

# Health *through* Housing

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# What is **Health through Housing**?

## **SUMMARY**

- Implements 0.1% Countywide Sales Tax
- Estimated to generate approximately \$50 million/year in 2021
- Adopted in October 2020

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

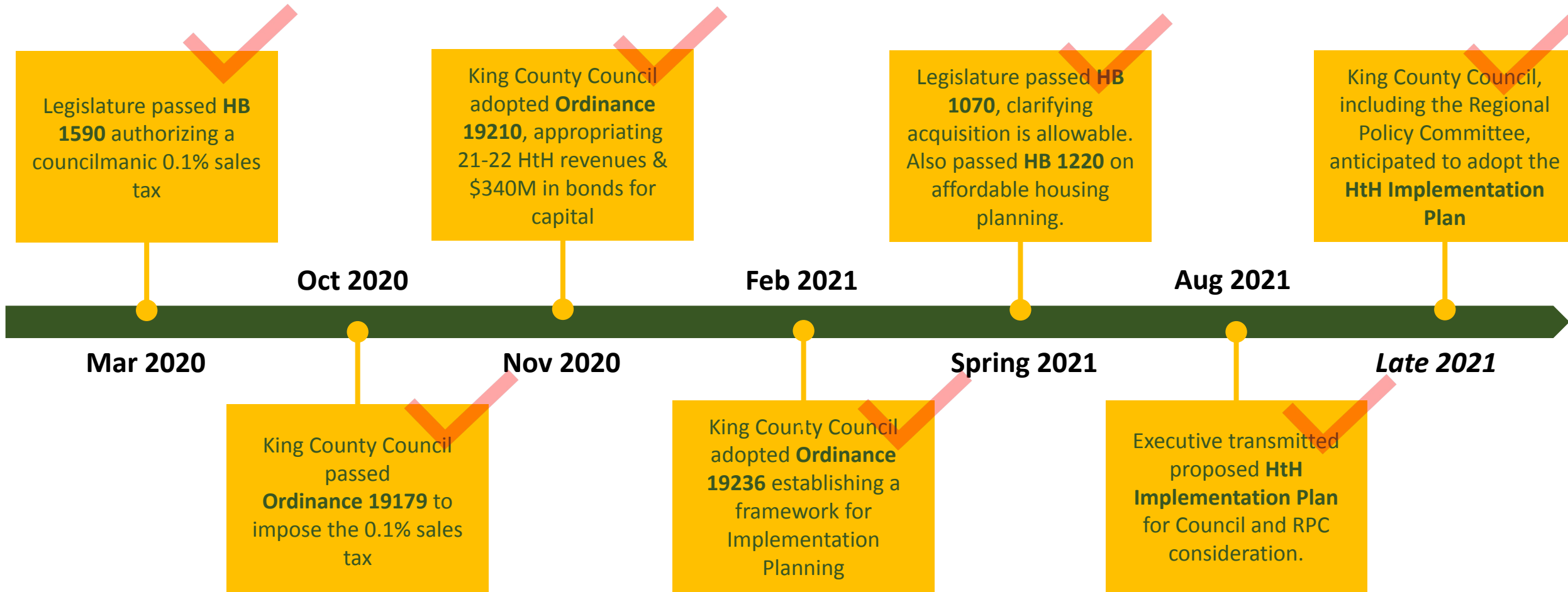
King County Code 24.30.030.3

# What is **Health through Housing**?

- **ACQUIRE** | \$270k v \$400k | Take advantage of temporary economic conditions to create new affordable housing for substantially less than new construction.
- **FUND** | Operations, Operations, Operations | Stable resident supports within HtH buildings so residents have consistent connections to services they need to thrive, including nutrition, employment, housing supports, and connections to health care
- **OPEN** | 1,600 households inside by end of 2022 | Put buildings into use quickly to provide emergency and permanent supportive housing.
- **CONVERT** | Rehab buildings into full permanent supportive housing with kitchens over time, as needed.

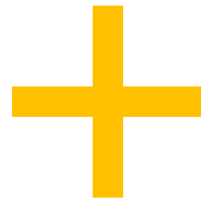
# What is Health through Housing?

King County's one-tenth of one percent sales tax for housing and related services, began collection in 2021



# Who Is Eligible for HtH Buildings?

**Household Income  
at or Below 30% of  
the Area Median**



**Experiencing or  
At-Risk of Chronic  
Homelessness**

*Defined as: a household that 1) includes an adult with a disability, and 2) is experiencing homelessness for at least 12 consecutive months or for a cumulative 12 months within the previous 3 years.*

While not a facet of individual eligibility, overall HtH building and portfolio populations must also comply with statute and ordinance requirements to meet or exceed two goals:

- 1. Reduce racial-ethnic disproportionality**
- 2. Satisfy local referral commitments and intent**

**Importance of Outreach | Developing new approaches and provider partnerships to balance equity focus, local referral, regional access, federal requirements, and building**

# Why Health through Housing?

- **Supportive Housing Works**

- Improved Health: Single room settings reduce spread of disease and improve overall well-being compared with congregate shelter [[LINK](#)]
- Stable Housing: Only 2% of King County permanent supportive housing residents return to homelessness within 6 months [[LINK](#)]
- Cost Effective: 1 year of supportive housing costs the same as 3 months in a King County jail or 3 days at Harborview [[LINK](#)]

- **Supportive Housing Needs**

- Unsheltered Homelessness: At least 6,000 people sleep outside every night in King County [[LINK](#)]
- Chronic Homelessness: ~6,000 supportive housing units are needed in King County to stably house individuals with disabilities experiencing long-term homelessness [[LINK](#)]

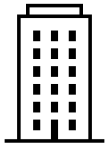
- **Supportive Housing Funded at Scale**

- Capital Acquisition/Construction: \$270k - \$400k/unit
- Operations & Services: \$25k/unit + behavioral health services

# How will **Health through Housing** Succeed?

## Operations & Services

**PURPOSE:** Finance the difference between what residents can afford to pay and the funding needed to operate the building.



### Property Management

— 24/7 On-Site Staffing, Utilities, General Building Maintenance



### Resident Supports

— Employment, Life Skills Support, Nutrition, Access to entitlement benefits, Referrals to other needed services



### Behavioral & Physical Health Care (On-Site, Mobile or Referral)



### Outreach & Engagement of potential residents and community members

**CHALLENGE** | Workforce shortage, historic funding shortfalls, and drastically rising costs

# Siting & Community Engagement

**Focusing on how to successfully site and implement the most effective program to house persons experiencing chronic homelessness:**

## **What We've Heard**

- **24/7 Staffing**
- **Onsite Substance Use Treatment**
- **Employment and Housing Assistance**
- **Building and Property Conditions**
- **Security Cameras**
- **Partnerships and Impact with First Responders**
- **Increased Communication**
- **Neighborhood Advisory Group**
- **Screening and Preparation for Housing**
- **Observing Laws on Registration Requirements**



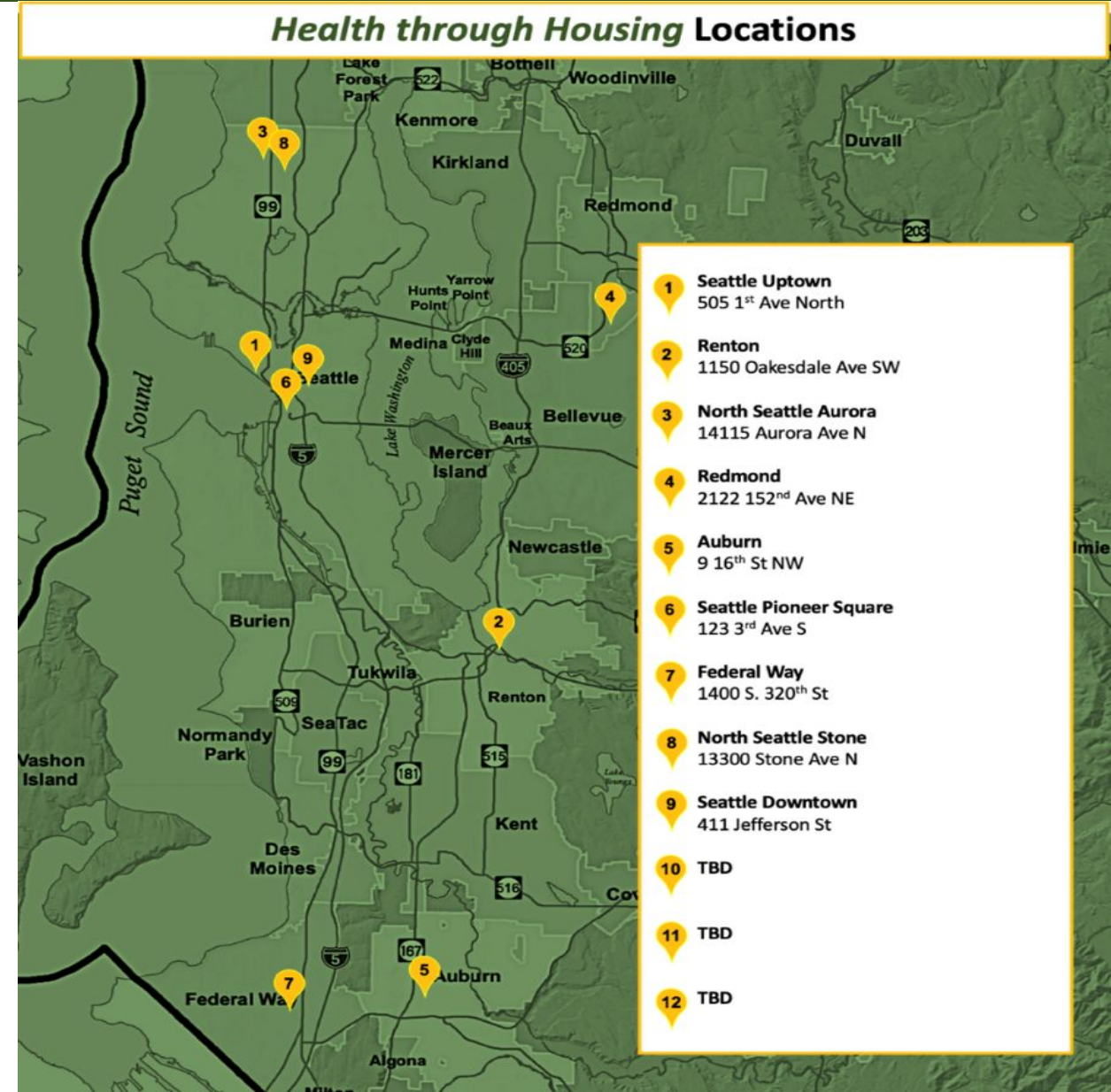
# How is **Health through Housing** Advancing Equity?

- **GOAL:** “To reduce racial and ethnic disproportionality among persons experiencing chronic homelessness.”
- **ANALYZE:** Performance measurement that monitors our ability to succeed and Equity Impact Review of future siting decisions.
- **CONTRACT:** Inclusive process that values expertise in both housing operations AND in serving disproportionately impacted communities.
- **OUTREACH:** Funding outreach for “local referral” in conjunction with referrals from coordinated entry.
- **BUILD CAPACITY:** Investing in capacity building for all agencies to improve quality and access to services for persons disproportionately experiencing chronic homelessness.
- **INCLUSION:** Advisory Committee will include persons who have experienced homelessness and persons representative of racial and ethnic communities disproportionately experiencing homelessness.

# The HtH Portfolio So Far

## Getting to 1,600 Units

- 859 units purchased or pending closing
  - 9 buildings
  - 5 cities
- 445 “Operations Only” Units
- 296 remaining units to purchase, likely in 3 to 4 buildings





# The HtH Portfolio So Far



Acquisition cannot replace new PSH construction. It is a strategy in a crisis to harness temporary conditions & rapidly supplement supportive housing stock across the region with robust, ongoing operations.

# What it Takes: **Health through Housing**

1. Predictable Revenue Stream with a **Dedicated Purpose**
2. Alignment on Priorities, including the **Population Served**
3. Comprehensive Operations, Services Support and **Staffing**
4. Community Support through **Community Engagement**
5. Equitable Design with **Equitable Implementation**

# Questions?

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**King County**