Health Through Housing

PERMANENT SUPPORTIVE HOUSING IN KIRKLAND

Central Houghton and Lakeview Neighborhood Associations

December 2022

Conceptual Terms Sheet

PURPOSE

The purpose of this term sheet is to outline some of the most important terms and conditions that the Kirkland City Council believes are necessary to maintain City support for the project. It is not intended to address all potential issues or agreements.

These concepts would be developed into binding agreements between King County (County) and the City of Kirkland (City) and/or King County and its facility operator (Operator) at the La Quinta Inn site.

The agreements anticipated by this Term Sheet will formalize the County management, allocation of services and operating funds, and corresponding requirements for this permanent supportive housing use in Kirkland.

The agreement between the County and City may be an Interlocal Agreement or another mechanism that memorializes and provides transparency and accountability on the commitments of the City and the County.

Conceptual Terms Sheet

SOME KEY CONCEPTS AND AGREEMENT TERMS

a. City opportunity to review and approve County selection process and criteria for the Operator.

b. Review and approve terms and conditions of Operator agreement, including those related to subjects such as operating standards, screening criteria, compliance with laws, standards of care, breach and cure, indemnification, and insurance.

c. County and Operator agree facility will be used exclusively for permanent supportive housing and for no other purpose or use without prior City approval.

d. The County and Operator shall maintain strict compliance with existing state law limitations on registered sex offenders living withing 880 feet of public and private schools.

e. The La Quinta Inn site shares a property line with a large school. As a result, the agreements will include provisions that individuals who do not meet the operating and screening protocols of the City and County-approved facility operator and other requirements within the City and County-approved Operator agreement will not be housed within the facility.

f. The City will partner with King County on exploring additional permanent supportive housing sites in Kirkland not adjacent to schools that could also provide permanent supportive housing to persons who are not accepted for housing by the City and County-approved facility operator at the former La Quinta Inn.

g. Provisions in the County agreement with the City addressing these topics, and those below, that include City and County remedies in the event of breach or default by the County, the City, or the City and County-approved facility Operator, including remedies such as specific performance and injunctive relief.

TODAY’S BRIEFING

1. Resolution R-5522 & Conceptual Terms Sheet
2. What we’ve heard from the community
3. Next steps

What we've heard from the community

- Admission criteria
- Enforcement of code of conduct
- How can we ensure the program's success?
- Safety in and around the housing
- 24/7 staffing
- Onsite substance use treatment
- Employment and housing assistance
- Building and property conditions
- Security cameras
- Partnerships and impact with first responders
- Increased communication
- Neighborhood advisory group
- Connections to local service providers
- Ability to help people experiencing chronic homelessness in and near Kirkland
- Controlled access
- Privacy fencing
- Concerns about enabling vs. treatment
- Ensuring food access
- How quickly occupancy will increase
- Operator responsiveness to concerns
- Good neighbor agreement

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Admissions Criteria

“Chronically homeless” is defined as an individual or family that is homeless and resides in a place not meant for human habitation, a safe haven, or in an emergency shelter, and has been homeless and residing in such a place for at least 1 year or on at least four separate occasions in the last 3 years.

The statutory definition also requires that the individual or family has a head of household with a diagnosable substance use disorder, serious mental illness, developmental disability, posttraumatic stress disorder, cognitive impairments resulting from a brain injury, or chronic physical illness or disability.[1]

[1]https://www.hud.gov/sites/documents/HAAA_HEARTH.PDF

Coordinated Entry for All (CEA)

Tier #1	**There is no hierarchy within a tier**		
1A	Age Risk - over 75	Pre-Existing Condition or No Medical Record Risk	Race & Ethnicity Disparate Impact Risk
Tier #2			
2A	Age Risk - over 75	Pre-Existing Condition or No Medical Record Risk	
2B	Age Risk - over 75	Race & Ethnicity Disparate Impact Risk	
Tier #3			
3A	Age Risk - between 65-74	Pre-Existing Condition or No Medical Record Risk	Race & Ethnicity Disparate Impact Risk
3B	Currently Pregnant Risk	Pre-Existing Condition or No Medical Record Risk	Race & Ethnicity Disparate Impact Risk
Tier #4			
4A	Pre-Existing Condition or No Medical Record Risk	Race & Ethnicity Disparate Impact Risk	
4B	Pre-Existing Condition or No Medical Record Risk	Age Risk - between 65-74	
4C	Pre-Existing Condition or No Medical Record Risk	Currently Pregnant Risk	
Tier #5			
5A	Age Risk - between 65-74	Race & Ethnicity Disparate Impact Risk	
5B	Currently Pregnant Risk	Race & Ethnicity Disparate Impact Risk	
Tier #6			
6A	Age Risk - over 75		
Tier #7			
7A	Age Risk - between 65-74		
7B	Currently Pregnant Risk		
7C	Pre-Existing Condition or No Medical Record Risk		
7D	Race & Ethnicity Disparate Impact Risk		
Tier #8			
	CEA Interim Prioritization		

35%

Local Referral

What is the admission criteria into the program?

65%

The City will collaborate with the County and the onsite provider to on the local referral protocols and procedures for housing assignments to:

- ✓ Provide initial targeted street outreach to people living unsheltered in the local community.
- ✓ Identify key local service providers and City staff that provide homeless outreach services in the local community to create a list of eligible individuals experiencing homelessness locally.
- ✓ 30% - City has 90 days to refer

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NEXT STEPS

- November 15th Council Study Session to discuss draft Permanent Supporting Housing documents
- January 3rd Public Hearing on Permanent Supporting Housing in Kirkland
- January 17th City Council decision on Permanent Supportive Housing in Kirkland

Questions?