KCRHA General Counsel*

## I. Co-Chair Elections

## J. Adjournment

## Next Regular Meeting

To be determined.

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





KCRHA Governing Board

Regular Meeting Minutes

April 17, 2025

10:00am – 12:00pm PT

Chair Pro Tempore: Bruce Harrell and Sara Nelson

Clerk: Affiong Ibok and Lisa Edge

### A. Call to Order

The KCRHA Governing Board met virtually on April 17, 2025, pursuant to the Interlocal Agreement. The meeting began at 10:04am PT. The Theory of Change and Land Acknowledgement were read by the Clerk of the Board.

### B. Roll Call

| <i>Last</i>     | <i>First</i>          | <i>Present</i> | <i>Absent</i> | <i>Notes</i>  |
|-----------------|-----------------------|----------------|---------------|---|
| <i>Braddock</i> | <i>Shannon</i>        | <i>X</i>       |               | <i>Alt. DE Gill attended</i>                            |
| <i>Barón</i>    | <i>Jorge</i>          | <i>X</i>       |               |   |
| <i>Balducci</i> | <i>Claudia</i>        | <i>X</i>       |               |   |
| <i>Aviva</i>    | <i>Yvonne-Monique</i> | <i>X</i>       |               |   |
| <i>Birney</i>   | <i>Angela</i>         |                | <i>X</i>      |   |
| <i>Prince</i>   | <i>Ed</i>             | <i>X</i>       |               |   |
| <i>Backus</i>   | <i>Nancy</i>          | <i>X</i>       |               | <i>Left at 11am.</i>                                    |
| <i>Moore</i>    | <i>Cathy</i>          | <i>X</i>       |               |   |
| <i>Harrell</i>  | <i>Bruce</i>          | <i>X</i>       |               | <i>Left at 11am. DM Washington served as alternate.</i> |
| <i>Nelson</i>   | <i>Sara</i>           | <i>X</i>       |               |   |
| <i>Bracken</i>  | <i>Ellyse</i>         | <i>X</i>       |               |   |

*The Board had quorum at 10:06am with 10 members present.*

### C. Chair Pro Tempore

Member Prince motioned for Member Harrell to serve as chair pro tempore with Member Nelson taking over after Member Harrell leaves. It was seconded by Member Backus. The motion was passed by unanimous voice vote.

### D. Approval of the Consent Agenda



There was one item on the consent agenda: approving the April 2025 minutes. Member Prince motioned to approve, and Member Nelson seconded. The April 2025 minutes were approved by unanimous vote.

#### **E. CEO Updates**

CEO Kinnison thanked the Board for their work during the Governing Retreat and introduced the new Chief of Research and Data, Dr. Tim Thomas. Dr. Thomas introduced himself to the Board and described how his professional experiences can be used to help KCRHA advance its mission.

Next, CEO Kinnison provided an update on behalf of the Continuum of Care (COC) Board. The CoC Charter Review Workgroup was approved and had their kickoff meeting in March. The Board also approved the Rapid Rehousing written standards for CoC projects and approved the 2025 CoC workplan.

CEO Kinnison closed by thanking staff from the County and City for their partnership.

#### **F. Public Comment**

*There were no speakers for public comment.*

*\*\*Following the close of public comment, the Board went into Executive Session from 10:27am to 11:00am. During this time, Member Harrell left the meeting and Member Nelson took over as Chair pro tempore\*\**

#### **G. Briefings**

Briefing No. 2025-03  
*Proposed KCRHA Signing Authority Policy*  
– Edmund Witter, General Counsel

#### **H. Discussion and Possible Action**



RESOLUTION 2025-02

*A RESOLUTION approval of the KCRHA Governing Board Bylaws*

– *Edmund Witter, General Counsel*

Member Barón made a motion to approve the Bylaws as presented and Member Nelson seconded it. The motion passed unanimously.

| <i>Last</i>     | <i>First</i>          | <i>Aye</i> | <i>Nay</i> | <i>Notes</i>                         |
|-----------------|-----------------------|------------|------------|--------------------------------------|
| <i>Braddock</i> | <i>Shannon</i>        | <i>X</i>   |            | <i>DE Gill served as proxy.</i>      |
| <i>Barón</i>    | <i>Jorge</i>          | <i>X</i>   |            |                                      |
| <i>Balducci</i> | <i>Claudia</i>        | <i>X</i>   |            |                                      |
| <i>Aviva</i>    | <i>Yvonne-Monique</i> | <i>X</i>   |            |                                      |
| <i>Birney</i>   | <i>Angela</i>         |            |            | <i>Absent at vote.</i>               |
| <i>Prince</i>   | <i>Ed</i>             | <i>X</i>   |            |                                      |
| <i>Backus</i>   | <i>Nancy</i>          |            |            | <i>Absent at vote.</i>               |
| <i>Moore</i>    | <i>Cathy</i>          | <i>X</i>   |            |                                      |
| <i>Harrell</i>  | <i>Bruce</i>          | <i>X</i>   |            | <i>DM Washington voted as proxy.</i> |
| <i>Nelson</i>   | <i>Sara</i>           | <i>X</i>   |            |                                      |
| <i>Bracken</i>  | <i>Ellyse</i>         | <i>X</i>   |            |                                      |

RESOLUTION 2025-03

*A RESOLUTION approval of an Interfund Loan as presented to the Governing Board*

- *James Rouse, KCRHA Chief Financial Officer*
- *Tiffany Brooks, KCRHA Deputy Chief Financial Officer*
- *Aaron Rubardt, King County Deputy Budget Director*

Member Prince made a motion to approve the Interfund Loan as presented and Member Nelson seconded it. The motion passed unanimously.



| <i>Last</i>     | <i>First</i>          | <i>Aye</i> | <i>Nay</i> | <i>Notes</i>                         |
|-----------------|-----------------------|------------|------------|--------------------------------------|
| <i>Braddock</i> | <i>Shannon</i>        | <i>X</i>   |            | <i>DE Gill served as proxy.</i>      |
| <i>Barón</i>    | <i>Jorge</i>          | <i>X</i>   |            |                                      |
| <i>Balducci</i> | <i>Claudia</i>        | <i>X</i>   |            |                                      |
| <i>Aviva</i>    | <i>Yvonne-Monique</i> | <i>X</i>   |            |                                      |
| <i>Birney</i>   | <i>Angela</i>         |            |            | <i>Absent at vote.</i>               |
| <i>Prince</i>   | <i>Ed</i>             | <i>X</i>   |            |                                      |
| <i>Backus</i>   | <i>Nancy</i>          | <i>X</i>   |            | <i>Absent at vote.</i>               |
| <i>Moore</i>    | <i>Cathy</i>          | <i>X</i>   |            |                                      |
| <i>Harrell</i>  | <i>Bruce</i>          | <i>X</i>   |            | <i>DM Washington voted as proxy.</i> |
| <i>Nelson</i>   | <i>Sara</i>           | <i>X</i>   |            |                                      |
| <i>Bracken</i>  | <i>Ellyse</i>         | <i>X</i>   |            |                                      |

## **I. Adjournment**

Member Prince moved to adjourn. It was seconded by Member Barón and passed unanimously. The meeting adjourned at 11:16am.

## **Next Regular Meeting**

May 15th, 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

# 2024 King County PIT Unsheltered Findings

**Summary of Key Data and Trends**

Data and Research

*Dr. Tim Thomas, Chief of Research and Data*

*Janelle Rothfolk, Senior Director of Research and Data*

# Presentation Agenda



Previously Released Results of the PIT Count



Orientation of the Comprehensive Report to be released



Key Findings on the PIT Report







**KCRHA**  
King County Regional Homelessness Authority

# Point-In-Time Data Review

# Data Previously Released

Reviewing current information available via KCRHA website, and submitted to HUD April 2024



# Key Findings - Overall Homelessness

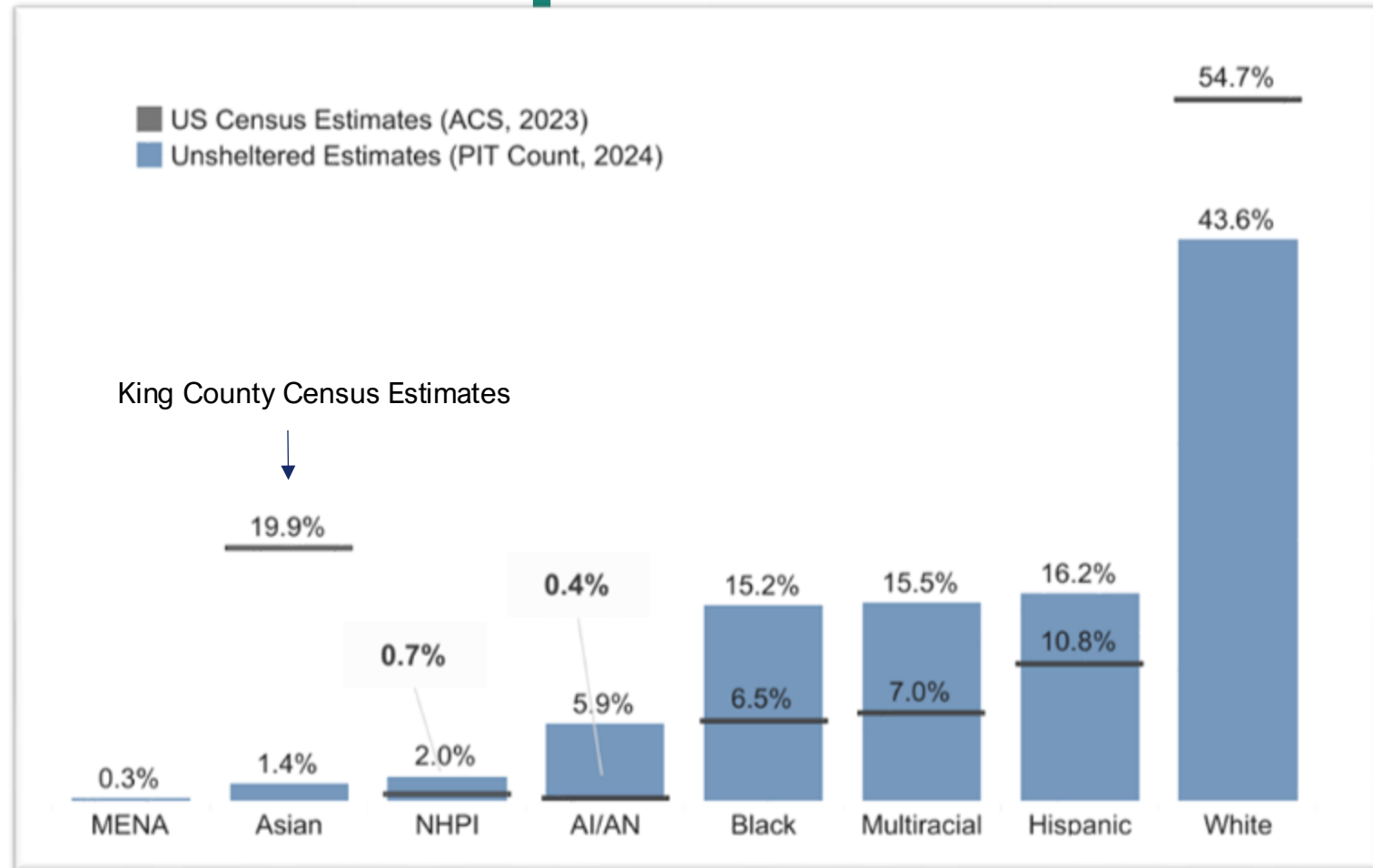
**26%**

Increase in total number of people experiencing homelessness *since 2022*



# Racial and Ethnic Disparities

Indigenous (AI/AN),  
Native Hawaiian/Pacific Islander,  
Black, Multiracial, and Hispanic  
highly over-represented in the  
PIT count.



# About the Comprehensive 2024 PIT Report

The following report is generated as required by our 5-year plan to release subregional trends on unsheltered population for use in community planning



# Purpose of Comprehensive Report



Providing the **ONLY** detailed, neutral **complete report** on **unsheltered homelessness in King County** using most accurate information available



Goal for data to be used to aid in strategic planning for local government around resources, priorities, **policies** and **initiatives**



To assist other communities who are considering RDS methodology **and for King County to plan for 2026 PIT**

# Report Result Sections

*All data is measured within confidence intervals, ensuring reliable and accurate data. If sub data collection data set was too small, or did not fall within reliable confidence intervals, it was excluded from the report.*

Overall King County Unsheltered Numbers **comparisons to 2022 to 2024 where available**

Overall Comparisons to Comparable CoCs using HUD AHAR 2024 Report

Sheltered and Unsheltered Data comparisons

Detailed Demographic Data

Health and Well-Being Data

Subpopulation Data

Racial and Ethnic Groups Data

Subregional Data

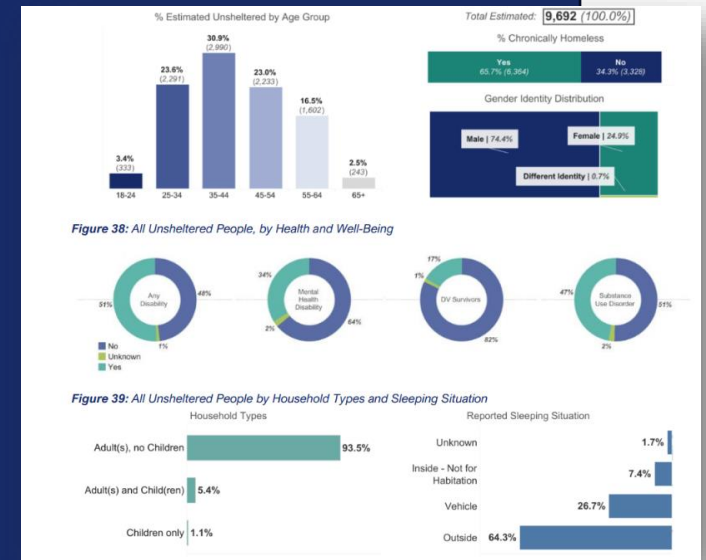
Supplemental Questions



# How the results are structured in the report

- Each section will include a crosswalk of all available demographic data along with comparisons to the totals.
- Each category is clearly labeled, enabling the reader to jump to sections most relevant to their purposes.
- Conclusion provides overall summaries and next steps on how to use information.

## Example Section Analysis





# Data To Be Released

Overview of Key findings in the Comprehensive Report on the unsheltered results of the 2024 Point in Time Count in King County, WA



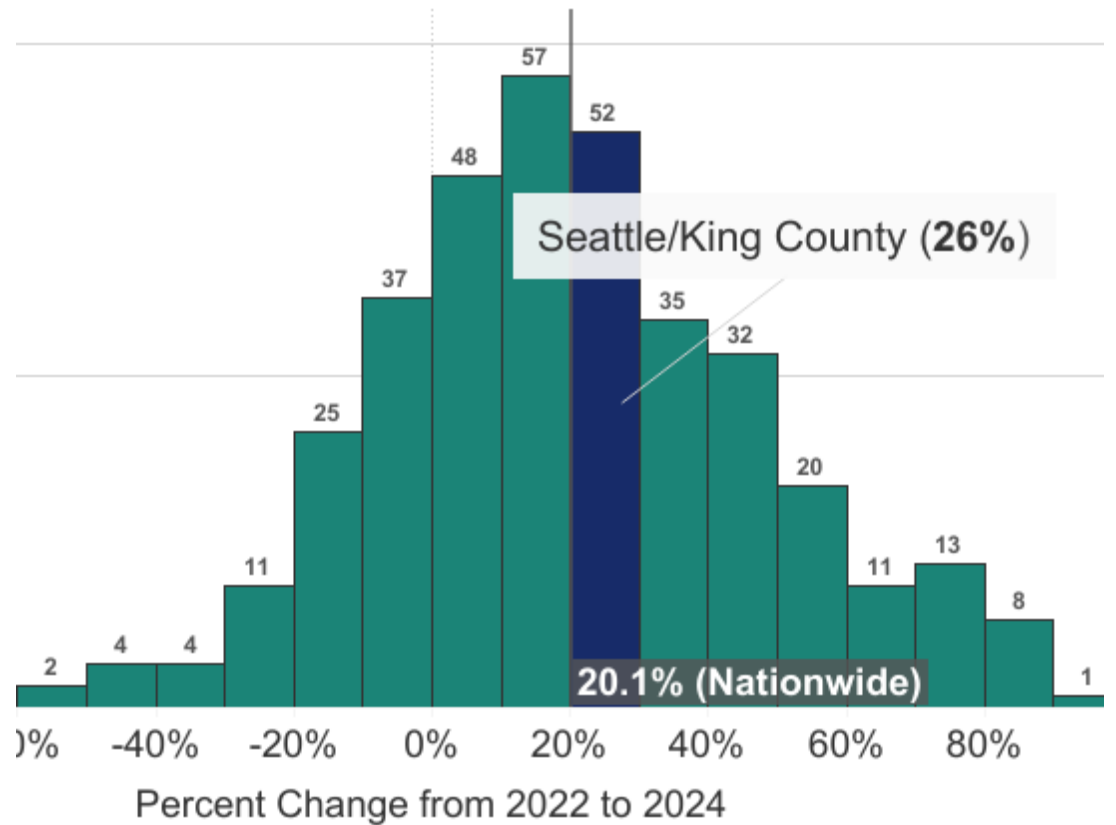
# Key Takeaways

- Data on unsheltered homelessness matches what advocates and other service providers are witnessing first-hand.
- There are some regional and population specific trends.
- Homelessness is the most difficult to get out of for those facing chronic health and disabling conditions.
- Shelter and service resources continue to fall behind the number of people who need them.
- People who identify as Male make up most of those experiencing unsheltered homelessness.



# Overall Homelessness

- Report adds in AHAR data for comparisons of overall increases with rest of country
- Showcases unsheltered homelessness is increasing for most CoC's
- There are no quick solutions to ending homelessness available – it is a complex social issue



# Unsheltered and Sheltered Key Findings

Available shelter bed ratio by number of total beds and total number of people in the region by King County subregion

| Subregion           | Ratio of People per Bed |
|---------------------|-------------------------|
| North King County   | 9.6                     |
| South King County   | 3.0                     |
| Snoqualmie Valley   | 2.3                     |
| S. East King County | 2.0                     |
| Seattle Metro       | 1.9                     |
| East King County    | 1.9                     |
| Total               | 2.1                     |

On Average, there are 2.1 people in need for each bed available.



# Unsheltered and Sheltered Key Findings

Available shelter bed ratio by Household Composition

| Household Composition  | Ratio People per Bed |
|------------------------|----------------------|
| Single Adults          | 2.6                  |
| Youth and Young Adults | 2.9                  |
| Families with Children | 1.3                  |
| Total                  | 2.1                  |

On Average, there are 2.1 people in need for each bed available.



# Demographic Key Findings Overall

**77%**

Identified as Male (Men or Boys)

**30%**

Were between 35 and 44 years old

**-98%**

*Drop in number of people who self-identified as Transgender\**

**25%**

Reported experiencing homelessness before turning 18 years old



\* Estimates dropped from 214 in 2022 to 4 in 2024. Gender identity is self-reported, and Transgender identities are historically stigmatized and underreported.

# Demographic - Families & Children

**-58%**

Change (drop) in number of unsheltered people who belong to *households with children* (incl. *only children*) since 2022\*

**5x**

Rate at which *Native Hawaiians or Pacific Islanders* are represented here, relative to overall



\* Estimates dropped from 1253 in 2022 to 526 in 2024. This group remains difficult to reach, and there is evidence to suggest estimates are not as precise, so that differences year-over-year may not be partially explained by sample availability, conditions on the day(s) of the count, etc.

# Health and Well-Being Key Findings

**51%**

Reported experiencing a significant disability

**47%**

Reported a Substance Use Disorder (SUD)

**34%**

Reported suffering from a Serious Mental Illness (SMI)

**17%**

Cited Domestic Violence (DV) as causing homelessness





# Subpopulations - Domestic Violence (DV) Survivors\*

57%

Of DV Survivors identified as Women

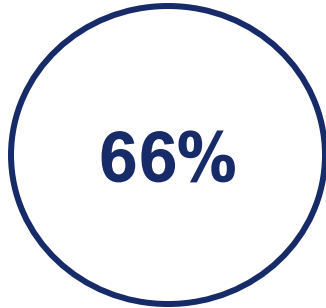
41%

Of Women experiencing unsheltered homelessness cited DV as a primary cause

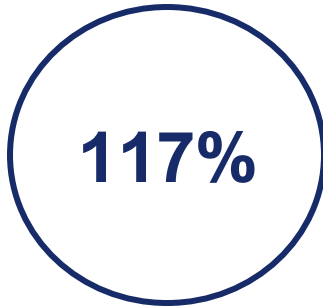


*\* Represents the number of persons who reported experiencing homelessness because they were currently fleeing DV, **not** everyone who has experienced DV in the population.*

# Unsheltered Chronic Homelessness



of people experiencing **chronic, unsheltered\*** (36% nationwide)



Change in the number of people experiencing **chronic, unsheltered\*** homelessness since 2022 (36% nationwide)



\* Estimates increased from 2954 in 2022 to 6406 in 2024. This is not longitudinal data, meaning that persons counted in 2022 are not necessarily the same as those counted in 2024.

# Subpopulations - Vehicle Residency

**27%**

Reported living in vehicles not meant for human habitation

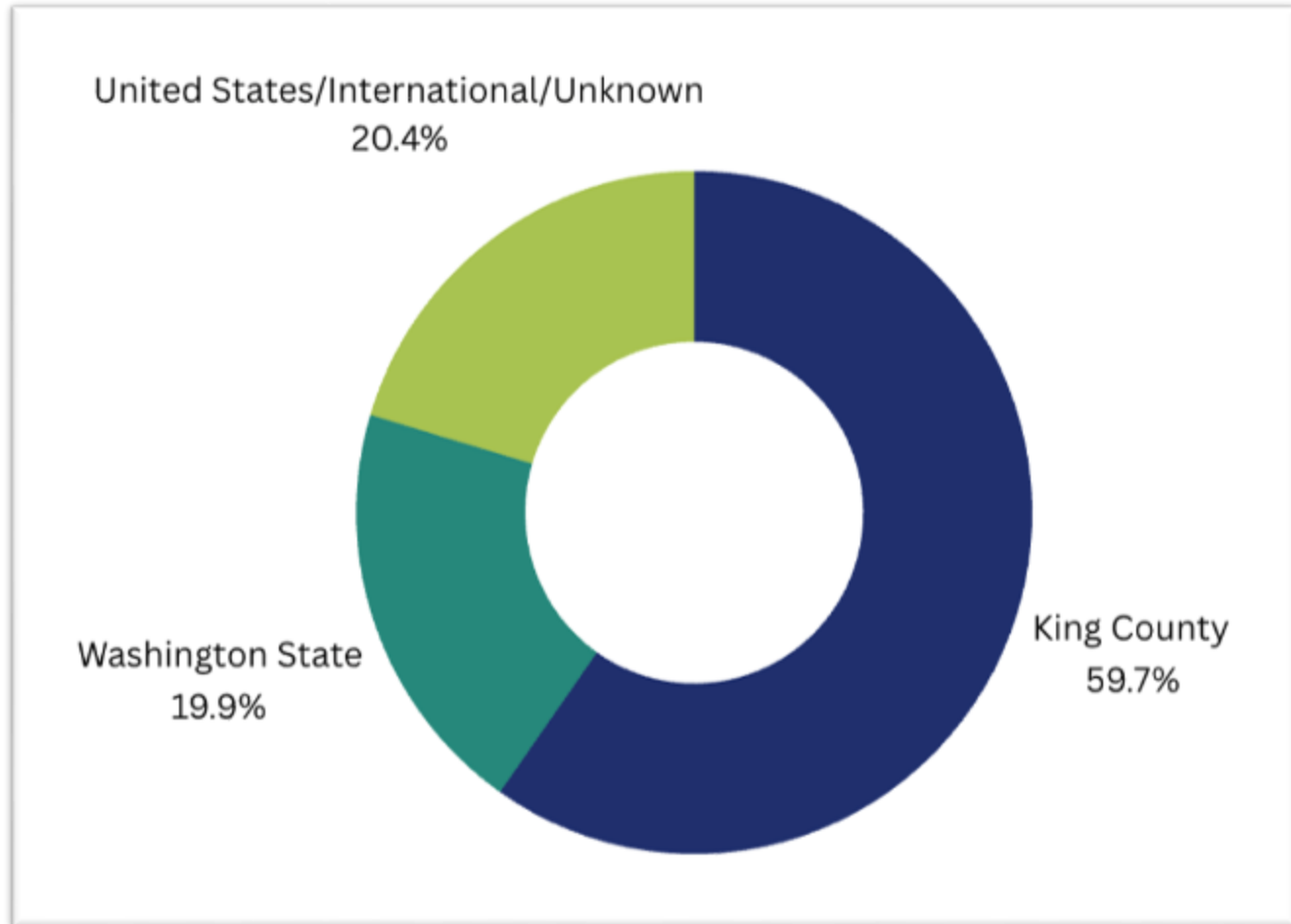
**41%**

Identify as Women, which is higher than overall (22%)



# Last Stably Housed Location

- Of the 821 respondents who answered this question (56% of the respondents), nearly 60% reported their last time they were stably housed was in King County.
- Of the total 59.7% in King County, the top two subregions were Seattle at 26%, and South King County at 23%



# Leading Causes for Current Homelessness Situations

|                                 | Seattle Metro | South King County | North King County | East King County |
|---------------------------------|---------------|-------------------|-------------------|------------------|
| Lost Job                        | 45%           | 36%               | 55%               | 45%              |
| Eviction                        | 9%            | 12%               | 8%                | 6%               |
| Other                           | 6%            | 9%                | 4%                | 7%               |
| Mental Health Issues            | 5%            | 5%                | 4%                | 5%               |
| Could not afford rent increases | 5%            | 3%                | 5%                | 5%               |



# What people look for in a shelter

| Service Need       | Response of Choices |
|--------------------|---------------------|
| Easy Enrollment    | 31%                 |
| Personal Space     | 16%                 |
| Clean and Sanitary | 15%                 |
| In My Community    | 12%                 |
| Secure Storage     | 7%                  |

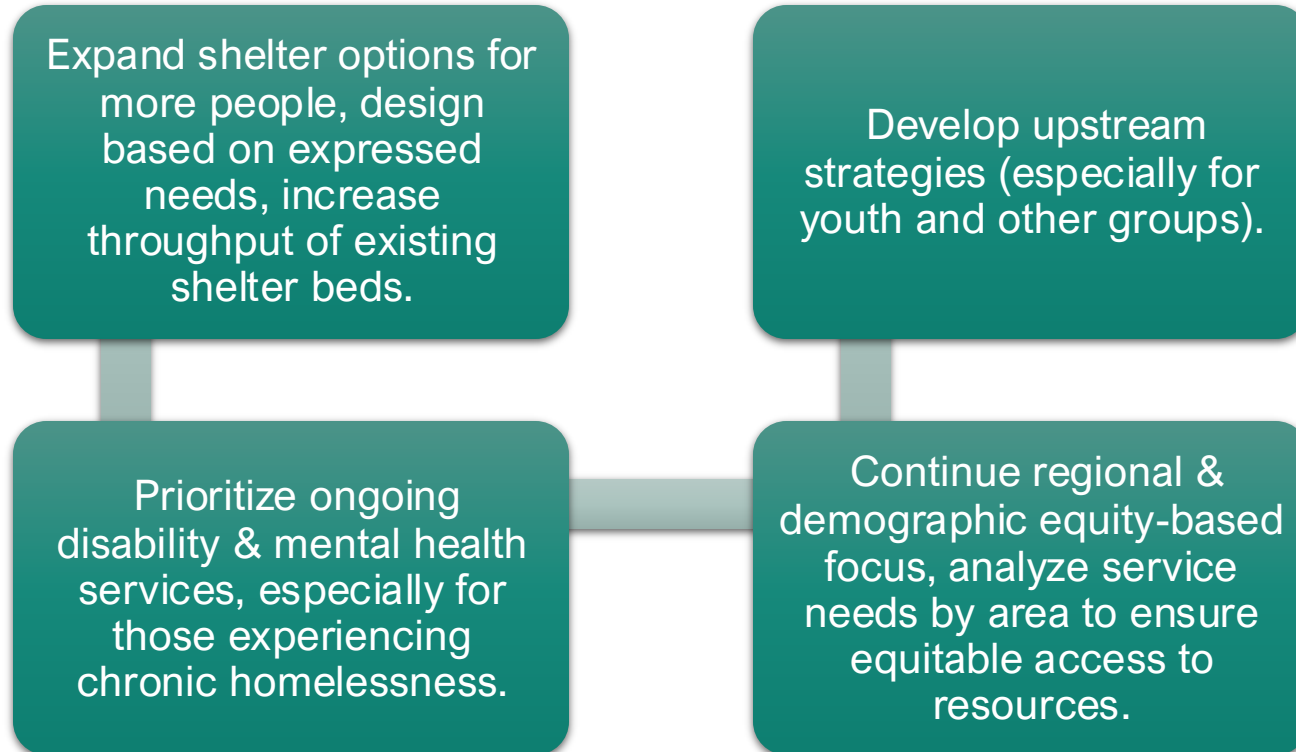


# Recommendations and Next Steps

Where do we go from here



# Recommendations





# Preparing for 2026 Point-In-Time Count

Work is underway for 2026 PIT Planning

- PIT CoC Committee has been stood up
  - Have approved KCRHA to use RDS methodology
- Field testing of survey and survey instrument to start this summer
- Review of HUB sites to review this summer
- Continued improvement to reach subpopulations including unaccompanied minors and rural locations





# 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





**KCRHA**  
King County Regional Homelessness Authority

# Methodology Review

# Sampling vs Canvasing

## Sampling or "Respondent Driven Sampling" (RDS) Method

- Current Process
  - Used in 2022 and 2024, two scientific journal publications, one keynote speaker presentation at a data conference
- Industry standard method for census data collection on hard-to-reach populations
- Collection of Demographic and count happens at same time
- Sample is grounded with shelter data for accuracy
- Participant given choice to participate and compensated
- HUD approved method


## Canvasing or "Street Count" Method

- Last used in 2020 in King County (pre-pandemic)
- Collection of demographic data happens separately from the count
- Largely considered an undercount, difficult to estimate
- Participant not given choice to participate
- HUD approved method




# Field Collection - Building the Network

The first survey respondent is given a coupon from an outreach team member with instructions on where to go to complete the survey and a bus ticket.



After completing the survey, they are given \$25 gift card (\$40 for families) along with three additional coupons with bus tickets to distribute to their network.



Those respondents come to the HUB, their coupon is scanned to connect the "parent" and "child" surveys together, forming a chain. They are then given three coupons. If these return, the "parent" survey gets \$5 additional e-gift card for each survey returned.



# Sampling Methodology Process (RDS)



Measure the natural networks by asking participants to assist with recruitment.



This builds "chains" or "trees" to map the relationship between people.



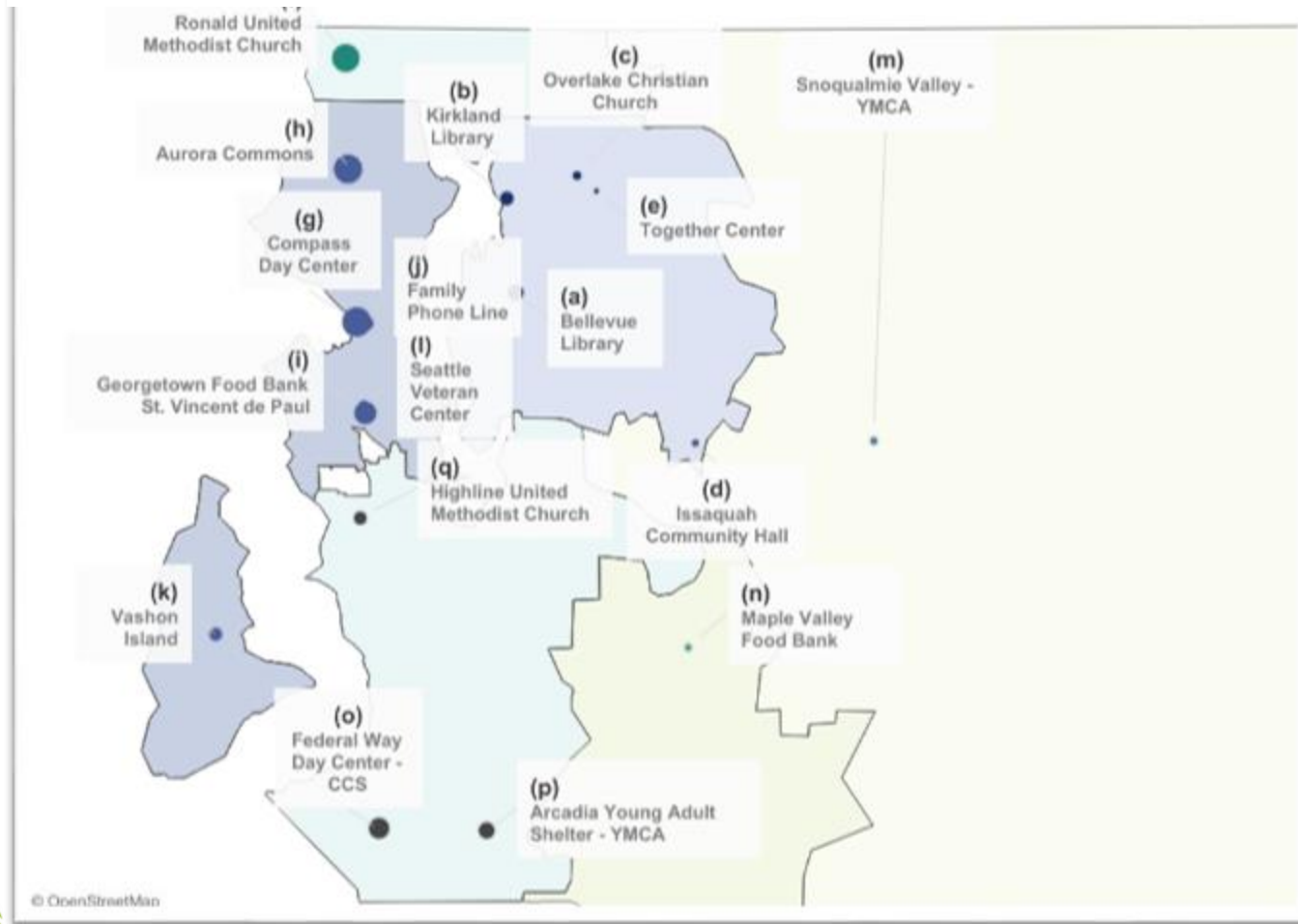
The longer the "chains" or the larger the "trees" that are created, the more dense the population.



This is then paired with the shelter data set, to build the estimates.



# Survey Hub Sites by Subregion



- Critical for subregion estimates
- Focus on building Subregional Data sets
- Create more hubs 9 to 20
- Add Vashon Island
- Complete field work in 2 weeks (10 days).
- Gather representative sample

# Subpopulations - Veterans

**80%**

Identified as Men

**54%**

Reported living with  
significant disability

**48%**

Reported suffering from  
Serious Mental Illness (SMI)

**44%**

Reported a Substance Use  
Disorder (SUD)





# 2024 King County Comprehensive Unsheltered Point-In-Time (PIT) Count Summary of Key Findings

The full comprehensive report provides a data-driven portrait of the regional crisis of homelessness. It is intended as a resource for our communities and their members, including governments, civic leaders, service providers, and community advocates across the region. While specific solutions are beyond the scope of the report, the findings provide a detailed view into how a person's situation, background and resources present a different experience of homelessness that can then be used to shape frameworks in which interventions can be developed.

## Overall Key Take Aways

---

- Data on unsheltered homelessness matches what advocates and other service providers are witnessing first-hand.
- There are some regional and population specific trends
- Homelessness is the most difficult to get out for those facing chronic health and disabling conditions.
- Shelter and service resources continue to fall behind the number of people who need them.
- Mostly those identifying as Male experience *unsheltered* homelessness.
- Total Unsheltered Count: An estimated **9,810** individuals were experiencing unsheltered homelessness in King County.

## Overall Key Data Points

---

- **Chronic Homelessness:** 66% of unsheltered individuals met the criteria for chronic homelessness in King County.
- **Vehicle Residency:** 27% of unsheltered individuals live in vehicles
- **Racial Disproportionally exists:** People who identify with Native Hawaiian/Pacific Islander and American Indian/Alaskan Native are overrepresented among families with minor children who are experiencing homelessness.

- **Health and Well-Being:** 51% of all people experiencing unsheltered homelessness reported also experiencing a disability. 34% additionally report having a serious mental illness. 47% report substance use disorder, rising to 63% among those who are also chronically homeless.
- **Families & Children:** There was a decline in the proportion of families with children experiencing homelessness.
- **Veterans:** 8% of the unsheltered population are veterans. Over half report a disability, and more than half meet chronic homelessness criteria.

## Frequently Asked Questions 2024 Unsheltered PIT Count

---

### General Methodology

#### **What is Respondent-Driven Sampling (RDS), and why was it used?**

*RDS is a HUD-approved methodology that uses peer networks to recruit participants. It is designed to better capture hidden and hard-to-reach populations by expanding beyond direct observational counts, which often underrepresent those experiencing invisible homelessness. See the RDS Q&A section below for more detailed information about RDS.*

#### **Was the RDS methodology the same as in 2022?**

*Yes, the same model was used for final estimates. Both years relied on sheltered counts to generate the total estimate.*

#### **Was there a change in methodology from the previous count?**

*Yes, a Family Phone Line was introduced to increase survey access for families with minor children and there were 20 total hubs for survey collection this year.*

#### **How confident are we in the accuracy of the estimates?**

*Confidence is high. The estimates were produced under a partnership with University of Washington (UW) Data Scientists and Faculty, using peer-reviewed and rigorous methods for extrapolation and estimation. The sample sizes exceeded the threshold for accurate estimation and the methodology was approved both by UW's Institutional*

*Review Board (IRB) and the U.S. Department of Housing and Urban Development (HUD).*

**During the initial release of PIT count data the total number was 16,365. Now the number is 16,868. Why did the number go up?**

*Counts increased as non-participating program enrollment data came in later.*

## **Population Insights**

**What were the major trends in chronic homelessness?**

*66% of unsheltered individuals meet the chronic homelessness criteria, with a notable 117% increase compared to 2022. This sharp rise may reflect improved sampling techniques and deeper network penetration rather than solely a true increase in chronic homelessness.*

**How many unsheltered individuals reside in vehicles?**

*27% of the unsheltered population live in vehicles.*

**How were tribal affiliations accounted for in the count?**

*KCRHA collaborated with tribal service providers and placed hub sites near tribal-affiliated locations to improve representation. This effort resulted in over 100 tribal affiliations being represented.*

## **Racial & Ethnic Disparities**

**Why were specific racial and ethnic categories used in the report?**

*The categories follow HUD-mandated standards, which prescribe the racial and ethnic classifications used in all PIT counts.*

**What racial disparities were identified?**

- *Native Hawaiian/ Pacific Island H/PI and American Indian/Alaskan Native or Indigenous groups were overrepresented among families with minor children who are also experiencing homelessness.*
- *Seattle Metro had the lowest percentage of White individuals in the unsheltered population, when compared to other subregions.*
- *South King County was the only region where White individuals were proportionately overrepresented (i.e., they appear in higher proportion than their proportion within the population of people experiencing unsheltered homelessness).*

## **Health, Well-Being, and Subpopulations**

### **What were the health-related findings?**

- *51% of respondents reported having a disability.*
- *34% reported a serious mental illness.*
- *47% reported a substance use disorder in 2024 from 37% in 2022, rising to 63% among those who are also experiencing chronic homelessness.*

### **Q: What were the key findings on domestic violence survivors?**

- *57% of DV survivors identified as women—the only subpopulation where women out represent men.*
- *41% of women experiencing unsheltered homelessness report DV as the primary cause.*
- *Overall, 17% of people experiencing unsheltered homelessness report DV as the primary cause.*

## **Families, Veterans, and Regional Differences**

### **How did the count reflect family homelessness?**

*There was a steep decline in the proportion of families with children, dropping from 20.1% in 2022 to 6.5% in 2024. Comparisons over the years indicate that figures have varied widely, so comparisons and change estimates should be viewed with care.*

### What insights were gained regarding veterans?

- *8.2% of the unsheltered population were veterans.*
- *Over half reported significant disabilities, and more than half met chronic homelessness criteria.*
- *The Local VA collaborated with KCRHA through a veteran-specific hub to improve representation.*

### Were there notable regional differences?

- **South King County:** *White individuals were overrepresented, and Hispanic/Latinx people were underrepresented (this is the inverse of what is seen in general and in other subregions).*
- **North King County:** *Highest proportion of chronically homeless individuals.*
- **Seattle Metro:** *Lowest percentage of White individuals among the unsheltered population, when compared to other subregions.*
- **East King County:** *Asian individuals were most disproportionately underrepresented (meaning that they appear in much lower proportion than their proportion in the general population).*

## Precipitating Events & Shelter Needs

### What were the top causes of homelessness?

*Job loss and eviction were the most frequently reported causes of episodes of homelessness.*

### What shelter priorities were identified?

- *Ease of access/ enrollment*
- *Personal space/ Privacy*
- *Cleanliness/ Sanitary condition*

## Respondent Driven Sampling

### What is Respondent-Driven Sampling (RDS)?

*Respondent-Driven Sampling (RDS) is a peer-to-peer recruitment methodology that uses social networks within hard-to-reach populations to create a statistically valid estimate of homelessness. Unlike traditional PIT counts, which rely on visual surveys or administrative data, RDS incorporates probability-based sampling to better represent unsheltered populations, ensuring more accurate demographic breakdowns and overall estimates.*

### How Does RDS Meet HUD Standards?

*The [HUD guidelines](#) emphasize accuracy, representativeness, and consistency in homeless population estimates. The PIT Count Methodology Guide supports innovative approaches like RDS that:*

- Improve data representativeness beyond shelter-based counts.*
- Increase the reliability of demographic estimates, including race, gender, and age.*
- Provide a structured framework for data collection that aligns with HUD's emphasis on valid and repeatable methodologies.*
- Allow for statistical weighting to adjust for biases, ensuring a more accurate population estimate.*

### What Other Methods Have Been Used to Estimate Homelessness?

*There are a few other ways communities have tried to count or estimate how many people are experiencing homelessness, especially those who are unsheltered. Some examples include:*

- **Visual Count:** People go out and count anyone they can see in public spaces. This can miss folks who are staying in hidden or less visible areas.*
- **Using Data from Services (Administrative Data):** This method looks at how many people are using homeless services like shelters or outreach programs. But it doesn't count people who aren't connected to those services.*
- **Counting Near Shelters (Hot Spot Method):** Focuses on areas where a lot of people experiencing homelessness tend to gather, usually near shelters. This can miss people who are staying further away or in isolated areas.*

- **Spatial Sampling:** This is a more advanced survey method used in places like Los Angeles County. Researchers choose certain areas and survey people there to estimate larger trends.

### Is RDS a Better Approach?

- **Higher Accuracy in Demographics:** Unlike shelter-based surveys, RDS ensures the demographic breakdown reflects the broader unsheltered population, providing more reliable data on gender, race, and age.
- **Improved Estimation Methods:** RDS generates high-low estimates, allowing for middle range projections that better capture population fluctuations.
- **Mathematically Rigorous Framework:** Unlike visual surveys that rely on subjective weighting, RDS provides structured statistical guarantees, making results more predictable and adjustable.
- **Built, tested, and improved in practice:** At KCRHA, we work closely with researchers from the University of Washington to test and improve our counting method. Every year, we use feedback from volunteers and people we survey to make changes and make it better. This helps us keep improving how we estimate the number of people living unsheltered in our region.

### What is the supporting evidence for RDS

- Comparisons with visual counts, such as those conducted on Vashon Island, have validated RDS estimates.
- The approach aligns with best practices for robust survey methodologies, minimizing biases inherent in PIT counts.
- A forthcoming research paper by Dr. Almquist at the University of Washington will further validate the advantage of RDS over other methods.

By leveraging RDS, communities can obtain more reliable, accurate, and actionable data to inform homelessness response strategies, making it a strong alternative to traditional PIT methodologies.

### How Does RDS Meet HUD Standards?

The HUD guidelines emphasize accuracy, representativeness, and consistency in homeless population estimates. The PIT Count Methodology Guide supports innovative approaches like RDS that:

- **Meets Biennial Count Requirements:** RDS can be conducted within the HUD-mandated PIT count window (last 10 days in January) and provide a valid estimate for a single night, fulfilling HUD's biennial count requirement (Standard No. 1 & 2).

- **Ensures CoC Approval & Coordination:** *The methodology can be approved within a CoC's governance charter and aligns with HUD's requirements for collaboration with Con Plan jurisdictions (Standard No. 3 & 4).*
- **Accounts for Sheltered and Unsheltered Populations:** *RDS ensures complete coverage of sheltered and unsheltered homeless persons through statistically sound sampling and extrapolation methods that align with HUD's standards for estimation and reporting (Standard No. 6 & 9).*
- **Improves Data Quality & Deduplication:** *The methodology prevents double counting by using network-based recruitment, ensuring each individual is only counted once and improving data quality (Standard No. 10,11,12).*
- **Protects Participant Privacy and Safety:** *RDS surveys are conducted in controlled environments, ensuring compliance with HUD privacy and safety standards (Standard No. 13).*





## Memorandum

---

**To:** KCRHA Governing Board

**From:** Jeff Simms, Senior Director for Policy

**CC:** Kelly Kinnison, Chief Executive Officer

**Subject:** Lease at Seattle First Presbyterian Church for WHEEL Women's Shelter

**Date:** April 29, 2025

---

### I. Summary & Recommendation

KCRHA seeks authorization from the Governing Board (GB) to renew a lease of space at Seattle First Presbyterian Church (FPC) where the WHEEL Women's Shelter operates. FPC has requested an increase in monthly rent from \$16,000 per month to \$20,000. Adoption of resolution 2025-04 will allow KCRHA to proceed with a lease renewal that both clarifies current provisions for maintaining the building systems and pays this rate.

### 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.

### III. Background

WHEEL's women's shelter at FPC is a congregate shelter on Capitol Hill. WHEEL has repeatedly communicated its desire to remain at this location to KCRHA. FPC is closed as a congregation and does not currently have any other tenants at its facility.

---

The lease for this property was formerly held by HSD but was assigned to KCRHA in July 2022, following KCRHA taking over management of the contract with WHEEL. A subsequent amendment to the lease extended use on a month-to-month basis at a rate of \$16,000 per month. In 2024, FPC notified KCRHA of its desire to receive \$20,000 monthly to continue the lease. At that time, the heating system for the building only operated at partial capacity and there were concerns that the system would need full replacement.

KCRHA negotiated clarifications in the lease, requested a market analysis from WHEEL to understand other options, and requested that repairs to the building's heating system be completed before proceeding with a lease renewal. WHEEL provided its analysis of other potential locations in February 2025. FPC communicated to KCRHA on February 28, 2025 that full use of the heating system had been restored.

#### **IV. Lease**

The lease extension is initially for a three-year period with two options to extend for an additional year (i.e., can result in a total term of five years). It accommodates FPC's request that rent increase to \$20,000 per month. The terms of the extension are modified to clarify some terms and increase some protections for KCRHA, including:

- Language around "additional rent" is clarified to limit FPC's right to impose additional utility charges by KCRHA or its designee given that the remaining portion of the building is now vacant;
- Clarifies KCRHA's maintenance responsibility is to maintain the premises in neat, clean, and sanitary condition, including custodial care and repairing damage caused by KCRHA, WHEEL or invitees while reemphasizing the existing term that FPC holds responsibility for all structural components and building systems; and
- Provides KCRHA the right to rent abatement if there is an interruption of utilities for more than five consecutive days. The current agreement would only have granted this right if KCRHA relocated all shelter residents.

#### **V. Recommendation**

It is recommended that the Governing Board authorize the lease as described above. Assuming authorization is provided, KCRHA would complete the lease extension as rapidly as possible. Not extending the lease will require the relocation of the WHEEL shelter to a new location, likely requiring substantial modifications to any new property to make it suitable for hosting a shelter.





**KCRHA**  
King County Regional Homelessness Authority

# **First Presbyterian Church Lease Authorization**

Governing Board

May 15, 2025

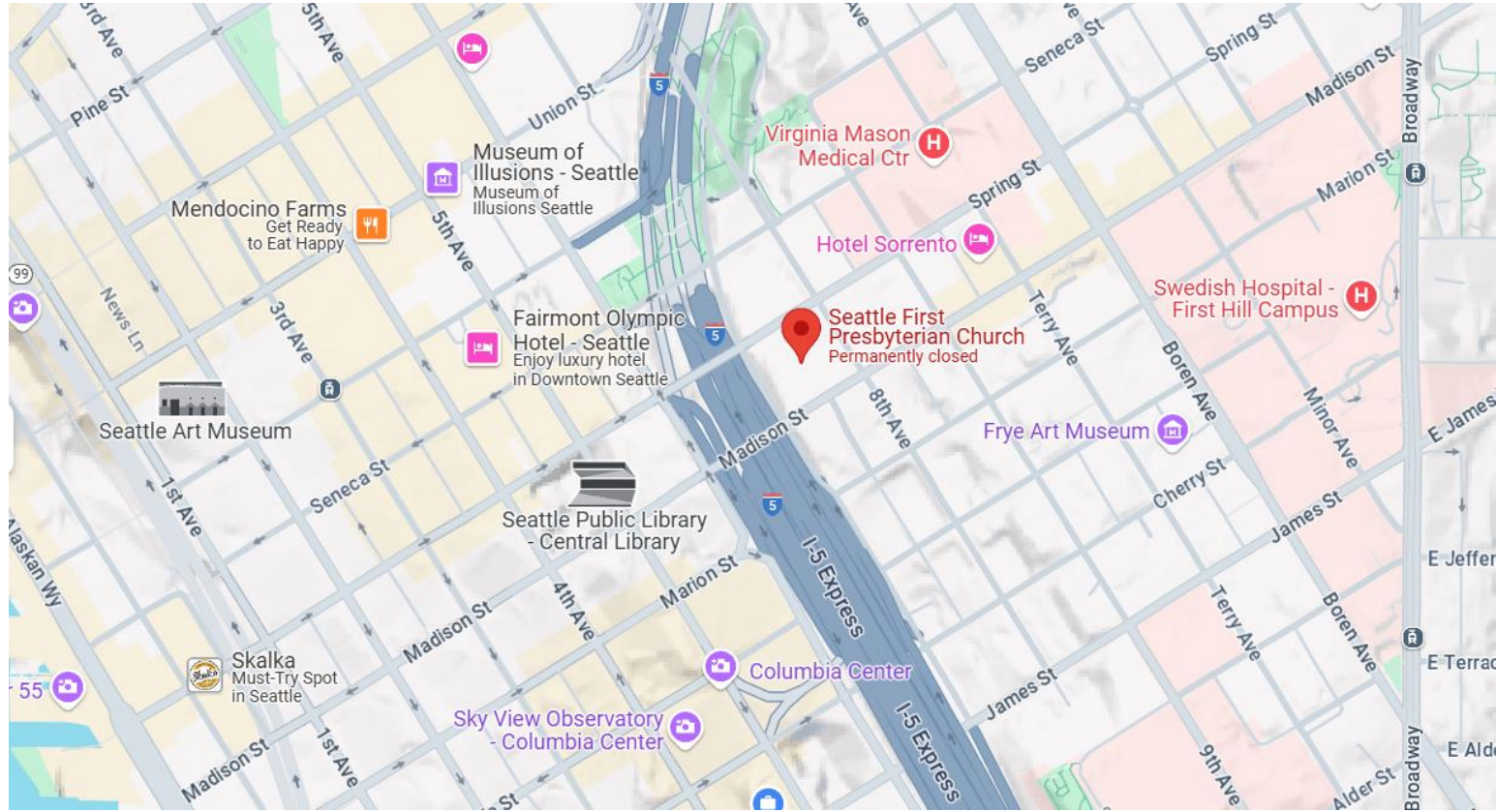
*Jeff Simms, KCRHA Senior Director for Policy*

# Shelter and Location Details

- Operated by Women's Housing Equality and Enhancement League (WHEEL) since 2021
- 40 female-identifying congregate beds with emergency overflow space for an additional 20 beds
- Lease originally held by Seattle's Human Services Department
- Lease assigned to KCRHA in 2022
- Seattle First Presbyterian Church (FPC) requested a rent increase in 2024



# Shelter Location



# Lease Terms

- Three-year initial term
- Two one-year extensions
- KCRHA is the lease-holder
- Responsibilities passed to WHEEL via contract to operate a shelter
- \$20,000 monthly rent plus utilities
- Clarifications and additional protections for KCRHA added to lease



# Potential Alternatives

- **Nearby Church:** Estimated \$400,000 in renovations plus rent and utility costs
- **Recently Opened 20-Bed Shelter:** \$100,000 in renovations
- **Day Center Nearby:** More than \$14,000 per month in rent and utilities for 10-hour day center program
- **Locations Outside Area:** \$14,000+ per month for 20-bed shelter



# Action Today

- Adopt resolution 2025-04
- 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”







# 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. 2025-04

### A RESOLUTION OF THE GOVERNING BOARD OF THE KING COUNTY REGIONAL HOMELESSNESS AUTHORITY AUTHORIZING EXTENSION OF A LEASE WITH THE FIRST PRESBYTERIAN CHURCH OF SEATTLE.

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 Short Form Lease Agreement (“Initial Lease”) with First Presbyterian Church of Seattle on was initially executed on January 1, 2021, and modified by the Lease Assignment and Amendment Agreement last executed on July 19, 2022, and Second Amendment to Lease Agreement dated March 17, 2023.

WHEREAS, the Authority was assigned ownership of the lease by King County Human Services Department July 2022, following the Authority taking over management of the contract with WHEEL Women’s Shelter.

WHEREAS, the Authority has negotiated and entered a three-year lease with the First Presbyterian Church of Seattle (“First Presbyterian”) to lease property at 1013 8th Avenue, Seattle, Washington at \$20,000 per month to extend operation of a temporary/transitional housing facility.

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 First Presbyterian as executed on December 1, 2024 for use of the property located at 1013 8th Avenue, Seattle, Washington (“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 and execute any future amendments to the Lease as determined to be necessary and in the best interest of the Authority, including extensions of the term of the lease agreement.

**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 15th day of May 2025.

[Results]

**Yea:**

**Nay:**

**Abstain:**

x \_\_\_\_\_

Member XXXX, Chair

ATTEST: x \_\_\_\_\_

Affiong Ibok, Clerk



RESOLUTION NO. 2025-05

A RESOLUTION OF THE GOVERNING BOARD OF THE KING  
COUNTY REGIONAL HOMELESSNESS AUTHORITY  
AUTHORIZING THE AUTHORITY TO BECOME A  
PLAINTIFF IN KING COUNTY V TURNER COMPLAINT  
FOR DECLARATORY AND INJUNCTIVE RELIEF

WHEREAS, pursuant to the Interlocal Agreement for the Establishment of the King County Regional Homelessness Authority dated December 18, 2019 (the “Original ILA”) between King County (the “County”) and the City of Seattle (“Seattle”), the County and Seattle formed a governmental administrative agency pursuant to RCW 39.34.030(3) known as the King County Regional Homelessness Authority (the “Authority” or “KCRHA”); and

WHEREAS, the County and City established an amended and restated Interlocal Agreement (“Agreement”) on November 7, 2024; and

WHEREAS, under Article IV, Section 3, the Authority shall serve as the Continuum of Care Lead Entity, which includes, but is not limited to, Coordinating the regular Continuum of Care application to the Department of Housing and Urban Development and administering Continuum of Care contracts, as applicable; and

WHEREAS, the Authority receives approximately \$23 million in federal homelessness assistance through Continuum of Care funds; and

WHEREAS, on January 17, 2025, HUD issued is conditional award announcement; and

WHEREAS, the Authority has received only one of twenty-seven agreements to date; and

WHEREAS, under Article IV, Section 4, the Authority shall advance equity and social justice in its processes, policies, and outcomes by proactively seeking to eliminate racial-ethnic disproportionalities and other statistically disproportionate inequities in the population experiencing homelessness and to eliminate disparities in outcomes for people experiencing homelessness.

WHEREAS, the Authority has reviewed the contract agreements and determined several provisions to be vague and out of compliance with existing law; and

WHEREAS, the Authority wishes to explore remedies to protect federal funding sources and ensure such sources are available in accordance with applicable law; and

WHEREAS, on May, 2, 2025 the County filed a complaint (“*King County v Turner*”) for declaratory judgement and injunctive relief against the Secretary of the U.S. Department of Housing and Urban Development; U.S. Department of Housing and Urban Development; the Secretary of the U.S. Department of Transportation; the U.S. Department of Transportation; the Director of the Federal Transit Administration; and the Federal Transit Administration (“Defendants”); and

WHEREAS, the County filed a Temporary Restraining Order May 5, 2025 to block restrictions on federal funding. The TRO was granted by the court; and

WHEREAS, to ensure that the Authority is not compelled to abide by the provisions in the new grant agreements, the Authority seeks to join *King County v. Turner* complaint; and

WHEREAS, under Article V, Section 1(d) the Authority has the power to sue and be sued in its name; and

WHEREAS, the Governing Board seeks to delegate authority to the Chief Executive Officer to join the lawsuit to protect the Authority's interests; and

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

**Section 1:** The Governing Board hereby authorizes the Chief Executive Officer of the Authority to, in consultation with General Counsel, join the action *King County v. Turner* or take other action as necessary to ensure that all Continuum of Care funds are obligated and administered in accordance with applicable legal requirements and that the Authority can carry out its mission.

**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 15th day of May 2025.

[Results]

**Yea:**

**Nay:**

**Abstain:**

x \_\_\_\_\_  
Member XXXX, Chair

ATTEST: x \_\_\_\_\_  
Affiong Ibok, Clerk