



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**Motion 16429**

**Proposed No.** 2023-0217.1

**Sponsors** Kohl-Welles

1           A MOTION acknowledging receipt of the 2022 health  
2           through housing annual report, in accordance with K.C.C.  
3           chapter 24.30.

4           WHEREAS, in 2020, consistent with the authority and eligible uses set out in  
5           Substitute House Bill 1590, which became Chapter 222, Laws of Washington 2020,  
6           K.C.C. 4A.503.020 authorized the collection and expenditure of an additional sales and  
7           use tax of one-tenth of one percent, and identified priorities for the use of these funds in  
8           King County, and

9           WHEREAS, K.C.C. chapter 24.30, providing for the creation of a health through  
10          housing implementation plan, was enacted in February 2021, and

11          WHEREAS, on August 30, 2021, in accordance with K.C.C. 24.30.020, the  
12          executive transmitted to the council for review and adoption an initial implementation  
13          plan that described the goals, strategies, performance measures, reporting requirements  
14          and annual expenditure plan to direct use of the proceeds from 2022 through 2028 as  
15          authorized by K.C.C 4A.503.040, and

16          WHEREAS, Ordinance 19366, Section 1, adopted the initial implementation plan  
17          in December 2021, and

18          WHEREAS, K.C.C. 2A.300.200 requires the executive to electronically file an  
19          annual report on the accomplishments and effectiveness of the expenditure of sales and  
20          use tax proceeds as authorized by K.C.C. chapter 4A.503 and RCW 82.14.530, and

Motion 16429

---

21 including information on the allocation by jurisdiction of sales tax proceeds as authorized  
22 by K.C.C. chapter 4A.503 and RCW 82.14.530, by June 15 of each year, beginning with  
23 the first report to be filed by June 15, 2023, and

24 WHEREAS, the first annual report, entitled 2022 Health Through Housing  
25 Annual Report, which is Attachment A to this motion, is submitted by the executive;

26 NOW, THEREFORE, BE IT MOVED by the Council of King County:

27 The receipt of the first annual report on the health through housing initiative,

Motion 16429


---

28 entitled 2022 Health Through Housing Annual Report, Attachment A to this motion, in  
29 accordance with K.C.C. 24.30.020, is hereby acknowledged.


Motion 16429 was introduced on 6/27/2023 and passed by the Metropolitan King County Council on 10/3/2023, by the following vote:

Yes: 9 - Balducci, Dembowski, Dunn, Kohl-Welles, Perry, McDermott, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

DocuSigned by:  
  
E76CE01F07B14EF...  
Dave Upthegrove, Chair

ATTEST:

DocuSigned by:  
  
8DE1BB375AD3422...  
Melani Hay, Clerk of the Council

**Attachments:** A. 2022 Health Through Housing Annual Report June 2023

## 2022 Health Through Housing Annual Report

---

June 2023



**King County**

Motion 16429

## Contents

Executive Summary.....	3
Background .....	7
Report Requirements.....	11
A. Performance Overview: Accomplishments and Effectiveness in 2022	
B. Site Locations and Other Geographic Information	
C. Financial Information	
D. HTH Advisory Committee Establishment, Membership, and Certification of Dashboard	
E. Additional Information Available in the HTH Dashboard	
Conclusion/Next Actions.....	31
Appendix A: Reporting Elements Table and HTH Dashboard Guide.....	33
Appendix B: Cumulative to Year End 2022 HTH Investments (Acquisitions and Operations-only Partnerships).....	37

## Executive Summary

### Overview

King County's Health Through Housing (HTH) initiative is an innovative, regional approach that accelerates King County's ability to address chronic homelessness in our region. HTH's paramount goal is to create and operate up to 1,600 units of affordable housing with services, referred to as supportive housing, for households in King County that are experiencing chronic homelessness or at risk of chronic homelessness.<sup>1</sup> The HTH initiative is also designed to annually reduce racial and ethnic disproportionality among persons experiencing chronic homelessness in King County.<sup>2,3,4</sup>

HTH has created new supportive housing units in more cities faster than any previous King County effort.<sup>5</sup> For some locations, the initiative proceeded slower than the County initially planned. Acquiring buildings at lower costs is a strength of the initiative, resulting in the purchase of 11 buildings across six cities within two and a half years. In some cities, maintaining city support in the form of permitting, provider selection, or city actions necessary for capital improvements took longer than anticipated. Those city partnerships and relationships remain essential to the long-term success of the program and to the region's joint effort to expand access to affordable, supportive housing. In some cases, construction timelines and both County and provider staff limitations also extended the time necessary to open buildings. Despite these delays, HTH provided supportive housing for more than 800 King County residents at risk of or experiencing chronic homelessness, and several hundred more eligible King County residents will soon gain supportive housing as additional buildings open.

### Background

HTH arose as a concept and initiative in 2020 as the COVID-19 pandemic posed a once-in-a-generation challenge to the King County region and the world. COVID-19 amplified pre-existing crises of homelessness, housing affordability, and racial inequity. A consistent increase in unsheltered homelessness intersected with a reduction in overall shelter capacity.<sup>6, 7, 8</sup> During this time, King County developed the HTH initiative, an innovative strategy that would accelerate the region's response to chronic homelessness by establishing 1,600 new housing units in the face of compounding emergencies.

In 2020, King County enacted Ordinance 19179, codified as King County Code (KCC) chapter 4A.503, to impose the HTH sales tax.<sup>9</sup> In 2021, the County enacted Ordinance 19236, codified as KCC chapter 24.30, to guide implementation planning for the HTH initiative.<sup>10</sup> KCC 24.30 established the paramount goal for the HTH initiative through 2028 to be the creation and ongoing operation of 1,600 units of affordable

---

<sup>1</sup> KCC 24.30.030.A.3. [\[LINK\]](#)

<sup>2</sup> KCC 4A.503.040.B. [\[LINK\]](#)

<sup>3</sup> KCC 24.30.030.A.1. [\[LINK\]](#)

<sup>4</sup> Initial Health Through Housing Implementation Plan. [\[LINK\]](#)

<sup>5</sup> Newly constructed affordable housing takes anywhere from one-and-a-half to three years to come online once funding is secured. By contrast, HTH opened buildings in an average of 11 months. See 2021 Housing Awards Annual Memorandum, pages 6-7. [\[LINK\]](#)

<sup>6</sup> King5. King County Accepting Applications for Rental Assistance before Eviction Moratorium Expires. [\[LINK\]](#)

<sup>7</sup> Zillow King County Market Overview, data through July 31, 2021. [\[LINK\]](#)

<sup>8</sup> King County Homelessness Response System Data Review: Q1 2021 Release. [\[LINK\]](#).

<sup>9</sup> KCC chapter 4A.503. [\[LINK\]](#)

<sup>10</sup> KCC chapter 24.30. [\[LINK\]](#)

housing with housing-related services for eligible households that are experiencing chronic homelessness or at risk of experiencing chronic homelessness.<sup>11</sup> The Initial Health Through Housing Implementation Plan called for by KCC 24.30 also set out seven supporting goals for the initiative.<sup>12,13,14</sup>

Later in 2021, the County adopted Ordinance 19366, codified in part as KCC 2A.300.200, which adopted the Initial Health Through Housing Implementation Plan (the Plan). The Plan sets out the process to establish an advisory committee for HTH and delineated certain annual reporting requirements for the initiative.<sup>15,16</sup> The Plan describes further reporting elements to be made available through the initiative's online dashboard.<sup>17,18,19</sup>

Following adoption of the Implementation Plan, significant HTH activity took place in 2021. Key outcomes for 2021 implementation activities include:

- Acquiring nine buildings across Seattle, Renton, Redmond, Auburn, and Federal Way;
- Establishing a memorandum of agreement with City of Seattle to permanently add 350 operations-only units to the HTH portfolio;<sup>20</sup> and
- Opening and moving residents into the Mary Pilgrim Inn, a 100-unit building in North Seattle.

This annual report describes the HTH initiative's activities during calendar year 2022.

## Report Requirements

Health Through Housing transforms what began as an emergency response at the peak of the COVID-19 pandemic into a permanent and impactful part of the region's housing landscape.<sup>21</sup> By repurposing existing buildings, HTH opens its buildings within 11 months of acquisition, significantly faster than newly constructed affordable housing.<sup>22</sup> HTH housed hundreds of people in the initiative's first year, increased housing capacity in the region, and enhanced the region's homelessness response in every part of King County.<sup>23</sup>

### Performance Overview: Accomplishments and Effectiveness in 2022

Highlights from HTH's accomplishments in 2022, its first full year of operation, included:

- 803 people experiencing homelessness either temporarily or permanently housed in HTH units;

---

<sup>11</sup> Ordinance 19236. [\[LINK\]](#)

<sup>12</sup> KCC chapter 24.30. [\[LINK\]](#)

<sup>13</sup> KCC chapter 4A.503. [\[LINK\]](#)

<sup>14</sup> Initial Health Through Housing Implementation Plan 2022-2028. [\[LINK\]](#)

<sup>15</sup> Ordinance 19366. [\[LINK\]](#)

<sup>16</sup> KCC 2A.300.200. [\[LINK\]](#)

<sup>17</sup> Initial Health Through Housing Implementation Plan 2022-2028. [\[LINK\]](#)

<sup>18</sup> KCC 2A.300.200. [\[LINK\]](#)

<sup>19</sup> Health Through Housing Dashboard. [\[LINK\]](#)

<sup>20</sup> As described in the Plan, the term operations-only refers to City-owned buildings that have been permanently added to the HTH portfolio via memoranda of agreement. Cities retain ownership of operations-only buildings whereas HTH funds all operations and services costs associated with those buildings.

<sup>21</sup> DCHS Blog: Preventing the Spread of COVID-19 in People Experiencing Homelessness. [\[LINK\]](#)

<sup>22</sup> 2021 Housing Awards Annual Memorandum, pages 6-7. [\[LINK\]](#).

<sup>23</sup> Health Through Housing Dashboard. [\[LINK\]](#)

- 543 additional units opened to new HTH residents in five buildings in Auburn, Renton, and Seattle;
- 158 additional units purchased or in escrow, building on the initial 858 units acquired and 350 operations-only units secured via memoranda of agreement in 2021;<sup>24</sup>
- \$70.2 million spent on acquisitions, services, and other program activities, building on significant acquisition activity in 2021.

HTH also impacted housing stability and health care access for people housed at HTH sites. Highlights from 2022 included:

- 348 individuals permanently housed in HTH units or moved on to permanent housing elsewhere with the help of HTH resources.
- Excellent housing stability rates of 96 to 98 percent in HTH's permanent supportive housing (PSH) buildings as of December 2022. Emergency housing buildings also show generally strong housing stability rates. Lower rates at one facility, the Mary Pilgrim Inn, were based mainly on data quality issues and initial challenges with program implementation that have since been resolved. Its housing stability rates are expected to be vastly improved in 2023.
- Baseline data on physical and behavioral health care access showed 31 percent of residents accessing physical health care and 32 percent of residents receiving behavioral health care through established publicly funded networks of care. Work to implement on-site health care and mobile behavioral health services designed specifically for HTH residents will continue into 2023.

HTH made modest progress in addressing disproportionality for Black/African American/African households experiencing chronic homelessness in 2022 by serving a higher proportion of Black/African American/African households than the proportion of King County residents who both experience chronic homelessness and identify as Black/African American/African. HTH resident demographics in 2022 approximated the racial/ethnic makeup of King County's chronically homeless population as a whole. Forthcoming racial equity strategies to be implemented in 2023 and 2024 are expected to yield progress in future years toward reducing disproportionality across overrepresented groups. To further this goal, HTH will also complete the full opening of a building operated by the Chief Seattle Club, as well as a building in Seattle's Capitol Hill neighborhood that will focus on housing gender-diverse people.

### **Site Locations and Other Geographic Information**

The HTH initiative's 15 sites, including 11 acquired buildings and four operations-only buildings, are located throughout North, East, South, and central King County, including in seven of the nine King County Council districts. This report and the HTH dashboard provide additional detail on the locations and status of each of these sites.

Of HTH residents, 48 percent reported at the time of enrollment that they had a prior local connection to the jurisdiction in which their HTH site is located, while nine percent reported having no prior local connection. For the remaining 44 percent of HTH residents, connection to their local jurisdiction was either unknown or unreported.

---

<sup>24</sup> For specific details about the HTH buildings acquired in 2022, see the subsection of this report entitled *Additional Information on HTH Sites Acquired During 2022*, this report's *Appendix B: Cumulative to Year End 2022 HTH Investments (Acquisitions and Operations-Only Partnerships)*, and the *Location Map* tab of the HTH Dashboard. [\[LINK\]](#)



## Financial Information

The HTH initiative’s 2022 revenue totaled \$68.8 million, including \$67.9 million from sales tax revenue and \$0.8 million from interest. Actual expenditures for the HTH Initiative in 2022 totaled approximately \$70.2 million. The HTH initiative’s slightly higher expenditures than revenues in 2022 are consistent with the approach in the HTH Implementation Plan.<sup>25</sup>

The cost per unit for each HTH site varies based on the circumstances of each acquisition, as well as site development process and timing. As of December 31, 2022, the cumulative to date average per-unit acquisition cost of HTH properties is \$229,314.<sup>26</sup>

## HTH Advisory Committee Establishment, Membership, and Certification of Dashboard

Consistent with KCC 2A.300.200 and notification letter to the King County Council on March 16, 2023, the initial Health Through Housing Advisory Committee was formally established in May 2023 to advise the Council and Executive about the HTH initiative.<sup>27,28</sup> This report lists the members of the committee. The Committee reviewed the HTH dashboard and certified that it was current and updated with the previous calendar year’s data, consistent with the process outlined in the Plan.<sup>29</sup>

### Additional Information Available in the HTH Dashboard

Significant additional information about the HTH initiative is online in the HTH dashboard available at [www.kingcounty.gov/hthdashboard](http://www.kingcounty.gov/hthdashboard).<sup>1</sup> For example, the dashboard includes:

- additional data specific to each of HTH’s sites,
- additional context and discussion of initiative activities and performance in 2022,
- customizable views of HTH data,
- greater background on disproportionality,
- more information about how HTH and its partners are working to support the health of residents,
- more information about Advisory Committee members, and
- further discussion of the HTH initiative’s plans for 2023.

## Conclusion/Next Actions

Health Through Housing is the County’s fastest ever expansion of supportive housing and has become an essential component of the region’s response to homelessness.<sup>30</sup> The initiative is also proceeding slower than planned. Converting hotels into supportive housing is a complex and time-consuming

<sup>25</sup> As shown in the Initial Health Through Housing Implementation Plan 2022-2028, by design, revenue and spending for HTH varies from year to year based on timing of bond issuance, acquisition, rehabilitation, and initiation of operations. [\[LINK\]](#)

<sup>26</sup> For this section of the report, the term “average” refers to weighted mean and includes the following properties: The Bob G, The Argyle, Sidney Wilson House, former Redmond Silver Cloud, Don’s Place, Mary Pilgrim Inn, Salmonberry Lofts, the Gateway, former Extended Stay America Federal Way, and former La Quinta Inn in Kirkland. Capitol Hill has been omitted from this calculation as the full acquisition costs for this property were not incurred until 2023.

<sup>27</sup> K.C.C. 2A.300.200 – Health through housing advisory committee. [\[LINK\]](#)

<sup>28</sup> Health Through Housing Advisory Committee Member Appointments Letter. [\[LINK\]](#)

<sup>29</sup> Initial Health Through Housing Implementation Plan 2022-2028. [\[LINK\]](#)

<sup>30</sup> 2021 Housing Awards Annual Memorandum, pages 6-7. [\[LINK\]](#).

undertaking. A variety of challenges, including negotiations to purchase sites and establish operational agreements, high site-specific facility needs and community engagement efforts, and COVID-era challenges that continue to stifle construction and trades,<sup>31</sup> continue to impact HTH's ability to reach its acquisition goal of 1,155 units as the key component of HTH's broader strategy to deliver 1,600 units total. Yet HTH continues to acquire and renovate buildings and identify qualified operators as rapidly as possible. As of the drafting of this report, HTH acquisition activity is expected to be completed in 2024. Completion of acquisitions will allow the initiative to then focus exclusively on opening buildings and supporting contracted providers to continuously improve onsite supportive services.<sup>32</sup>

Through partnerships with housing operators, HTH co-creates high-impact partnerships that are key to resident stability and wellness. In 2023, the initiative is focused on cultivating a robust network of wraparound supports designed to meet the specific needs of HTH residents and local communities.

HTH also continues to build on its initial steps toward reducing racial/ethnic disproportionality among people experiencing homelessness in King County by launching new racial equity strategies in 2023 and 2024 including culturally responsive outreach, prioritization, and a capacity-building collaborative.

HTH reflects the County's commitment to bring 1,600 people inside, reduce racial-ethnic disproportionality amongst people experiencing chronic homelessness, and coordinate closely with host jurisdictions and neighboring communities to promote long-term partnership across the region to house thousands of King County residents. The continued development of the HTH initiative must proceed with the urgency that the homelessness and housing crises demand without outpacing either the material limitations of construction timelines and staffing or the commitments to interjurisdictional cooperation. Cooperation with city partners is enabling HTH to establish permanent supportive housing for adults in five cities in King County where it has not existed previously.

This first annual report documents the initiative's progress and previews strategies to overcome implementation delays. As the HTH dashboard and this report demonstrates, the HTH initiative is making a substantial difference for hundreds of King County residents, and soon more than 1,000 people, who would otherwise sleep and live outside.

## Background

### Overview

The Health Through Housing (HTH) initiative is an innovative, regional approach accelerating King County's ability to address chronic homelessness in our region. HTH's paramount goal is to create and operate up to 1,600 units of affordable housing with services, referred to as supportive housing, for households in King County that are experiencing chronic homelessness or at risk of chronic homelessness.<sup>33</sup> The HTH initiative is also designed to annually reduce racial and ethnic disproportionality among persons experiencing chronic homelessness in King County.

Through innovative partnerships and close collaboration with city governments, HTH rapidly acquires existing single-room settings such as hotels and apartment buildings for use as supportive housing. In

---

<sup>31</sup> The White House, 2021. *Why the Pandemic Has Disrupted Supply Chains*. [\[LINK\]](#)

<sup>32</sup> Ordinance 19236. [\[LINK\]](#)

<sup>33</sup> Ordinance 19236. [\[LINK\]](#)

addition to County-owned buildings, the HTH portfolio includes four city-owned buildings for which HTH covers the cost of operations. These properties are referred to as “operations-only” buildings.

HTH has created new supportive housing units in more cities faster than any previous King County effort. For some locations, the initiative proceeded slower than the County initially planned. Acquiring buildings at lower costs is a strength of the initiative, resulting in the purchase of 11 buildings across six cities within two and a half years, for a total of 15 sites. In some cities, maintaining municipal support in the forms of permitting, provider selection, or city actions necessary for capital improvements took longer than anticipated. These city partnerships and relationships are essential to the long-term success of the program and to the region’s joint effort to expand access to affordable, supportive housing. In some cases, construction timelines and County and provider staff limitations also extended the time to open buildings. Despite these delays, HTH provided supportive housing for more than 800 King County residents at risk of or experiencing chronic homelessness, and several hundred more eligible King County residents will soon gain supportive housing as additional buildings open.

### Department Overview

King County’s Department of Community and Human Services (DCHS) provides equitable opportunities for people to be healthy, happy, and connected to community. The mission of DCHS’s Housing, Homelessness and Community Development Division (HHCDD) is to increase housing stability and develop strong communities. The division strives to be anti-racist and to collaborate with partners to center historically excluded and systemically marginalized people. HHCDD leads DCHS’s implementation of the HTH initiative. Other related work led by the division includes the Housing Finance Program that provides capital funding for income-restricted affordable housing and the Homeless Housing Program which facilitates human services to support housing stability and individual safety.

The Facilities Management Division (FMD) of the Department of Executive Services (DES) provides clean, environmentally sustainable, and cost-effective work environments within a changing world at about 45 King County facilities. These include office buildings, Superior and District courthouses, Sheriff precincts, correctional facilities, and shelter/housing complexes. Major sections of FMD include Building Operations, Capital Projects, Finance, Planning and Administrative Services, Real Estate Services, and Security Management. FMD works closely with DCHS in supporting the acquisition, maintenance, building security, and building operations of County-owned HTH properties.

### Key Historical Context and Current Conditions

HTH arose as a concept and initiative in 2020 as the COVID-19 pandemic posed a once-in-a-generation challenge to the King County region and the world. COVID-19 amplified pre-existing crises of homelessness, housing affordability, and racial inequity. Tens of thousands of King County households owed unpaid rent, home prices continued to climb, and public reporting outlets observed a consistent increase in unsheltered homelessness that intersected with a reduction in overall shelter capacity—the direct result of the implementation of social distancing standards in already overpopulated emergency shelters.<sup>34,35,36</sup>

---

<sup>34</sup> King5. King County Accepting Applications for Rental Assistance before Eviction Moratorium Expires. [\[LINK\]](#)

<sup>35</sup> Zillow King County Market Overview, data through July 31, 2021. [\[LINK\]](#)

<sup>36</sup> King County Homelessness Response System Data Review: Q1 2021 Release. [\[LINK\]](#).

At the time, as well as now, homelessness in general and chronic homelessness within it, exhibited stark racial-ethnic disproportionality. Homeless Management Information System (HMIS) data for King County showed consistent disproportionate representation of American Indian/Alaska Native, Black/African American, Native Hawaiian/Pacific Islander, and Hispanic/Latin(a)(o)(x) populations among chronically homeless households.<sup>37</sup>

The confluence of crises required King County to move with unprecedented speed, made possible new actions and partnerships, and created new opportunities to make long-term progress. An urgent and early pandemic response to move hundreds of County residents from the most crowded congregate shelters into single-room settings in leased hotels not only significantly slowed the spread of COVID-19, but also offered residents remarkable wellness benefits that had been out of reach in congregate settings.<sup>38</sup>

During this time, the Executive proposed and developed the HTH initiative, with King County Council review and adoption by Ordinance. HTH is an innovative strategy that is accelerating the region's response to chronic homelessness by establishing 1,600 new housing units in the face of compounding emergencies.

The HTH model is based on the following foundational premises:

- Incorporate the lessons of COVID deintensification shelters, which demonstrated that single room settings are more supportive of a person's stability, health, and ability to maintain housing.<sup>39</sup>
- Exercise the authority provided by the Washington State Legislature to create a funding source generating sufficient capital to rapidly acquire and operate for the long term up to 1,600 new supportive housing units.<sup>40</sup>
- Take advantage of economic circumstances to buy relatively new or recently updated hotels or apartments, many of which include kitchen facilities, to substantially grow the region's stock of affordable homes in months rather than years.
- Establish partnerships with cities across King County to site and operate emergency and permanent supportive housing at a speed and scale not previously possible. This coordinated strategy recognizes that to reduce chronic homelessness in King County, communities, cities, and the County must act boldly together to increase housing that is available to and supportive of residents who have been living outside.

### **Legislative History, Initiative Goals, and Annual Reporting Requirements**

In 2020, King County enacted Ordinance 19179, codified as KCC chapter 4A.503, to impose the Health Through Housing sales tax.<sup>41</sup> In 2021, the County enacted Ordinance 19236, codified as KCC chapter 24.30 to guide implementation planning for the Health Through Housing initiative.<sup>42</sup> KCC 24.30

---

<sup>37</sup> Seattle-King County Homeless Management Information System (HMIS) as of March 2023.

<sup>38</sup> University of Washington and King County DCHS: Impact of Hotels as Non-Congregate Emergency Shelters. (2020). [\[LINK\]](#)

<sup>39</sup> University of Washington and King County DCHS: Impact of Hotels as Non-Congregate Emergency Shelters. (2020). [\[LINK\]](#)

<sup>40</sup> RCW 82.14.530 as reflected in ESHB 1070 from 2021. [\[LINK\]](#)

<sup>41</sup> KCC chapter 4A.503. [\[LINK\]](#)

<sup>42</sup> KCC chapter 24.30. [\[LINK\]](#)

established the paramount goal for the Health Through Housing initiative through 2028 to be the creation and ongoing operation of 1,600 units of affordable housing with housing-related services for eligible households that are experiencing chronic homelessness or at risk of experiencing chronic homelessness.<sup>43</sup>

The Initial Health Through Housing Implementation Plan called for by KCC 24.30 also set out seven supporting goals for the initiative. These included reducing racial and ethnic demographic disproportionality among persons experiencing homelessness in King County, consistent with KCC 4A.503 and KCC 24.30; creating a mobile behavioral health intervention program consistent with KCC 24.30; increasing HTH residents' access to health care; conversion of HTH units to permanent supportive housing; increasing the number of organizations who can operate affordable housing who also specialize in serving demographically overrepresented populations; creating an online dashboard for the initiative; and publishing by 2026 an in-depth evaluation of the initiative.<sup>44,45,46</sup>

Later in 2021, the County also adopted Ordinance 19366, codified in part as KCC 2A.300.200, which adopted the Initial Health Through Housing Implementation Plan (the Plan), outlined the process to establish an advisory committee for HTH, and delineated certain annual reporting requirements for the initiative.<sup>47,48</sup> The Plan describes further reporting elements to be made available through the initiative's online dashboard.<sup>49,50,51</sup> Appendix A of this report shows legislative and plan language that sets out reporting elements and provides both the location of summary information in this report and tabs of the HTH dashboard that contain further information and opportunities to explore data.

### **HTH Progress in 2022 Expands on Initial 2021 HTH Activities**

Following adoption of the Implementation Plan, significant HTH activity took place in 2021, focused on designing key aspects of the initiative, consulting with cities across the region to identify potential HTH sites, acquiring HTH sites, identifying qualified operator agencies, and initiating limited housing operations. Key outcomes for 2021 implementation activities include:

- Acquiring a total of nine buildings across Seattle, Renton, Redmond, Auburn, and Federal Way;
- Establishing a memorandum of agreement with City of Seattle to permanently add 350 operations-only units to the HTH portfolio;<sup>52</sup> and
- Opening and moving residents into the Mary Pilgrim Inn, a 100-unit building in North Seattle.

This annual report describes the HTH initiative's activities during calendar year 2022.

---

<sup>43</sup> Ordinance 19236. [\[LINK\]](#)

<sup>44</sup> KCC chapter 24.30. [\[LINK\]](#)

<sup>45</sup> KCC chapter 4A.503. [\[LINK\]](#)

<sup>46</sup> Initial Health Through Housing Implementation Plan 2022-2028. [\[LINK\]](#)

<sup>47</sup> Ordinance 19366. [\[LINK\]](#)

<sup>48</sup> KCC 2A.300.200. [\[LINK\]](#)

<sup>49</sup> Initial Health Through Housing Implementation Plan 2022-2028. [\[LINK\]](#)

<sup>50</sup> KCC 2A.300.200. [\[LINK\]](#)

<sup>51</sup> Health Through Housing Dashboard [\[LINK\]](#)

<sup>52</sup> As described in the Plan, the term operations-only refers to City-owned buildings that have been permanently added to the HTH portfolio via memoranda of agreement. Cities retain ownership of operations-only buildings whereas HTH funds all operations and services costs associated with those buildings.

## Report Requirements

This annual report summarizes the activities of the HTH initiative through the end of 2022 and fulfills the reporting requirements in KCC 2A.300.200.A. Specifically, this document includes summaries of the accomplishments and effectiveness of the expenditure of HTH sales tax proceeds in 2022 as well as financial information including, but not limited to, the allocation of proceeds by jurisdiction.<sup>53</sup>

This report also summarizes the significant additional annual data reporting provided at HTH's new online dashboard, as called for by the Initial Health Through Housing Implementation Plan 2022-2028 (the Plan) as adopted by Ordinance 19366.<sup>54,55,56</sup> Finally, this report provides information about the Health Through Housing Advisory Committee and confirms that the Committee has certified that the online dashboard is current and updated with 2022 data and ready for review, as directed by the Plan.<sup>57,58</sup>

### A. Performance Overview: Accomplishments and Effectiveness in 2022

HTH transforms what began as an emergency response at the peak of the COVID-19 pandemic into a permanent and impactful part of the region's housing landscape.<sup>59</sup> By repurposing existing buildings, HTH has housed hundreds of people in the initiative's first year, increased housing capacity in the region, and accelerated the region's response to homelessness.

Alongside other important affordable housing development strategies, HTH is collaborating with host jurisdictions, neighboring communities, and community-based supportive housing operators to address the shortage of affordable housing and supportive services for the region's most vulnerable residents.

HTH has created new supportive housing faster than any previous County initiative and has become an essential component of the region's response to homelessness.<sup>60</sup> The initiative also proceeded slower than initially planned for facilities in Redmond, Federal Way, Kirkland, and Capitol Hill, due to construction delays and time needed for interjurisdictional collaboration.

#### 2022 Highlights

In 2022, HTH housed hundreds of chronically homeless individuals in its first full year of operation. Specifically, the initiative opened five HTH buildings to new residents in need of supportive housing; acquired two additional buildings; and established supportive housing in jurisdictions where it had not previously existed.<sup>61</sup>

---

<sup>53</sup> K.C.C. 2A.300.200.A. [\[LINK\]](#)

<sup>54</sup> Ordinance 19366. [\[LINK\]](#)

<sup>55</sup> Initial Health Through Housing Implementation Plan. [\[LINK\]](#)

<sup>56</sup> Health Through Housing Dashboard. [\[LINK\]](#)

<sup>57</sup> Initial Health Through Housing Implementation Plan. [\[LINK\]](#)

<sup>58</sup> Health Through Housing Dashboard. [\[LINK\]](#)

<sup>59</sup> DCHS Blog: Preventing the Spread of COVID-19 in People Experiencing Homelessness. [\[LINK\]](#)

<sup>60</sup> Newly constructed affordable housing takes anywhere from one-and-a-half to three years to come online once funding is secured. By contrast, HTH opened buildings in an average of 11 months. See 2021 Housing Awards Annual Memorandum, pages 6-7. [\[LINK\]](#).

<sup>61</sup> Health Through Housing Dashboard. [\[LINK\]](#)

Highlights from HTH’s accomplishments in 2022 included:

- 803 people experiencing homelessness either temporarily or permanently housed in HTH units;
- 543 additional units opened to new HTH residents in Auburn, Renton, and Seattle;
- 158 additional units purchased or in escrow, building on the initial 858 units acquired and 350 operations-only units secured via memoranda of agreement in 2021;<sup>62</sup>
- \$70.2 million spent on acquisitions, services, and other program activities, building on significant acquisition activity in 2021.

HTH also impacted housing stability and health care access for people housed at HTH sites. Highlights from 2022 included:

- 348 individuals were permanently housed in HTH units or moved on to permanent housing elsewhere with the help of HTH resources.
- HTH’s Permanent Supportive Housing buildings show excellent housing stability rates of 96 to 98 percent as of December 2022. The majority of emergency housing buildings also show strong housing stability rates, with lower rates at one facility expected to be corrected in 2023.
- Baseline data on physical and behavioral health care access showed 31 percent of residents accessing physical health care and 32 percent of residents receiving behavioral health care through established publicly funded networks of care. On-site health and mobile behavioral health care specifically for HTH residents continues to expand.

### **Growing HTH Toward the Paramount Goal: Additional Units Obtained and Buildings Opened in 2022** *Units Obtained*

During calendar year 2022, King County acquired 121 units in Kirkland and entered escrow on 37 units in Seattle’s Capitol Hill neighborhood. This expands on significant acquisition activities and memoranda of agreement for operations-only buildings established in 2021, bringing the cumulative total number of supportive housing units added by HTH to the regional housing stock and pipeline to 1,366.<sup>63</sup> This number will increase as King County acquires one to two more buildings and establishes its final operations-only partnership in 2023.

Figure 1 shows the cumulative number of units within the HTH portfolio as of December 31, 2022, as well as their status as housing versus on-site office space that is essential to enable operators to deliver housing support services effectively, and units that were operational at the end of the calendar year versus in progress.<sup>64,65</sup>

<sup>62</sup> For specific details about the HTH buildings acquired in 2022, see the subsection of this report entitled *Additional Information on HTH Sites Acquired During 2022*, this report’s *Appendix B: Cumulative to Year End 2022 HTH Investments (Acquisitions and Operations-only Partnerships)*, and the *Location Map* tab of the HTH Dashboard. [\[LINK\]](#)

<sup>63</sup> The term “regional housing pipeline” refers to housing units that are under construction. By contrast, “regional housing stock” refers to housing units that been constructed and are open to residents.

<sup>64</sup> Health Through Housing Dashboard, Progress Toward 1,600 Units tab. [\[LINK\]](#)

<sup>65</sup> The term office space refers to residential units that are permanently converted to accommodate essential functions such as staff work space and medical exam rooms.



*Figure 1: Cumulative Number of HTH Housing Units as of December 31, 2022*  
 Goal: 1,600 Units



**Buildings Opened**

A total of 543 units across five HTH buildings opened to residents in 2022, as detailed in Figure 2 below.

*Figure 2: HTH Buildings Opened in 2022*

Building	Jurisdiction	Total Units
Sidney Wilson House	Renton	110
Bertha Pitts Campbell Place	Seattle	100
The North Star	Seattle	100
The Gateway in Honor of Tenaya Wright	Seattle	131
Don’s Place	Auburn	102

**More Operator Partnerships Established in 2022: Overcoming Workforce Challenges**

After a property is acquired and the need for immediate renovations is assessed, County staff identify a community-based housing provider to operate the facility, drawing from the HTH initiative’s pre-qualified housing provider pool. However, homeless service providers face longstanding challenges in worker recruitment and retention, due significantly to systemically low compensation that does not



keep up with the rising cost to live in King County.<sup>66,67</sup> These and other workforce challenges increased and were reinforced during the COVID-19 pandemic.<sup>68</sup>

As a result, HTH extended several procurements for operator contracts and postponed planned building openings in 2022 due to a lack of capacity among service providers. To mitigate future setbacks, DCHS staff proactively engaged pre-qualified provider agencies' leadership teams to acquaint them further with the HTH model's unique funding approach, explicit focus on capacity building, and benefit to communities throughout the region.

Despite these systemic challenges, HTH expanded its network of operators in 2022 to include the Urban League, Compass Housing Alliance, and Lavender Rights Project. These three new partners joined Downtown Emergency Service Center (DESC), Catholic Community Services, Plymouth Housing, and Chief Seattle Club as HTH operators.

As HTH nears the end of the acquisition phase, the initiative's focus is shifting to working with these housing operators to transition more people inside, deepen the network of supportive services offered on site, and grow new partnerships.

### **Number of People Housed in Health Through Housing Sites**

Over the course of 2022, HTH temporarily or permanently housed 803 people. As shown in Figure 3, 535 of these individuals lived in emergency housing (EH), while HTH housed 299 people in permanent supportive housing (PSH).<sup>69,70,71</sup>

Through the EH model, HTH quickly and effectively makes units available in buildings that are not yet ready for PSH to address EH needs and the region's housing crisis. People in HTH's EH buildings found respite as they continued to look for more permanent options with the help of trained housing navigators.

---

<sup>66</sup> Wage Equity Study. University of Washington School of Social Work, 2023. [\[LINK\]](#)

<sup>67</sup> 2021 King County Nonprofit Wage & Benefits Survey [\[LINK\]](#)

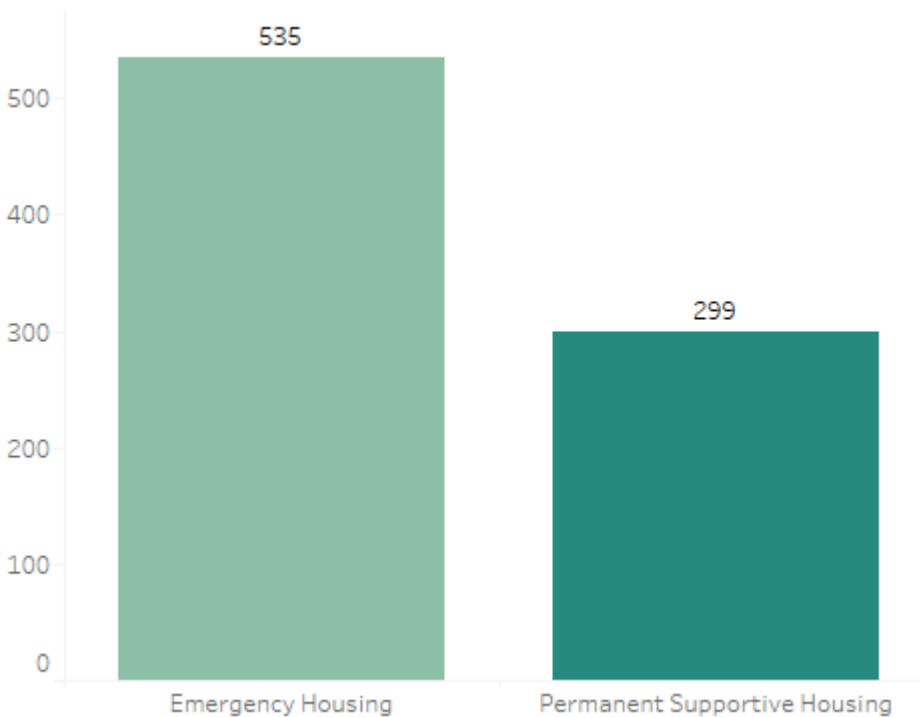
<sup>68</sup> 2021 King County Nonprofit Wage & Benefits Survey [\[LINK\]](#)

<sup>69</sup> A small number of residents moved between different HTH sites during 2022. These individuals are represented in both the EH and PSH totals, as well as both bars in Figure 3.

<sup>70</sup> EH in the HTH context means "a housing type where a chronically homeless person or person at risk of chronic homelessness can reside temporarily while seeking permanent housing. While intended to be temporary, there is no time limit on housing. Emergency housing will offer housing-oriented services, case management, and other necessary services and supports to assist households in stabilizing. NOTE: persons meeting the chronically homeless definition on entry maintain their chronic homeless status while in emergency housing." HTH operator request for bid (RFB) documents, 2021. See also Initial HTH Implementation Plan 2022-2028, page 19.

<sup>71</sup> PSH in the HTH context means "non-time limited affordable housing for a household that is homeless on entry, and has a condition or disability, such as mental illness, substance use disorder, chronic health issues, or other conditions that create multiple and serious ongoing barriers to housing stability. Households need a long-term high level of services in order to meet the obligations of tenancy and maintain their housing. Tenant holds a rental agreement or lease and may continue tenancy as long as rent is paid, and the tenant complies with the rental agreement or lease. Tenants have access to a flexible array of comprehensive services, mostly on site, such as medical and wellness, mental health, substance use disorder, vocational/employment, and life skills. Services are available and encouraged but are not to be required as a condition of tenancy. There is ongoing communication and coordination between supportive service providers, property owners or managers, and/or housing subsidy programs. PSH may be facility-based or with scattered-site." HTH operator request for bid (RFB) documents, 2021. See also Initial HTH Implementation Plan 2022-2028, pages 18-19. [\[LINK\]](#)

Figure 3: People Housed in HTH Emergency Housing or Permanent Supportive Housing in 2022



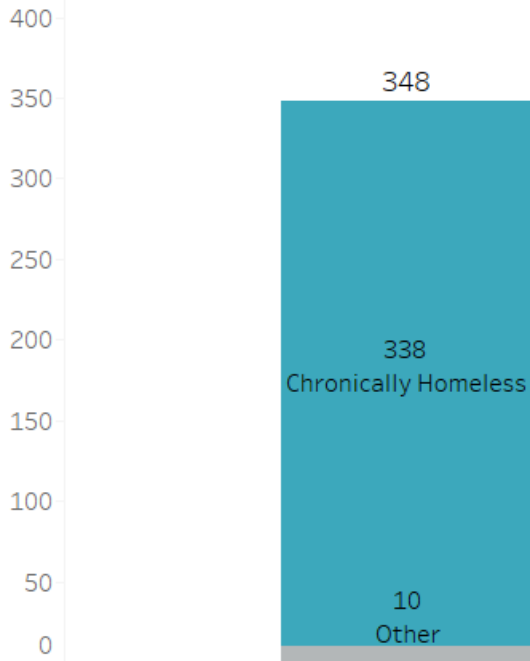
#### Number of People Moved from Chronic Homelessness to Permanent Housing

As shown in Figure 4 below, in 2022, 348 individuals were permanently housed in HTH units or moved on to permanent housing elsewhere with the help of HTH resources. Of those 348 individuals, 338 were chronically homeless.<sup>72,73</sup>

<sup>72</sup> Chronic homelessness as defined by KCC 24.30.010 refers to a household that includes an adult with a disability that either is currently experiencing homelessness for at least 12 consecutive months or has experienced homelessness for a cumulative 12 months within the previous three years. [\[LINK\]](#) This definition is designed to align with the U.S. Department of Housing and Urban Development (HUD) definition that the Homeless Management Information System (HMIS) uses. [\[LINK\]](#)

<sup>73</sup> Of the remaining 10 individuals, shown in Figure 4 as “other,” five were at risk of chronic homelessness and five were relocated from King County’s non-congregate shelter programs upon their closure in 2022. “At risk of chronic homelessness,” unique to King County and established by KCC 24.30.010 [\[LINK\]](#), is defined as a household that 1) includes an adult with a developmental, physical, or behavioral health disability; 2) is currently experiencing homelessness for only 10 to 12 months in the previous three years, or has experienced homelessness for a cumulative total of 12 months within the last five years; and 3) includes one adult that has been incarcerated within the previous five years in a jail or prison, includes one adult that has been detained or involuntarily committed under chapter 71.05 RCW, or identifies as a member of a population that is demographically overrepresented among persons experiencing homelessness in King County. DCHS is currently partnering with housing operators to transition residents from previously existing non-congregate shelter programs into non-HTH funded properties. This transition is anticipated to be complete by June 2023.

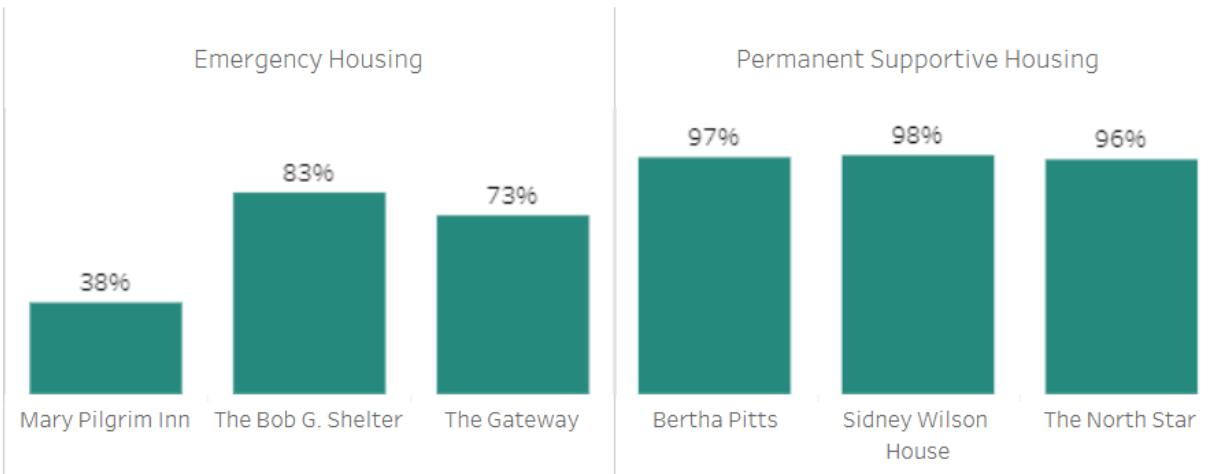
Figure 4: Number of People Permanently Housed Through HTH in 2022



#### Percent of HTH Residents who Maintain Housing in HTH or Exit to Permanent Housing

Preliminary data displayed in Figure 5 show that PSH buildings performed stronger than EH buildings in helping people maintain their housing or move on to permanent housing elsewhere. HTH's PSH buildings show housing stability rates of 96 to 98 percent as of December 2022. EH buildings also show generally strong housing stability rates, including 83 percent at the Bob G. and 73 percent at the Gateway. The Mary Pilgrim Inn is a notable outlier with 38 percent housing stability. This lower rate results mainly from data quality issues and initial challenges with program implementation as that site's operator transitioned from its longstanding shelter model to HTH's EH model. DCHS has since engaged agency leadership and provided technical assistance to front line staff. DCHS anticipates future housing stability outcomes at the Mary Pilgrim Inn to be comparable to the other two EH properties that are already operating. Housing stability metrics can also vary from site to site due to the specific population served. Notably, the ability of EH residents to exit to permanent housing is largely dependent on the availability of such housing regionwide, as the majority of HTH-funded PSH sites are filled with individuals who are living unsheltered.

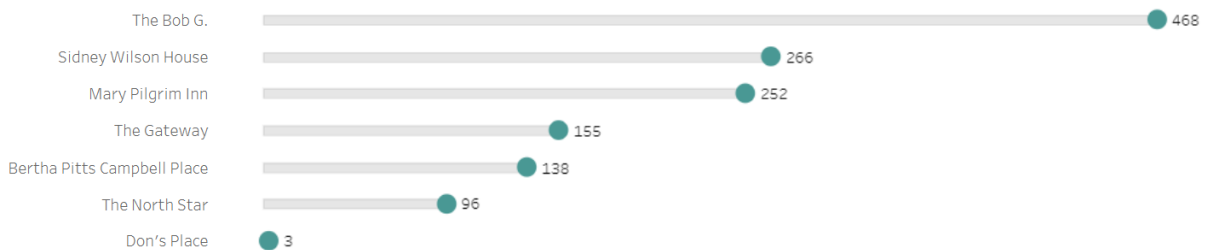
Figure 5: Percent of Residents who Maintained HTH Housing or Exited to Permanent Housing



### Average Length of Stay

Because each building in HTH opened to residents at a different time, and all operational HTH facilities have been open to residents less than two years, length of stay statistics varies dramatically. Figure 6 shows that HTH sites that have opened recently have shorter lengths of stay on average than sites that have been established for longer periods of time. These length of stay figures are expected to rise over time as residents remain enrolled. The higher retention rates and lengths of stay at sites that were established earlier suggest the HTH model, as a whole, will yield positive outcomes in this area over time.

Figure 6: Average Length of Stay for HTH Sites



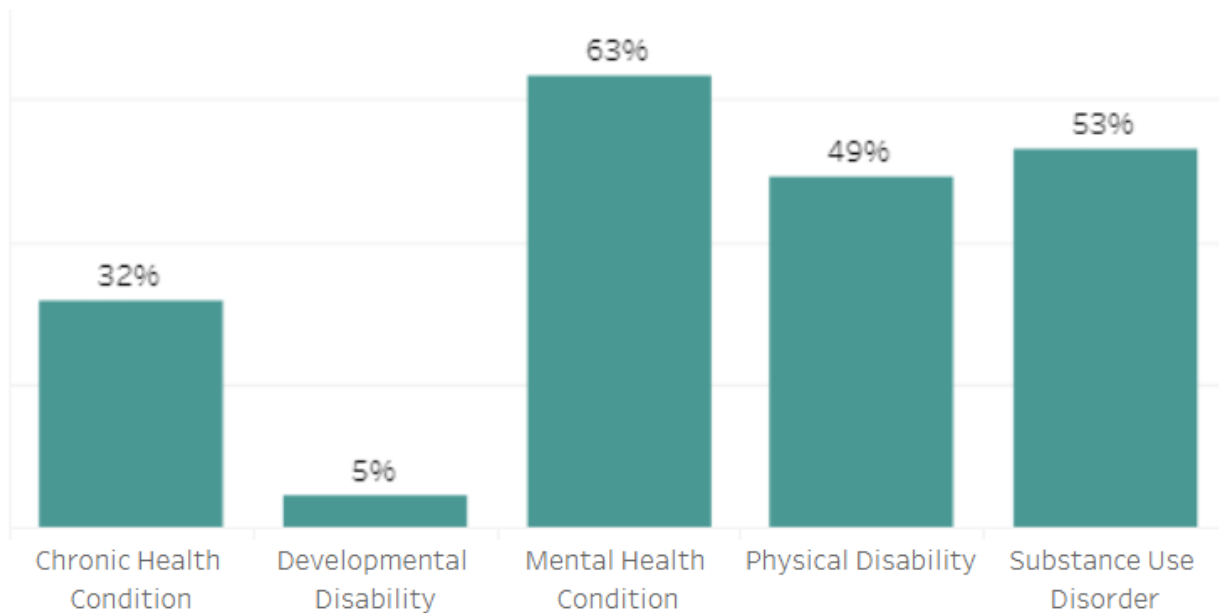
### HTH Residents' Health Challenges

Overall, people experiencing homelessness have high rates of illness and chronic mental and physical health conditions, and on average die 12 years earlier than the general U.S. population. Their lack of housing creates barriers to accessing health care and following health care directives, such as adhering to mental health and prescription medication routines.<sup>74</sup>

Figure 7 below shows the wide array of health challenges that residents of HTH sites face. At the time they moved into an HTH building, nearly two thirds of HTH residents reported experiencing a mental health condition, and over half faced a substance use disorder (SUD). Nearly half also had a physical disability. Other HTH residents reported chronic health conditions or developmental disabilities.

<sup>74</sup> Homelessness and Health: What's the Connection? National Health Care for the Homeless Council. [\[LINK\]](#)

Figure 7: Percent of HTH Residents in 2022 Reporting Health Conditions at Move-in



#### HTH as a Direct and Indirect Driver of Health

HTH reflects the premise that safe, stable, and affordable housing is a fundamental component of a person's ability to gain and sustain health. By working creatively to develop new supportive housing capacity for some of the region's most vulnerable people, HTH offers a dignified place for people directly impacted by chronic homelessness to rest, heal, and thrive.

HTH supports people in their health and wellbeing through on-site operators and partner service providers. By pairing apartment units with on-site health care services and programming to address the social determinants of health, the HTH model makes housing both a direct and indirect driver of health.

In 2022, the HTH initiative developed partnerships with local community-based organizations for the purpose of providing health supportive services designed especially for HTH residents. These partnerships include:

- On-site medical care and health insurance enrollment in collaboration with HealthPoint and Community Health Plan of Washington;
- A 24/7 mobile behavioral health crisis response program, known as the Mobile Response Team (MRT), through DESC for crisis intervention and acute behavioral health supports, described further below; and
- On-site access to medications for opioid use disorder, low acuity physical health care, and behavioral health counseling through a dedicated partnership with We Care Daily Clinics.

In addition to physical and behavioral health care, HTH is designed to address the social determinants of health through holistic services and programming. Examples of these services include:

- Mobility and public transportation support from King County Metro;
- Provision of nutritional, culturally responsive food boxes to address food insecurity among residents; and
- Pro-social activities and programming such as computer labs and fitness classes.

### *Implementation Status of Health Supportive Services*

Mobile Response Team, accessible van services, and food security services were activated at several HTH sites by the end of 2022. The full range of health supportive services will be available at all HTH buildings by 2024. Physical and behavioral health care services that were under development during 2022 are expected to be available in future HTH reporting starting in 2023.

### *Mobile Behavioral Health Service Implementation and Data Collection Update*

Consistent with the HTH Implementation Plan, using temporary federal American Rescue Plan Act (ARPA) funding, in March 2022 DCHS established a 24/7 mobile behavioral health crisis response program, referred to as the Mobile Response Team (MRT), and selected DESC as its operator.<sup>75</sup> By the end of the year, this program served selected supportive housing buildings funded by King County, including HTH's Bertha Pitts Campbell Place in Seattle, Mary Pilgrim Inn in Seattle, and Sidney Wilson House in Renton. Based on projected staff capacity, DESC intends to expand MRT service to HTH's Bob G. in Seattle, Don's Place in Auburn, and Salmonberry Lofts in Seattle in 2023. MRT services will be available at all HTH buildings in 2024, consistent with the HTH Implementation Plan.<sup>76</sup>

Given the anticipated 2024 timeline for full MRT implementation and the beginning of local HTH funding for the program, comprehensive program data collection will begin at that time, and will include information about people served by geographic area. While the scope of the MRT is still expanding, residents continue to have access to behavioral health services provided by Public Health – Seattle & King County's Health Care for the Homeless Network, as well as the network of community behavioral health providers administered by King County DCHS' Behavioral Health and Recovery Division (BHRD) that are available through Medicaid, state funding, and MIDD behavioral health sales tax funds.

### *Baseline Metrics for Physical Health Care and Behavioral Health Care Access*

Initial data points from the HTH initiative's first full year serve as baseline benchmarks to inform the future of HTH's work, including the initiative's efforts to help residents access the care they need. In 2022:

- 31 percent of HTH residents accessed physical health care supports through Health Care for the Homeless Network (HCHN) and Public Health – Seattle & King County facilities.<sup>77</sup>
- 32 percent of residents accessed behavioral healthcare supports through HCHN and King County BHRD's network of community behavioral health agencies.<sup>78</sup>

---

<sup>75</sup> The Initial Health Through Housing Implementation Plan 2022-2028 described plans for HTH funding for the mobile behavioral health team called for by the plan's supporting goal 2 to begin after temporary funds for such services via the federal American Rescue Plan Act (ARPA) are no longer available. As of the drafting of this report, the transition from ARPA funding to HTH funding for this service is anticipated December 2024. Consistent with the plan and KCC 24.30.030, the County regularly allocates a portion of HTH funds to the Behavioral Health Fund to support behavioral health services that are ineligible for Medicaid funding, and these transfers to the Behavioral Health Fund will be used to support the mobile behavioral health team, referred to in this report as the Mobile Response Team.

<sup>76</sup> Initial Health Through Housing Implementation Plan. [[LINK](#)]

<sup>77</sup> Health Through Housing Dashboard, *Health Supports* tab. [[LINK](#)]

<sup>78</sup> Health Through Housing Dashboard, *Health Supports* tab. [[LINK](#)]

A core tenet of the supportive housing model is respecting each person’s right to choose whether and how to access care.<sup>79</sup> HTH residents access health care services in a variety of ways, not all of which can be quantified via data available to HTH. For example, HTH residents may obtain health care through Medicare, the U.S. Department of Veterans Affairs, charity care, private insurance, or out-of-pocket payment, but such care is not readily evident to King County. HTH will continue to monitor health outcomes and access and update its dashboard and other reporting to reflect additional data on care access as it becomes available.

### **Demographic Data and Progress toward Reducing Disproportionality**

Consistent with Ordinance 19179, HTH is focused on housing historically marginalized communities that are more likely to experience chronic homelessness.<sup>80</sup> Accordingly, HTH’s primary supporting goal is to annually reduce the racial-ethnic disproportionality among persons experiencing chronic homelessness.<sup>81</sup>

Compared to their share of the general King County population, American Indian/Alaska Native/Indigenous, Black/African American/African, Native Hawaiian/Pacific Islander, and Hispanic/Latin(a)(o)(x) communities are each overrepresented among those experiencing chronic homelessness.<sup>82</sup> At the same time, few supportive housing programs in this region are designed or operated by organizations from these communities. HTH’s intentional focus on housing historically marginalized communities that are more likely to experience homelessness have led to partnerships with organizations that focus on such communities, like Chief Seattle Club, the Urban League, and Lavender Rights Project. These operator partnerships are one way the initiative helps to increase access to supportive housing that is by and for communities of color.

Many broader societal factors influence the racial-ethnic disproportionality among people experiencing chronic homelessness. Redlining, rental housing discrimination, and other racially exclusive land use and housing practices have limited affordable housing opportunities for communities of color and increased their risk of homelessness.<sup>83</sup> Exposure to the criminal legal system, the child welfare system, and lack of access to quality schools and health care drive homelessness, and systemic racism is a feature of each of these systems.<sup>84, 85</sup> New research has also shown that intergenerational poverty and involvement in multiple systems, both of which disparately impact communities of color, strain families’ abilities to stay together and successfully avoid or exit homelessness.<sup>86</sup> Together, these factors, as well as how well

---

<sup>79</sup> Key Principles of Supportive Housing, Corporation for Supportive Housing. [\[LINK\]](#) Permanent Supportive Housing, National Alliance to End Homelessness. [\[LINK\]](#)

<sup>80</sup> Ordinance 19179. [\[LINK\]](#)

<sup>81</sup> Initial Health Through Housing Implementation Plan. [\[LINK\]](#)

<sup>82</sup> King County HMIS Data as of 3/1/2023, US Census Bureau American Community Survey 5-Year Estimates, 2017-2021. For more discussion of disproportionality in chronic homelessness, including a disproportionality index that provides another way to understand the issue, see the *Understanding Disproportionality* tab of the HTH Dashboard. [\[LINK\]](#)

<sup>83</sup> Affordable Housing Committee of the Growth Management Planning Council. (2023). Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices. [\[LINK\]](#)

<sup>84</sup> National Alliance to End Homelessness. Homelessness and Racial Disparities. [\[LINK\]](#)

<sup>85</sup> Urban Institute. (2022). Why School Segregation Matters. [\[LINK\]](#)

<sup>86</sup> Olivet, J., Wilkey, C., Richard, M., Dones, M., Tripp, J., Beit-Arie, M., Yampolskaya, S., & Cannon, R. (2021). Racial Inequity and Homelessness: Findings from the SPARC Study. *The ANNALS of the American Academy of Political and Social Science*, 693(1), 82–100. [\[LINK\]](#)

other supportive housing programs in the region are working to advance equity in who they house, shape the landscape of homelessness in King County.

HTH works to address disproportionality by intentionally housing individuals who come from communities disproportionately impacted by chronic homelessness. In this respect, as shown in Figure 8, HTH made modest progress in addressing disproportionality for Black/African American/African households experiencing chronic homelessness in 2022 by serving a higher proportion of Black/African American/African households than the proportion of King County residents who both experience chronic homelessness and identify as Black/African American/African. HTH resident demographics in 2022 approximated the racial/ethnic makeup of King County’s chronically homeless population as a whole. HTH did not make progress in reducing disproportionality for American Indian/Alaska Native/Indigenous, Native Hawaiian/Pacific Islander, or Hispanic/Latin(a)(o)(x) households in 2022.

*Figure 8: Race/Ethnicity of HTH residents in 2022 Compared to Chronically Homeless Population and Overall Population in King County*

<b>Race/Ethnicity</b>	<b>Percent of 2022 HTH Residents</b>	<b>Percent of People in King County Experiencing Chronic Homelessness</b>	<b>Percent of King County Population</b>
American Indian, Alaska Native, or Indigenous	3%	5%	1%
Asian or Asian American	3%	2%	18%
Black, African American, or African	27%	26%	6%
Hispanic/Latin(a)(o)(x)	9%	10%	8%
Multiracial	5%	7%	7%
Native Hawaiian or Pacific Islander	2%	2%	1%
Unknown/Unreported	6%	3%	N/A
White	45%	45%	58%

Sources: Seattle-King County HMIS Data as of 3/1/2023. US Census Bureau American Community Survey 5-Year Estimates, 2017-2021.

DCHS continues to investigate this trend through its ongoing evaluation of the initiative. However, forthcoming racial equity strategies, to be implemented in 2023 and 2024, are expected to yield progress in future years toward reducing disproportionality across overrepresented groups. These strategies include:

- Conducting culturally responsive homeless outreach;
- Directing resources and technical assistance to organizations that are representative of, and accountable to, overrepresented communities, to equip them as operators of supportive housing; and
- Developing a data-driven system for assessing referrals based on disproportionality and vulnerability to continued homelessness.

To further this goal, HTH will also complete the full opening of a building operated by the Chief Seattle Club as well as a building in Seattle’s Capitol Hill neighborhood that will focus on housing gender-diverse people.



## B. Site Locations and Other Geographic Information

The HTH initiative’s 15 sites, including 11 acquired buildings and four operations-only buildings, are located throughout North, East, South, and central King County, including in seven of the nine County Council districts, as shown in Figure 9 below. Additional details on all sites in the HTH portfolio can be found in *Appendix B: Cumulative to Year End 2022 HTH Investments (Acquisitions and Operations-only Partnerships)* and at the *Location Map* tab of the HTH dashboard.<sup>87</sup>

Figure 9: Map of HTH Site Locations





Housing Type  
■ Permanent Supportive Housing  
■ Emergency Housing

<sup>87</sup> HTH Dashboard, Location Map tab. [\[LINK\]](#)

### Additional Information on HTH Sites Acquired During 2022

As summarized in the Performance Overview subsection of this report, during calendar year 2022 the HTH initiative acquired or entered escrow on two additional buildings totaling 158 additional units. Details on the two buildings acquired in 2022, including address, cost of acquisition, initial housing type, number of units, and acreage, as well as photos of each property, are shown in Figure 10 below.

Figure 10: HTH Sites Acquired in 2022

<b>1   Former La Quinta Inn (Kirkland), 10530 Northup Way, Kirkland</b>
<b>Property Details</b>
Cost: \$28.8 million Initial Housing Type: Emergency Housing Total Units Acquired: 121 Acres: 1.83 acres
<ul style="list-style-type: none"><li>• One four-story structure with basement, outdoor pool, and parking lot.</li></ul>
<b>Building Photos</b>
 

**2 | Capitol Hill, 1010 E Republican St, Seattle****Property Details**

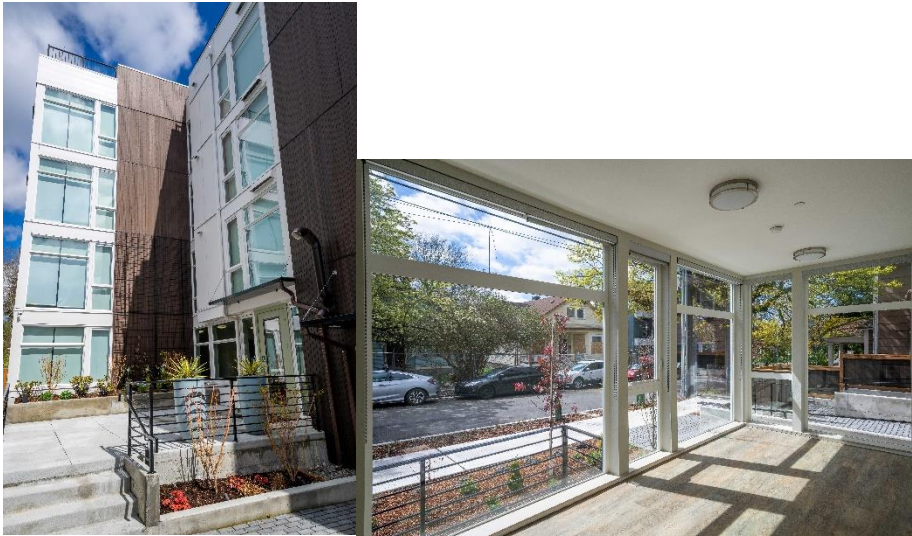
Cost: \$11.6 million

Initial Housing Type: Permanent Supportive Housing

Total Units Acquired: 37

Acres: 0.14 acres

- One four-story structure with basement and courtyard.

**Building Photos****Individuals Served with Local Community Ties**

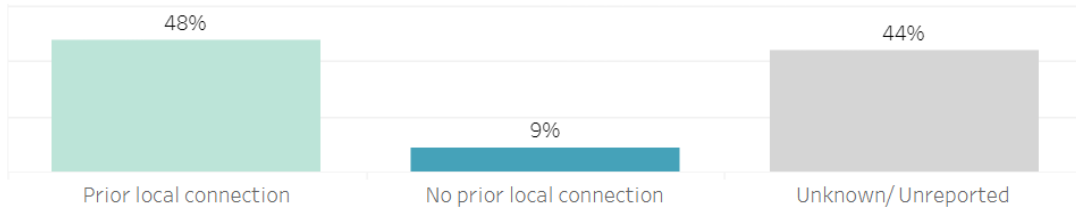
HTH is designed to provide referral pathways for people who live in or near the city in which the site is located or have ties to that community, consistent with RCW 82.14.530 and the Initial HTH Implementation Plan 2022-2028.<sup>88,89,90</sup> Figure 11 shows that in 2022, 382 individuals, or 48 percent of HTH residents, reported at the time of enrollment that they had a prior local connection to the jurisdiction in which their HTH site is located, significantly exceeding the threshold in RCW 82.14.530. Meanwhile, 71 individuals, or nine percent of HTH residents, reported having no prior local connection. For the remaining 350 individuals, or 44 percent of HTH residents, connection to their local jurisdiction was either unknown or unreported.

<sup>88</sup> Revised Code of Washington 82.14.530 [\[LINK\]](#)

<sup>89</sup> Initial Health Through Housing Implementation Plan. [\[LINK\]](#)

<sup>90</sup> RCW 82.14.530(3)(b) requires counties to provide an opportunity for 15 percent of units at a facility to be provided to individuals who are living in or near the city in which the facility is located, or have ties to that community.

Figure 11: HTH Residents with Local Connections to their Host Jurisdiction



### C. Financial Information

The HTH initiative is funded by a 0.1 percent sales and use tax imposed by the County in 2020 by Ordinance 19179.<sup>91</sup> The County leverages anticipated tax revenue to be collected in future years to issue bonds that finance the immediate costs of capital acquisition and rehabilitation. This section of the report summarizes total revenue, actual expenditures, and allocation of debt service in 2022, and provides information about the distribution of proceeds across HTH host jurisdictions.

#### Annual Revenue

As shown in Figure 12, the HTH initiative's 2022 revenue totaled \$68.8 million, including \$67.9 million from sales tax revenue and \$0.8 million from interest. The HTH initiative's slightly higher expenditures than revenues in 2022 are consistent with the approach in the HTH Implementation Plan.<sup>92</sup>

Figure 12: Annual Revenue in 2022

Health Through Housing Revenue in 2022	
Tax Revenue	\$67,948,810
Interest	\$840,685
Bond Proceeds	\$0
<b>Total 2022 Revenue</b>	<b>\$68,789,495</b>

#### Actual Expenditures

Funding for HTH is distributed across the following strategies, each of which are described further in the HTH Implementation Plan.

- *Strategy 1:* Capital Financing and Improvement for HTH Sites
- *Strategy 2:* Emergency and Permanent Supporting Housing Operations
- *Strategy 3:* Behavioral Health Services Outside of HTH Sites
- *Strategy 4:* Capacity Building Collaborative
- *Strategy 5:* Evaluation and Performance Measurement
- *Strategy 6:* Future Acquisition of Additional Properties

Figure 13 below shows the actual expenditures for the HTH Initiative in 2022, which totaled approximately \$70.2 million. Variances from the original expenditure plan in the HTH Implementation Plan include an increase of \$1.4 million in Strategy 1 due to acceleration of rehabilitation timelines, a

<sup>91</sup> KCC chapter 4A.503. [\[LINK\]](#)

<sup>92</sup> As shown in the Initial Health Through Housing Implementation Plan 2022-2028, by design, revenue and spending for HTH varies from year to year based on timing of bond issuance, acquisition, rehabilitation, and initiation of operations. [\[LINK\]](#)



\$25.7 million reduction in Strategy 2 due to sites opening later than initially planned, and an increase of \$30 million in Strategy 6 to fund site acquisition after 2021.<sup>93</sup>

Figure 13: Expenditures by HTH Strategy, 2022

<b>Health Through Housing Expenditures in 2022</b>	
<b>Strategy 1 Capital Financing and Improvements for HTH Sites (Rehabilitation)</b>	\$2,431,234
<b>Strategy 2 Emergency and Permanent Supportive Housing Operations</b>	\$10,387,224
Facility Maintenance	\$3,289,990
Program Operations	\$7,097,233
<b>Strategy 3 Behavioral Health Services Outside HTH Sites</b>	\$8,702,205
<b>Strategy 4 Capacity Building Collaborative</b>	\$123,823
<b>Strategy 5 Evaluation and Performance Measurement</b>	\$250,631
<b>Strategy 6 Future Acquisition of Additional Properties (Acquisitions after 2021)</b>	\$29,950,774
<i>Initiative Administration</i>	\$1,367,646
<i>Bond Financing Cost (Debt Service)</i>	\$16,940,618
<b>Total 2022 Expenditures</b>	<b>\$70,154,155</b>

### Allocation of Expenditures by Jurisdiction

For HTH, King County receives 0.1 percent sales and use tax revenue from each jurisdiction within the region except Bellevue, Covington, Issaquah, Kent, Maple Valley, North Bend, Renton, and Snoqualmie. These jurisdictions passed municipal legislation in 2020 to keep the tax revenue generated under RCW 82.14.530 under city control.<sup>94,95,96,97,98,99,100,101</sup> RCW 82.14.530 requires King County to plan to spend at least 30 percent of the revenue collected from cities with a population greater than 60,000 within that jurisdiction. The cities in King County that meet this population threshold but did not pass their own city-level sales tax are Federal Way, Kirkland, Redmond, Sammamish, and Seattle. Among these cities, King County purchased HTH facilities in Federal Way, Kirkland, Redmond, and Seattle, and Executive staff have met with staff from the City of Sammamish, consistent with the HTH Implementation Plan.<sup>102</sup>

Figure 14 provide a breakdown of 2022 spending in each HTH partner jurisdiction. An interactive map of spending in each partner jurisdiction can be found in the HTH dashboard under the *Revenue and Expenditures* tab. Expenditures for HTH strategies 3, 4, 5, and initiative administration, shown in this table as "other expenditures," cannot be readily allocated to specific jurisdictions.

<sup>93</sup> The Initial HTH Implementation Plan 2022-2028 requires the Executive to notify the Council of substantive changes to annual allocations that meet criteria defined in the plan. Accordingly, as of the drafting of this report, the Executive has twice provided notifications to the Council of reallocations of HTH proceeds: in February 2022 to continue acquisition activities after 2021 via Strategy 6, and in November 2022 to fund capital improvements under Strategy 1 and debt payments. Other adjustments to annual allocations, such as keeping under-expended proceeds within the same strategy for use in a subsequent year, are not included in the notification process.

<sup>94</sup> City of Bellevue Resolution 9826. [\[LINK\]](#)

<sup>95</sup> City of Covington Ordinance 14-20. [\[LINK\]](#)

<sup>96</sup> City of Issaquah Ordinance 2922. [\[LINK\]](#)

<sup>97</sup> City of Kent City Code 3.16.035 Additional Sales or Use Tax for Housing. [\[LINK\]](#)

<sup>98</sup> City of Maple Valley Ordinance No. O-20-708. [\[LINK\]](#)

<sup>99</sup> City of North Bend Resolution 1955. [\[LINK\]](#)

<sup>100</sup> City of Renton Ordinance 5983. [\[LINK\]](#)

<sup>101</sup> City of Issaquah Resolution 1557. [\[LINK\]](#)

<sup>102</sup> The plan notes that the County and the city of Sammamish agreed in 2021 that the County would not pursue HTH acquisition in Sammamish but would meet annually to discuss HTH and opportunities for partnership.

Figure 14: Allocation of Expenditures by Jurisdiction, 2022

HTH Host Jurisdiction	Expenditure Category	2022 Amount
Auburn	Acquisition	\$172,445
	Facility Maintenance	\$425,739
	Program Operations	\$145,101
	Bond Financing Cost	\$902,822
	<b>Total</b>	<b>\$1,646,108</b>
Federal Way	Acquisition	* \$0
	Facility Maintenance	\$273,959
	Program Operations	\$5,119
	Bond Financing Cost	\$1,748,418
	<b>Total</b>	<b>\$2,027,496</b>
Kirkland	Acquisition	\$28,778,617
	Facility Maintenance	\$287,931
	Program Operations	\$14,425
	Bond Financing Cost	\$2,160,060
	<b>Total</b>	<b>\$31,241,033</b>
Redmond	Acquisition	\$50,091
	Facility Maintenance	\$199,745
	Program Operations	\$5,119
	Bond Financing Cost	\$2,107,347
	<b>Total</b>	<b>\$2,362,302</b>
Renton	Acquisition	** (\$203,349)
	Building Rehabilitation	\$959,924
	Facility Maintenance	\$465,377
	Program Operations	\$960,996
	Bond Financing Cost	\$2,223,731
	<b>Total</b>	<b>\$4,406,679</b>
Seattle	Acquisition	\$1,152,971
	Building Rehabilitation	\$1,471,311
	Facility Maintenance	\$1,637,022
	Program Operations	\$5,966,472
	Bond Financing Cost	\$7,798,239
	<b>Total</b>	<b>\$18,026,015</b>
<b>Total Expenditures Allocated by Jurisdiction</b>		<b>\$59,709,633</b>
<b>Other Expenditures</b>		<b>\$10,444,522</b>
<b>Grand Total</b>		<b>\$70,154,155</b>

## Notes:

\* All acquisition activity in Federal Way took place in 2021 and is therefore not represented in this table.

\*\* The negative acquisition amount for Renton in 2022 reflects an expense that was initially misclassified as an acquisition in 2021 but was reclassified as rehabilitation in 2022.

### Average Per-Unit Costs by Site

The cost per-unit for each HTH site varies based on the circumstances of each acquisition as well as site development process and timing. Figure 15 identifies per-unit acquisition costs; facility maintenance (which includes site work outside of major rehabilitation or PSH conversion); and operational costs (which include services provided by housing operators and contracted partners and administrative support from King County’s Facilities Management Division.)

Per-unit acquisition costs shown in Figure 15, which are one-time costs incurred for the purchase of an HTH building, depend on the facility type, timing of purchase, and unique conditions of each geographic area’s real estate market. As of December 31, 2022, the cumulative to date average per-unit acquisition cost of HTH properties is \$229,314.<sup>103</sup> Consistent with annual reporting requirements, Figure 15 below shows acquisition costs incurred in 2022 alone, alongside 2022 maintenance and operations costs.

Figure 15 also shows facility maintenance and operations costs per unit for 2022. These costs vary between buildings based on each site’s initial configuration and physical condition as well as the length of time for which a given site has been operational. For example, former extended stay hotels are equipped with kitchens in each unit, and therefore cost more per unit to maintain than sites without kitchens. Sites that have been open and operating for longer periods of time, such as the Mary Pilgrim Inn (which opened in November 2021) and Sidney Wilson House (which opened in April 2022) had higher operations costs in 2022 than buildings such as Don’s Place, which opened in December 2022.

Once conversion work begins in 2024, HTH reporting will reflect the average per-unit cost of converting EH buildings to PSH.

*Figure 15: Cost Per Unit for Each HTH Site*

HTH Facility	Expenditure	Cost Per Unit
Bertha Pitts Campbell Place	Acquisition (one-time cost)	N/A
	Maintenance	\$0
	Operations	\$3,856
	<b>Total Cost Per Unit</b>	<b>\$3,856</b>
Don’s Place	Acquisition (one-time cost)	\$117,925
	Maintenance	\$3,064
	Operations	\$722
	<b>Total Cost Per Unit</b>	<b>\$121,711</b>
Former Extended Stay America (Federal Way)	Acquisition (one-time cost)	\$230,637
	Maintenance	\$1,375
	Operations	\$25
	<b>Total Cost Per Unit</b>	<b>\$232,037</b>

<sup>103</sup> For this section of the report, the term “average” refers to weighted mean and includes the following properties: The Bob G, The Argyle, Sidney Wilson House, former Redmond Silver Cloud, Don’s Place, Mary Pilgrim Inn, Salmonberry Lofts, the Gateway, former Extended Stay America Federal Way, and former La Quinta Inn in Kirkland. Capitol Hill has been omitted from this calculation as the full acquisition costs for this property were not incurred until 2023.

HTH Facility	Expenditure	Cost Per Unit
Former La Quinta Inn (Kirkland)	Acquisition (one-time cost)	\$237,840
	Maintenance	\$1,190
	Operations	\$60
	<b>Total Cost Per Unit</b>	<b>\$239,090</b>
Former Silver Cloud Inn (Redmond)	Acquisition (one-time cost)	\$194,974
	Maintenance	\$1,435
	Operations	\$18
	<b>Total Cost Per Unit</b>	<b>\$196,427</b>
Mary Pilgrim Inn	Acquisition (one-time cost)	\$177,804
	Maintenance	\$1,187
	Operations	\$13,979
	<b>Total Cost Per Unit</b>	<b>\$192,970</b>
North Star	Acquisition (one-time cost)	N/A
	Maintenance	\$0
	Operations	\$2,924
	<b>Total Cost Per Unit</b>	<b>\$2,924</b>
Salmonberry Lofts	Acquisition (one-time cost)	\$299,069
	Maintenance	\$3,394
	Program Operations	\$406
	<b>Total Cost Per Unit</b>	<b>\$302,869</b>
Sidney Wilson House	Acquisition (one-time cost)	\$260,609
	Maintenance	\$3,484
	Program Operations	\$4,368
	<b>Total Cost Per Unit</b>	<b>\$268,461</b>
The Argyle	Acquisition (one-time cost)	\$254,367
	Maintenance	\$364
	Program Operations	\$0
	<b>Total Cost Per Unit</b>	<b>\$254,731</b>
The Bob G.	Acquisition (one-time cost)	\$206,408
	Maintenance	\$6,175
	Program Operations	\$0
	<b>Total Cost Per Unit</b>	<b>\$212,583</b>
The Gateway	Acquisition (one-time cost)	\$313,511
	Maintenance	\$2,548
	Program Operations	\$6,785
	<b>Total Cost Per Unit</b>	<b>\$322,844</b>

## Notes:

The Capitol Hill acquisition entered escrow in 2022 and financial records for that year reflect only earnest money paid as opposed to the full cost of acquisition. For this reason, Capitol Hill is omitted from this chart. Sacred Medicine House and DESC Green Lake were under construction in 2022 and thus are also omitted from this chart.

Small or zero-dollar program operations amounts reflect scenarios in which housing operations began in 2023. For these buildings, 2022 operations expenses were limited to items such as staff times from King County's Facilities Management Division and security at vacant buildings.



## D. HTH Advisory Committee Establishment, Membership, and Certification of Dashboard

### Advisory Committee Establishment and Initial Membership

KCC 2A.300.200 and KCC 24.30.020 call for a HTH Advisory Committee.<sup>104,105</sup> The HTH Advisory Committee is a 12- to 16-member group advising the King County Executive and King County Council on current and future implementation of the HTH initiative. In addition to providing guidance, the committee is responsible for:

- Reviewing the initiative’s performance data;
- Providing annual certification of the HTH Dashboard;
- Reporting annually to the King County Council and the community at large on the expenditures, accomplishments, and effectiveness of the HTH Initiative.

As part of the initiative’s commitment to equity and social justice and consistent with the Implementation Plan, the HTH Advisory Committee centers individuals with lived experience and communities who have been historically overrepresented in the region's homelessness crisis. All committee members reside in King County and demonstrate track records of supporting and promoting equitable, affordable, and supportive housing in the region.

Consistent with KCC. 2A.300.200, on March 16, 2023, the Executive provided notice to the King County Council with information about proposed Advisory Committee members before he appointed them to the committee.<sup>106,107</sup> Initial committee members include the following 14 King County residents. For more information about the members, visit the *Advisory Committee* tab of the HTH Dashboard.<sup>108</sup>

Figure 16: Health Through Housing Advisory Committee Members

Health Through Housing Advisory Committee Members		
Elizabeth Archambault	Lena Bernal	Brook Buettner
Avon Curtis	Tulika Dugar	Isadora Eads
Febben Fekadu	Marissa Fitzgerald	Sean Healy
Sara Lidstrom	Krystal Marx	Sarah Stewart
Da’mont Vann	Barbara Walker	

The Advisory Committee met for the first time on May 18, 2023. The committee reviewed the HTH dashboard at its initial meeting and certified that it was current and updated with the previous calendar year’s data, consistent with the process outlined in the Plan.<sup>109</sup>

### E. Additional Information Available in the HTH Dashboard

Significant additional information about the HTH initiative is in the online HTH dashboard available [here](#).<sup>110</sup> For example, the dashboard includes:

<sup>104</sup> KCC 2A.300.200. [\[LINK\]](#)

<sup>105</sup> KCC 24.30.020. [\[LINK\]](#)

<sup>106</sup> KCC 2A.300.200. [\[LINK\]](#)

<sup>107</sup> Health Through Housing Advisory Committee Member Appointments Letter. [\[LINK\]](#)

<sup>108</sup> Health Through Housing Dashboard. [\[LINK\]](#)

<sup>109</sup> Initial Health Through Housing Implementation Plan 2022-2028. [\[LINK\]](#)

<sup>110</sup> Health Through Housing Dashboard. [\[LINK\]](#)

- additional data specific to each of HTH’s sites;
- additional context and discussion of initiative activities and performance in 2022;
- customizable views of HTH data;
- greater background on disproportionality;
- more information about how HTH and its partners are working to support the health of residents;
- more information about Advisory Committee members; and
- further discussion of the HTH initiative’s plans for 2023.

## Conclusion/Next Actions

HTH is the County’s fastest ever expansion of supportive housing and has become an essential component of the region’s response to homelessness.<sup>111</sup> The initiative is also proceeding slower than planned because converting hotels into supportive housing is a complex and time-consuming undertaking. Yet, HTH opened 543 units to residents in 2022, served 803 residents including providing permanent housing for 348 people, and maintained strong housing stability rates among its residents, especially in permanent supportive housing.

As detailed above, as of December 31, 2022, the HTH initiative has acquired or entered escrow on a total of 1,016 units, including 158 units acquired during 2022. Initial projections forecasted acquisition of all 1,155 units by the end of 2021 as the main strategy to achieve the paramount goal of establishing 1,600 units for HTH overall. The following conditions impacted DCHS’ ability to reach the HTH acquisition goal:

- Complex and time intensive negotiations to purchase sites and establish operational agreements;
- Greater site-specific facility needs and community engagement efforts than staffing models initially anticipated; and
- COVID-era challenges that continue to stifle construction and trades, leading to a shortage of qualified trade labor and supply chain backups for both initial renovations, as well as planned long-term capital improvements.<sup>112</sup>

Although these challenges remain, HTH continues to acquire and renovate buildings and identify qualified operators as rapidly as possible to meet the initiative acquisition goal of 1,155 units. Newly constructed affordable housing takes anywhere from one-and-a-half to three years to come online once funding is secured. By contrast, HTH opened buildings in an average of 11 months.<sup>113</sup>

As of the drafting of this report, HTH acquisition activity is expected to be completed in 2024. Completion of acquisitions will allow the initiative to then focus exclusively on opening buildings and supporting contracted providers to continuously improve onsite supportive services.

Through partnerships with housing operators, HTH co-creates high impact partnerships that are key to resident stability and wellness. Mobile and on-site physical and behavioral health care services continue to expand at HTH sites. Simultaneously, residents are also receiving the access to care they need through established publicly funded care networks. In 2023, the initiative is focused on cultivating a

---

<sup>111</sup> 2021 Housing Awards Annual Memorandum, pages 6-7. [\[LINK\]](#)

<sup>112</sup> The White House, 2021. *Why the Pandemic Has Disrupted Supply Chains*. [\[LINK\]](#)

<sup>113</sup> 2021 Housing Awards Annual Memorandum, pages 6-7. [\[LINK\]](#)

robust network of wraparound supports designed to meet the specific needs of HTH residents and local communities.

HTH plans to build on its initial steps toward reducing racial-ethnic disproportionality among people experiencing homelessness in King County in 2022 through intersecting strategies that promote racial equity and increase access to supportive housing for historically marginalized communities. Anticipated new strategies for 2023 and 2024 include culturally responsive outreach, prioritization, and a capacity-building collaborative to support organizations that are representative of and accountable to communities that are disproportionately impacted.

HTH reflects the County's commitment to bring 1,600 people inside, reduce racial-ethnic disproportionality amongst people experiencing chronic homelessness, and coordinate closely with host jurisdictions and neighboring communities to promote long-term partnership across the region to house thousands of King County residents. The continued development of the HTH initiative must proceed with the urgency that the homelessness and housing crises demand without outpacing either the material limitations of construction timelines and staffing or the commitments to interjurisdictional cooperation. Cooperation with city partners is enabling HTH to establish permanent supportive housing for adults in five cities in King County where it has not existed previously.

This first annual report documents the initiative's progress and previews strategies to overcome implementation delays. The HTH initiative is making a substantial difference for hundreds of King County residents, and soon more than 1,000 people, who would otherwise sleep and live outside.

Motion 16429

## Appendix A: Reporting Elements Table and HTH Dashboard Guide

Reporting Element Language	Source	See Section(s) of This Report	See Also HTH Dashboard Tab(s) <sup>114</sup>
<b>King County Code 2A.300.200.A</b>			
The health through housing advisory committee is created to provide advice to the executive and council and report annually to the council and community on the accomplishments and effectiveness of the expenditure of sales and tax proceeds as authorized by KCC chapter 4A.503 and RCW 82.14.530. Annual reporting to the council and the community shall include information on the allocation by jurisdiction of sales and use tax proceeds as authorized by KCC. chapter 4A.503 and RCW 82.14.530. ...	KCC 2A.300.200.A	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022</li> <li>Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>What is Health Through Housing</li> <li>Progress Towards 1,600 Units</li> <li>Number of People Served</li> <li>Revenue and Expenditures</li> </ul>
No later than June 15 of each year, beginning with the first report to be filed by June 15, 2023, on behalf of the advisory committee, the executive shall electronically file the annual report and a motion that should acknowledge receipt of the report with the clerk of the council, who shall retain an electronic copy to all councilmembers, the council chief and member and alternates of the regional policy committee, or its successor. The clerk of the council shall retain an electronic copy and provide an electronic copy to all councilmembers, the council chief of staff and the lead staff for the committee of the whole, or its successor.	KCC 2A.300.200.A	N/A	N/A
<b>King County Code 24.30.030.A.1</b>			
... The implementation plan shall also describe responsibilities of a health through housing advisory committee, which is to provide advice to the executive and council and to report annually to the council and the community on the accomplishments and effectiveness of the expenditure of proceeds and name the persons to the committee. Annual reporting provided to the council and the community shall include information on the allocation of the proceeds by jurisdiction.	KCC 24.30.030.A	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022</li> <li>Report Requirements Subsection D: HTH Advisory Committee Establishment, Membership, and Certification of Dashboard</li> <li>Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>What is Health Through Housing</li> <li>Progress Towards 1,600 Units</li> <li>Number of People Served</li> <li>Advisory Committee</li> <li>Revenue and Expenditures</li> </ul>

<sup>114</sup> HTH Dashboard. [\[LINK\]](#)

Reporting Element Language	Source	See Section(s) of This Report	See Also HTH Dashboard Tab(s) <sup>114</sup>
<b>HTH Implementation Plan</b>			
<p>The HTH Advisory Committee will annually report to the Council and public on the expenditures, accomplishments, and effectiveness of the HTH initiative through an online HTH dashboard. The purposes of reporting by online dashboard are to increase community access to reporting, to take advantage of an online platform’s ability to present interactive data, to allow for faster data updates as data are available within the annual reporting period, and to reduce the environmental impact of printing paper reports.</p>	<p>HTH Implementation Plan, page 64</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022</li> <li>• Report Requirements Subsection B: Site Locations and Other Geographic Information</li> <li>• Report Requirements Subsection C: Financial Information</li> <li>• Report Requirements Subsection E: Performance Overview: Additional Information Available in the HTH Dashboard</li> </ul>	<ul style="list-style-type: none"> <li>• What is Health Through Housing</li> <li>• Progress Towards 1,600 Units</li> <li>• Number of People Served</li> <li>• Revenue and Expenditures</li> </ul>
<p>DCHS will prepare and maintain the online dashboard. No later than June 15 of each year starting in 2023, the online dashboard will be updated with the prior calendar year’s data reporting and an overview of the HTH initiative’s performance during the year. The online dashboard will include performance measures that are consistent with this plan’s section on Performance Measurement and Evaluation.</p>	<p>HTH Implementation Plan, page 64</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022</li> <li>• Report Requirements Subsection B: Site Locations and Other Geographic Information</li> <li>• Report Requirements Subsection E: Performance Overview: Additional Information Available in the HTH Dashboard</li> </ul>	<ul style="list-style-type: none"> <li>• What is Health Through Housing</li> <li>• Progress Towards 1,600 Units</li> <li>• Number of People Served</li> <li>• Initiative Timelines</li> <li>• Our Progress</li> <li>• Our Theory of Change</li> <li>• Why Housing Matters</li> <li>• Health Supports</li> </ul>
<p>A list of the members of the HTH Advisory Committee</p>	<p>HTH Implementation Plan, page 65</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection D: HTH Advisory Committee Establishment, Membership, and Certification of Dashboard</li> </ul>	<ul style="list-style-type: none"> <li>• Advisory Committee</li> </ul>
<p>A map depicting the locations of sites constructed or acquired with Health through Housing proceeds and depicting the locations and numbers of operational-only housing units supported by HTH</p>	<p>HTH Implementation Plan, page 65</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection B: Site Locations and Other Geographic Information</li> </ul>	<ul style="list-style-type: none"> <li>• Location Map</li> </ul>
<p>Demographic data describing the population residing in Health through Housing-funded housing, including race and ethnicity. The dashboard will track progress towards reducing racial-ethnic disproportionality by comparing HTH demographic data to the population experiencing chronic homelessness in King County and the general King County population</p>	<p>HTH Implementation Plan, page 65</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022 – Demographic Data and Progress toward Reducing Disproportionality</li> </ul>	<ul style="list-style-type: none"> <li>• Our Progress</li> </ul>

Reporting Element Language	Source	See Section(s) of This Report	See Also HTH Dashboard Tab(s) <sup>114</sup>
Number of households receiving a service through the mobile behavioral health intervention program by geographic area	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022 – HTH as a Direct and Indirect Driver of Health</li> </ul>	<ul style="list-style-type: none"> <li>Health Supports</li> </ul>
Number of households, who, at the time of enrollment, were living in or near the city in which the site is located, or have ties to that community	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection B: Site Locations and Other Geographic Information – Individuals Served with Local Community Ties</li> </ul>	<ul style="list-style-type: none"> <li>Our Progress</li> </ul>
Health Through Housing initiative financial information, including,			
<ul style="list-style-type: none"> <li>the program’s annual revenue</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>Revenue and Expenditures</li> </ul>
<ul style="list-style-type: none"> <li>allocation of proceeds for housing and operations to jurisdictions that host Health through Housing sites</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>Revenue and Expenditures</li> </ul>
<ul style="list-style-type: none"> <li>actual expenditures of the previous year’s proceeds amongst the categories of expenditure required or allowed by KCC chapter 24.30</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>Revenue and Expenditures</li> </ul>
<ul style="list-style-type: none"> <li>including the average per-unit cost of acquisition, conversion and operation by site</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>Revenue and Expenditures</li> </ul>
Data that describe how the Health through Housing initiative performs on at least the following population-level and program performance measures:			
<ul style="list-style-type: none"> <li>Cumulative number of people who moved from chronic homelessness into permanent housing via HTH;</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022 - Number of People Housed in Health Through Housing Sites</li> </ul>	<ul style="list-style-type: none"> <li>Number of People Served</li> </ul>
<ul style="list-style-type: none"> <li>Progress on reducing disproportionality in the experience of chronic homelessness;</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022 - Demographic Data and Progress toward Reducing Disproportionality</li> </ul>	<ul style="list-style-type: none"> <li>Our Progress</li> </ul>

Reporting Element Language	Source	See Section(s) of This Report	See Also HTH Dashboard Tab(s) <sup>114</sup>
<ul style="list-style-type: none"> <li>Percentage of residents who maintain their housing in HTH or exit to permanent housing from HTH-funded emergency or permanent supportive housing;</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022 – Percent of HTH Residents who Maintain Housing in HTH or Exit to Permanent Housing</li> </ul>	<ul style="list-style-type: none"> <li>Our Theory of Change</li> </ul>
<ul style="list-style-type: none"> <li>Average length of stay of residents in HTH-funded emergency or permanent supportive housing;</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022 – Average Length of Stay</li> </ul>	<ul style="list-style-type: none"> <li>Our Theory of Change</li> </ul>
<ul style="list-style-type: none"> <li>Percentage of residents who receive physical or behavioral healthcare supports or care while residing in a HTH unit; and</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2022 – HTH as a Direct and Indirect Driver of Health</li> </ul>	<ul style="list-style-type: none"> <li>Health Supports</li> </ul>
<ul style="list-style-type: none"> <li>Additional measures of improvements in health or well-being, as data are available</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effective in 2022 – HTH as a Direct and Indirect Driver of Health</li> </ul>	<ul style="list-style-type: none"> <li>Emerging Partnerships</li> </ul>
Beginning in 2023, the Hth Advisory Committee will annually certify by June 15 that the online dashboard is updated with the previous year’s data and ready for review.	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection D: HTH Advisory Committee Establishment, Membership, and Certification of Dashboard</li> </ul>	<ul style="list-style-type: none"> <li>Advisory Committee</li> </ul>
On behalf of the Committee, the Executive will electronically file the annual report and a motion that should acknowledge receipt of the report with the clerk of the council, who will retain an electronic copy and provide an electronic copy to all councilmembers, the council chief and members and alternates of the regional policy committee, or its successor. Passage of the motion acknowledging receipt of the report will satisfy Hth's annual reporting requirement. DCHS will be prepared upon invitation to present an overview of the annual report to the Council or one of its committees and to the Regional Policy Committee.	HTH Implementation Plan, page 65	N/A	N/A

## Appendix B: Cumulative to Year End 2022 HTH Investments (Acquisitions and Operations-only Partnerships)

Investment Type	Housing Operator	Building Name	Initial Housing Type	Total Units	City	KCC District	Status as of May 2023
Acquisition	TBD	The Argyle	PSH	10	Seattle	8	Project scoping
Acquisition	Catholic Community Services	The Bob G	EH	80	Seattle	4	Opened and occupied
Acquisition	Catholic Community Services	Sidney Wilson House	PSH	110	Renton	5	Open and occupied
Acquisition	DESC	Mary Pilgrim Inn	EH	100	Seattle	4	Open and occupied
Acquisition	TBD	TBD - Former Silver Cloud Redmond	EH	144	Redmond	6	Operator procurement
Acquisition	Compass Housing Alliance	Don's Place	EH	102	Auburn	7	Open and in lease-up
Acquisition	The Urban League	TBD - Former Extended Stay America Federal Way	PSH	101	Federal Way	7	Pre-occupancy
Acquisition	DESC	The Gateway in Honor of Tenaya Wright	EH	131	Seattle	1	Open and occupied
Operations-only	DESC	The North Star	PSH	100	Seattle	4	Open and occupied
Operations-only	Plymouth Housing	Bertha Pitts Campbell Place	PSH	100	Seattle	8	Open and occupied
Operations-only	Chief Seattle Club	Sacred Medicine House	PSH	88	Seattle	1	Under construction
Operations-only	DESC	TBD – Green Lake	PSH	62	Seattle	4	Under construction
Acquisition	Chief Seattle Club	Salmonberry Lofts	PSH	80	Seattle		Open and in lease-up
Acquisition	TBD	TBD – Former La Quinta Inn	EH	121	Kirkland	6	Project scoping
Acquisition	Lavender Rights Project	TBD – Capitol Hill	PSH	37	Seattle		Pre-occupancy
<b>Total</b>				<b>1,366</b>			

Note: HTH's Capitol Hill building entered escrow in 2022; the transaction was completed in 2023.



**Certificate Of Completion**

Envelope Id: EDB832402F524F01A9E9C6F8E941CEA6	Status: Completed
Subject: Complete with DocuSign: Motion 16429.docx, Motion 16429 Attachment A.docx	
Source Envelope:	
Document Pages: 3	Signatures: 2
Supplemental Document Pages: 37	Initials: 0
Certificate Pages: 5	Envelope Originator: Cherie Camp
AutoNav: Enabled	401 5TH AVE
Envelopeld Stamping: Enabled	SEATTLE, WA 98104
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	Cherie.Camp@kingcounty.gov
	IP Address: 198.49.222.20

**Record Tracking**

Status: Original 10/5/2023 11:28:07 AM	Holder: Cherie Camp Cherie.Camp@kingcounty.gov	Location: DocuSign
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: King County-Council	Location: DocuSign

**Signer Events**

Dave Upthegrove  
dave.upthegrove@kingcounty.gov  
Chair  
Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
E76CE01F07B14EF...  
Signature Adoption: Uploaded Signature Image  
Using IP Address: 67.160.80.216


**Timestamp**

Sent: 10/5/2023 11:29:03 AM  
Viewed: 10/5/2023 12:23:29 PM  
Signed: 10/5/2023 12:23:42 PM

**Electronic Record and Signature Disclosure:**

Accepted: 10/5/2023 12:23:29 PM  
ID: a36835ff-fa84-460a-9589-6f54cc17d043

Melani Hay  
melani.hay@kingcounty.gov  
Clerk of the Council  
King County Council  
Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
8DE1BB375AD3422...  
Signature Adoption: Pre-selected Style  
Using IP Address: 198.49.222.20

Sent: 10/5/2023 12:23:44 PM  
Viewed: 10/5/2023 12:38:17 PM  
Signed: 10/5/2023 12:38:23 PM

**Electronic Record and Signature Disclosure:**

Accepted: 9/30/2022 11:27:12 AM  
ID: 639a6b47-a4ff-458a-8ae8-c9251b7d1a1f

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	10/5/2023 11:29:03 AM
Certified Delivered	Security Checked	10/5/2023 12:38:17 PM
Signing Complete	Security Checked	10/5/2023 12:38:23 PM
Completed	Security Checked	10/5/2023 12:38:23 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
-----------------------	---------------	-------------------

<b>Electronic Record and Signature Disclosure</b>
---

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, King County-Department of 02 (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact King County-Department of 02:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov)

### **To advise King County-Department of 02 of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from King County-Department of 02**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with King County-Department of 02**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify King County-Department of 02 as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by King County-Department of 02 during the course of your relationship with King County-Department of 02.