Health Through Housing 2025 Annual Report
Health, Housing, and Human Services Committee – 9/1/2026

Jelani Jackson, Acting Director – Housing and Community Development Division

Shanna Clinton, Acting Manager – Health Through Housing Initiative

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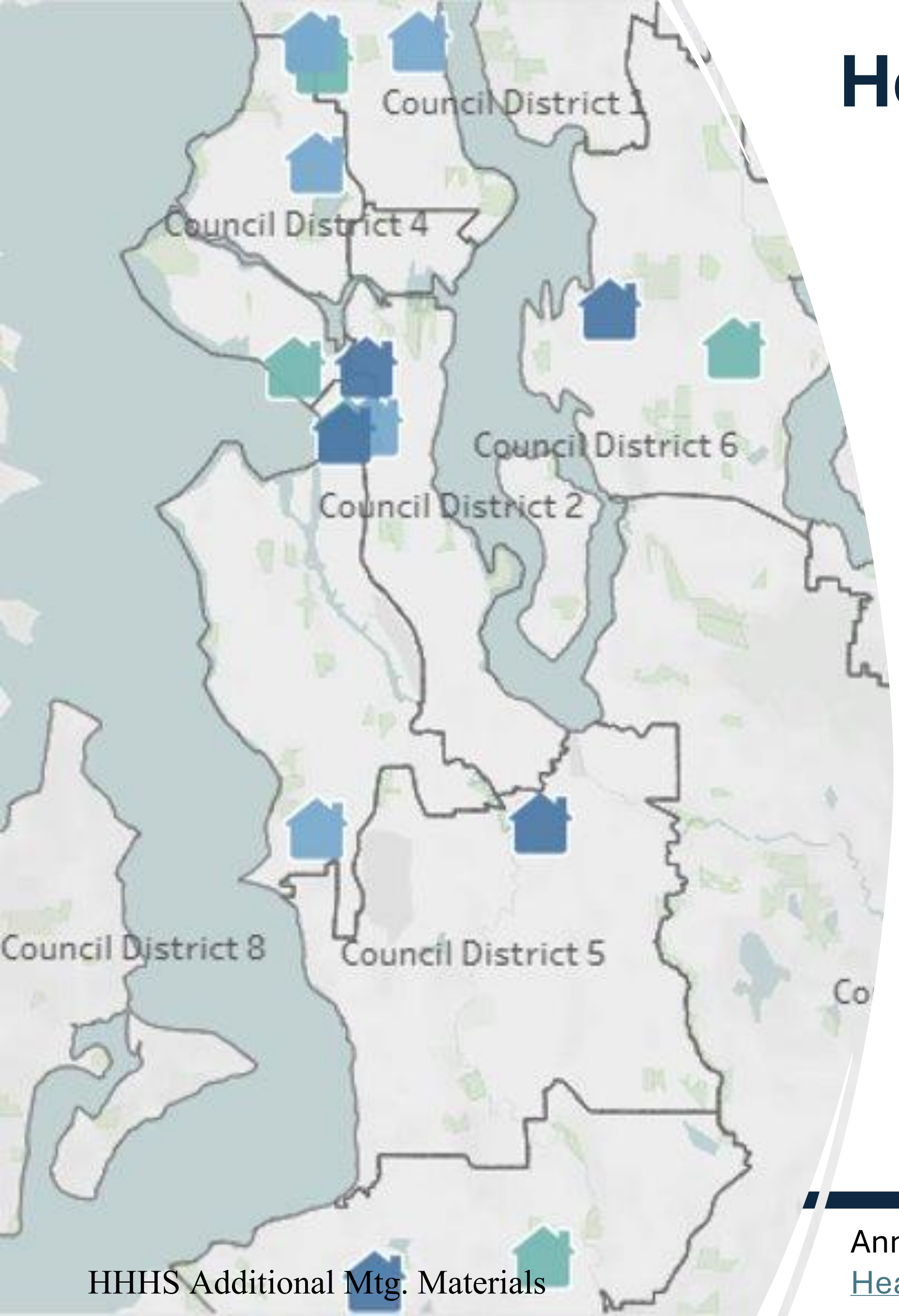
Department of Community and Human Services



Health Through Housing (HTH) initiative overview

- HB1590 .01% sales tax governed by RCW 82.14.530 and KCC 4A.503
- Paramount Goal: create and operate 1,600 units of affordable housing and related services for households experiencing or at risk of chronic homelessness
  - Eligibility 30% AMI, single adult, disabling condition
- Regional approach to addressing homelessness
- Operates both Emergency Housing and Permanent Supportive Housing in similar Housing First and high support model through 8 housing contractors

Annual Report and data dashboard available at:
[Health Through Housing (HTH) dashboard - King County, Washington]

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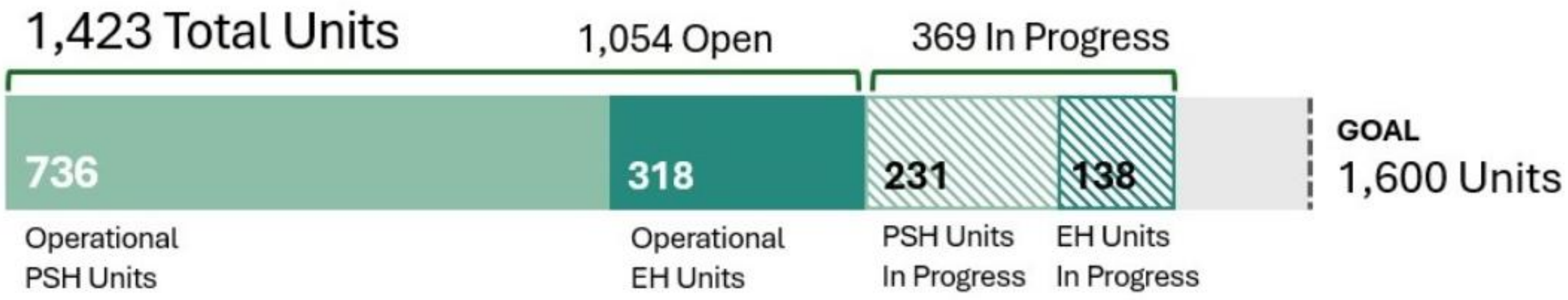
2025 Highlights

- Served 1,380 people in 2025
- Opened 3 buildings with CBOs:
  - Sharyn Grayson House -Seattle, Lavender Rights Project and Chief Seattle Club
  - Booker House –Federal Way, Urban League of Metropolitan Seattle
  - Sweetgrass Flats –Seattle, Chief Seattle Club
- 92% average occupancy rate
- 98% of residents report local ties at entry
- Expanded analysis of health outcomes indicates greater reduction in ED and hospital use
- New analysis of jail data demonstrates reduction in bookings after entering housing

Booker House, Federal Way 86 units of PSH operated by Urban League of Metropolitan Seattle

2025 HTH Unit Counts



As of August 27, 2026
HTH was housing 1,135 residents in 15 buildings in 7 cities

2025	Sites	Housing Units
Total	**17**	**1,423**
County-owned	11	862
Ops-only	6	561
Operating	14	1,054
Coming in 2026	1 (plus units added at operating sites)	279
Non-feasible	2	90

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Positive Health Outcomes

- 43% of residents accessed physical healthcare supports
- 60% of residents accessed behavioral healthcare supports
- 95% of residents had health insurance

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Positive Health Outcomes

Sources: Sources: Medicaid Claims Data; PointClickCare Emergency Department Data.

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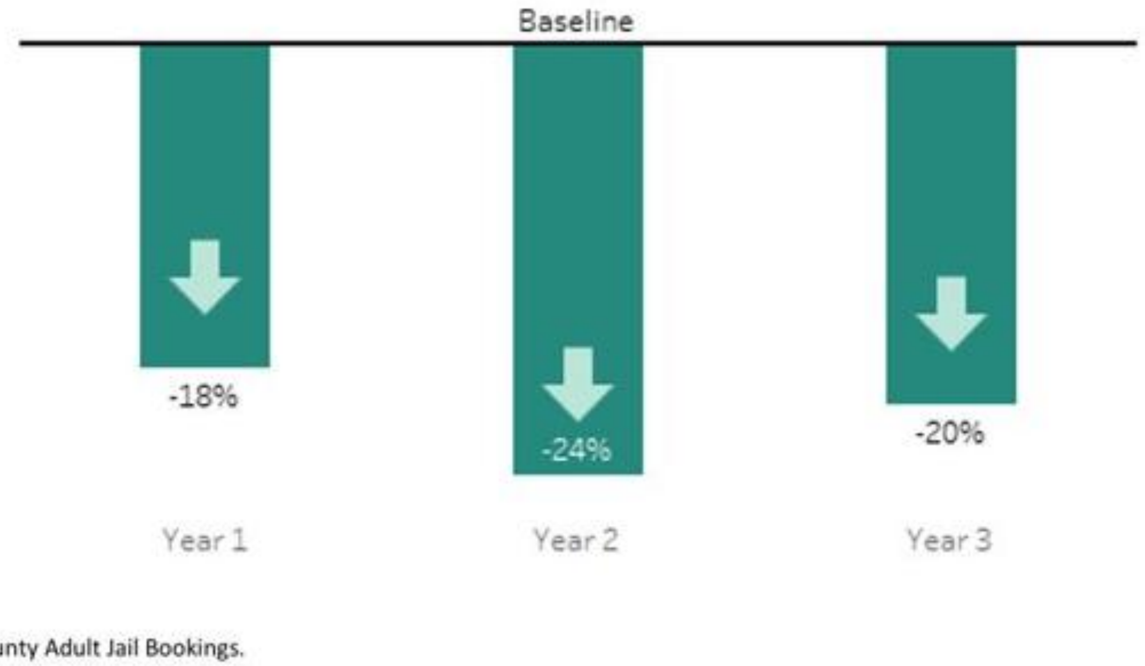
Reduction in Jail Bookings

- New analysis of jail booking data after entering HTH
- Black and Native residents experienced the most pronounced decreases after one year, 26% and 27% respectively (compared to 18% overall)

Change in Total Jail Bookings Among All HTH Residents:



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HTH 2025 Financial Information

- The HTH initiative's 2025 revenue was $84.6 million, of which $11 million was interest
- HTH spent $106.2M, mainly in these categories:
  - $33.2 million on capital expenditures
  - $36.8 million on operating expenditures
  - $23.2 million on bond financing costs in 2025
  - $9.4 million on behavioral health services

- 2021 to 2025 average capital costs: $327,964 per-unit
- 2025 average annual operating costs paid for by HTH: $40,783 per unit

Apartment interior at Sharyn Grayson House, operated by Lavender Rights Project

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2026 Preview

Site	City	Status	Operator	Units
Haven Heights	Redmond	Phased building rehab progressing, but delayed by significant building conditions; converting operational units to PSH in 2026 and site completion Q2 2027	The Salvation Army	100
Sheila Stanton Place	Kirkland	Opened January 2026	Plymouth Housing	101

- Implementing new Performance Review tool and completing site visits for 9 programs at County-owned properties
- Capital projects finishing at multiple sites (already operating)
- Continued engagement with community and municipal partners
- Beginning development of Implementation Plan for 2029-2035

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Instagram

Blog

YouTube

Website

Data Dashboard

Introduction to Rental Housing Junk Fees

Ariel Nelson
Senior Attorney
National Consumer Law Center
September 1, 2026

When Are Junk Fees Imposed?

- **At or before moving in** (e.g., application fee (people and pets), admin/processing fee, deposit or one-time fee for security deposit "alternative," move-in fee, holding fee)
- **Throughout the duration of the lease**
  - *Monthly fees* (e.g., pet rent/pet fee, admin fee, insurance fee, pest control fee, valet trash fee, maintenance fee)
  - *Utility-related fees* (e.g., utility management and billing fee; internet, cable, or tech package fee; RUBS fees; pay-to pay fee for utility bills)
  - *Payment-related fees* (e.g., fee to pay by credit card, fee to use rental software/billing platform to pay rent, fee to pay by check)
- **Occasionally** (e.g., late fee, court costs/legal fee, move-out fee, notice fee)

Problems with Rental Housing Junk Fees

Along with **unaffordability**, problems with rental housing junk fees include:

- Failure to disclose fees up front
- Failure to accurately and adequately explain nature and purpose of fees
- Payment of fees for services not ultimately provided
- Payment of fees for services landlord is legally obligated to provide
- Payment of fees prohibited by state or local law
- Payment of fees greater than cost to landlord
- Racial and other disparities

Rental Housing Junk Fees Jeopardize Access to Future Housing and Financial Stability

- Fees may become alleged rental debt
- Landlord may use third-party debt collector to collect
- Rental debt ends up on credit report and becomes barrier to future housing

Some Landlords Use Junk Fees as a Profit Center

- Publications aimed at landlords recommend “ancillary income programs”
  - One company’s “most notable ancillary income generator” is their “smart-home technology package,” which costs tenants $25 per month in addition to base rent, for “smart locks, thermostats, Alexa integration, and water sensors”
  - “Sometimes, rolling these added services into a single fee or line item can help easy adoption. It can also provide operators with some much-needed wiggle room when determining which ancillary services to add and how much to charge.”

- **FTC Invitation Homes Enforcement Action.** Invitation Homes charged consumers over $60 million in "Lease Easy bundle" fees, which included a utility management fee, an "air filter delivery" fee, and "smart home technology" (or "smart home" fee).
  - In 2019, the CEO called on SVP to "juice this hog" by making smart home fee mandatory. Company slide deck instructed employees to only disclose fee "when critical."
- **FTC/Colorado Greystar Enforcement Action.** Greystar executives touted ability "to obtain ancillary income for property owners through the mandatory imposition of these services and their associated fees." Greystar collected over $100 million in hidden fees from tenants in 4 states.

How States Are Fighting Rental Housing Junk Fees

- Over 20 states have enacted rental housing junk fees-specific laws
- Some states have enacted general junk fees laws or regulations
- Local governments have enacted rental housing junk fees-specific laws—some are comprehensive (e.g., Montgomery County, MD; Olympia, WA; Seattle, WA)
- Enforcement actions

Some Resources

- **NCLC Materials**
  - Too Damn High: How Junk Fees Add to Skyrocketing Rents
  - “What the Heck, Dude!”: How States Can Fight Rental Housing Junk Fees
  - 2026 Comments to the FTC re: Rental Housing Junk Fees
- **News Articles & More**
  - The Guardian, ‘Extremely overwhelmed’: apartment renters face rising tide of fees (June 24, 2026)
  - Business Insider, Tenants are being charged eviction fees even if they don't get evicted (May 4, 2025)
  - Business Insider, 'Juice this hog': How real estate companies supersized renter fees (May 3, 2025)
  - Oregon Public Broadcasting, Washington state renters say ‘junk fees’ being used to retaliate, discriminate
  - Zillow, Renters: results from the Zillow Consumer Housing Trends Report 2025