



King County

Department of Community and Human Services

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March 2, 2022

TO: James Lopez, Deputy City Manager for External Affairs
FM: Leo Flor, Director, King County Department of Community and Human Services
RE: Statement of Equity Impact for the Kirkland Health through Housing site at 10530 Northrup Way, Kirkland, WA 98033 (Subject to future update and refinement)

Key Findings of Kirkland Health through Housing Equity Impact Statement for 10530 Northrup Way, Kirkland, WA 98033

- Kirkland is among King County's healthiest and most resilient communities, and residents of Kirkland experience strong access to every determinant of equity.
- This analysis does not identify any likely negative equity impacts upon the future residents of the planned Kirkland Health through Housing site.
- This analysis does not identify any likely negative equity impacts of the planned Kirkland Health through Housing site upon the persons who reside or work near the planned site.
- This analysis does identify that persons who are housed in the Kirkland Health through Housing site will by virtue of being housed in permanent supportive housing within Kirkland experience increased access to safety services, nutrition, human services, housing, job training, healthy built environments, supportive neighborhoods, and transportation, which are eight of the fourteen determinants of equity.
- This analysis does identify and acknowledge that the community engagement process to-date about the Kirkland Health through Housing site has not included significant community comment identifying racial equity as a concern. King County will continue reviewing community feedback provided directly to the City of Kirkland and adjust this finding as warranted.
- This analysis does identify that community engagement processes to-date have included consistent emphasis from community members about the importance of safety in their community, with a specific emphasis on the importance of safety in and around the school adjacent to the Kirkland Health through Housing site. King County shares the community's and City's emphasis on the importance of safety, including safety for residents of the Kirkland Health through Housing site, for students at the adjacent school, and for persons living and working near the site. King County appreciates Kirkland's recognition that persons of different races have different experiences of safety, and that efforts such as those captured in Kirkland's [Resolution 5434](#) to ensure the safety and respect of Black people can contribute to

increasing equity for Health through Housing residents who identify as Black. Black persons are one of two races that experience disproportionate chronic homelessness in King County, making up approximately 27% of the chronically homeless population despite making up approximately 7% of the Countywide population and approximately 1.4% of the City of Kirkland population. While specific strategies to promote safety unless in the context of racial equity are outside the scope of this Statement of Equity Impact, King County and the City of Kirkland have separately memorialized shared principles and terms that the City of Kirkland approved on March 1, 2022 as [Resolution 5522 and its accompanying Term Sheet](#).

- Consistent with the King County Equity Impact Review Process, the Equity Impact Statement recommends ongoing community engagement and updates to this analysis so that any adverse equity impacts that may emerge can be identified and mitigated quickly while any opportunities for positive equity impacts may be identified and reinforced quickly.

Summary of the Health through Housing Initiative

King County's [Health through Housing](#) initiative invests in the premise that a person's ability to be housed is a fundamental component of that person's ability to gain and maintain health. The paramount goal of the Health through Housing initiative is the creation and operation of 1,600 units of affordable housing with housing-related services for eligible households in King County that are experiencing chronic homelessness or that are at risk of experiencing chronic homelessness.¹

In addition to the initiative's paramount goal, Health through Housing has seven ordinance-adopted supporting goals, the first of which is to annually reduce racial and ethnic disproportionality among persons experiencing chronic homelessness in King County.²

Implementation of the Health through Housing Initiative is guided by the Health through Housing Implementation Plan. King County adopted the Implementation Plan in King County Ordinance 19366.

Health through Housing Equity and Social Justice Impact Review

The Health through Housing Implementation Plan requires an Equity and Social Justice (ESJ) Impact Review for a Health through Housing property purchased in 2022 or later. The Ordinance-adopted Implementation Plan states that the ESJ Impact Review process

seeks to avoid results in which housing for people experiencing homelessness is sited where housed people who live or work near the homeless housing are most willing to tolerate it, rather than where the people who live within the homeless housing are most likely to benefit from living. The impact review process ... seeks to reduce bias in siting decisions for homeless housing³

The Implementation Plan requires a Statement of ESJ Impact for any Health through Housing site, noting that the statement

will not constitute [a] formal determination of feasibility but instead will result in a list of positive and negative potential ESJ impacts that may result from each property's potential

¹ King County Code 24.30.030.3

² Supporting Goal 1 is required by King County Code 24.30.030.A.1

³ Health through Housing Implementation Plan pages 43-44

use as a Health through Housing site, including countermeasures that the County and a city should consider to reduce negative ESJ impacts or to amplify positive ESJ impacts, if any.⁴

The Implementation Plan specifies that the statement of ESJ impact will at a minimum include analyses of considerations about the impact of the Health through Housing building *upon the persons who will live or receive services within the building* and considerations *about the impact of a Health through Housing building within a community*. The analysis summarized within this memorandum is for the hotel located at 10530 Northup Way, Kirkland, WA 98033 (“the Kirkland Health through Housing site”).

Assessment of the ESJ impact of the Kirkland Health through Housing site upon the persons who will live and receive services within the building

As a matter of preliminary equity analysis, a person who goes from being unhoused (including being sheltered) to being housed with supportive services will in almost every regard benefit from gaining a home. The experience of homelessness and housing instability within King County correlates strongly with historical patterns of exclusion and systemic racism.

It is not a coincidence that the two racial-ethnic populations that currently exhibit disproportionate rates of chronic homelessness in King County—County residents who identify as Black and as Native American—are the same populations who been subject to centuries of systemic oppression, including government-sectioned slavery, segregation, wide-scale dispossession of land, disparate treatment under the law, and disproportionality in incarceration. While the origins of these oppressions are centuries old, they remain active in the form of systemic racism even today. [Data across numerous health and human services domains](#) consistently identify residents who identify as Black and Native American as disproportionately experiencing poverty, homelessness, and criminalization.⁵

The Health through Housing initiative is designed to contribute to a reduction of racial-ethnic disproportionality in chronic homelessness. Providing supportive housing to persons experiencing chronic homeless with special care taken to ensure access for Black and Native persons experiencing chronic homelessness is a small but important step in achieving the Health through Housing initiative’s purpose.

- How will the Kirkland Health through Housing site can contribute to the reduction of racial ethnic disproportionality amongst persons experiencing chronic homelessness in King County?

King County’s approach in the Health through Housing initiative to reducing racial ethnic disproportionality amongst persons experiencing chronic homelessness will be three-fold:

- First, some buildings within the Health through Housing portfolio will be operated by agencies who are representative of and specialize in being inclusive for populations who disproportionately experience chronic homelessness. One example is a not-yet-operating Health through Housing building that seeks an

⁴ Health through Housing Implementation Plan pages 43-44

⁵ On June 11, 2020, King County declared racism a public health crisis: <https://kingcounty.gov/elected/executive/constantine/initiatives/racism-public-health-crisis.aspx>.

operator with experience in housing and serving chronically homeless Native American residents. The Kirkland Health through Housing site is not currently slated for a similarly focused use and is currently planned for general use within the Health through Housing initiative.

- Second, King County intends to fund centralized outreach contracts with agencies who specialize in reaching and serving persons of races and ethnicities who disproportionately experience chronic homelessness. The purpose of this centralized outreach capacity will be to assist and supplement outreach services operating in and around Health through Housing host communities so that local outreach and referral efforts are inclusive for persons who identify as a population that disproportionately experiences chronic homelessness.
- Third, King County will through its contract with an operator will monitor the composition of residents of the specific site to contribute to the Health through Housing portfolio's overall reduction of racial ethnic disproportionality. In the event that a Health through Housing site demonstrates a pattern of preserving rather than reducing racial ethnic disproportionality, King County and the City may offer additional technical assistance and other supports to ensure that the building and its operator are creating a welcoming environment and properly tailored supportive services so that the initiative can meet the requirements of the Health through Housing Implementation Plan's Supporting Goal One.
- How to operate, staff, and administer the Kirkland Health through Housing site to promote reduction of racial ethnic disproportionality amongst persons experiencing chronic homelessness in King County.

The City of Kirkland has undertaken a specific initiative to ensure the safety and respect of Black people, committing through [Resolution 5434](#) to several actions related to examining and dismantling institutional and structural racism in Kirkland. King County will support in all ways possible the goals of Resolution 5434 in the way that it provides for operations, staffing, and administration of the Kirkland Health through Housing site.

As mentioned in the previous section, King County will also seek to contract with a centralized outreach provider who can augment and enhance local outreach efforts to increase access for persons who identify as a race that experiences disproportionate chronic homelessness.

King County's Health through Housing Implementation Plan also requires implementation of the initiative's Strategy 4, the Capacity Building Collaborative. Strategy 4 will equip providers representative of communities who most disproportionately experience homelessness with resources and support to use their expertise and provide services in ways that can reduce racial-ethnic disproportionality among persons experiencing chronic homelessness. Over time, Health through Housing Strategy 4 will build the capacity of all community-based organizations to operate housing that serves their own communities. Strategy 4 will also create relationships between all Health through Housing organizations that enhance their ability to provide welcoming, affirming, and

culturally responsive services to communities who disproportionately experience chronic homelessness.

- How the site's proximity or access to determinants of equity⁶ would benefit residents, including how beneficial access may be increased including how beneficial access may be increased with a particular focus on residents or participants who identify as members of communities that disproportionately experience homelessness

Kirkland is among King County's most resilient, vibrant, and welcoming communities.⁷ The City of Kirkland has strong access to all fourteen determinants of equity. This analysis identifies that persons who are housed in the Kirkland Health through Housing site will by virtue of being housed in permanent supportive housing within Kirkland experience increased access to safety services, nutrition, human services, housing, job training, healthy built environments, supportive neighborhoods, and transportation, which are eight of the fourteen determinants of equity. In particular, residents of the Kirkland Health through Housing site will gain access to housing, human services, safety services, and nutrition that will be substantial improvements to what is typically available to a person experiencing chronic homelessness.

- Whether there are any conditions present that would exacerbate inequities among persons experiencing homelessness and how to mitigate or reverse those conditions.

This analysis finds no condition present that would exacerbate inequities among persons experiencing homelessness other than that the general population of the City of Kirkland is less racially and ethnically diverse than King County as a whole and less racially and ethnically diverse than the Countywide population of persons experiencing chronic homelessness. A higher percentage of Kirkland's population identifies as White than the Countywide population, and a lower percentage of Kirkland's population identifies as a member of every other race and ethnicity tracked by the U.S. Census Bureau except for persons who identify as two or more races. The Census Bureau estimates that 5.7% of Kirkland's population identifies as being of two or more races while Countywide, 5.2% of Kirkland's population identifies as being of two or more races. A table depicting these data is available [online through the U.S. Census Bureau](#). That table is also included within this document in a subsequent section. Based on these findings, if the racial-ethnic composition of the population residing within the Kirkland Health through Housing site exactly matches the City's overall population, then the population housed within the hotel would not contribute to reducing disproportionality amongst Black and Native

⁶ King County Ordinance 16948 identifies fourteen determinants of equity. They are community and economic development; community and public safety that includes services such as fire, police, emergency medical services; a law and justice system that provides equitable access and fair treatment; Early childhood development; Education; Equity in County Practices that eliminates all forms of discrimination; Food systems and access to affordable, healthy, and culturally appropriate foods; high-quality health and human services; Healthy built and natural environments; Housing that is safe, affordable, high-quality and healthy; Job training and Jobs; Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors, and the ability to work together; Parks and natural resources; and transportation.

⁷ Public Health-Seattle & King County's City Health Profiles depict Kirkland as fairing better than County and State averages on numerous indicators of health: <https://kingcounty.gov/depts/health/data/city-health-profiles.aspx>

communities. It is unlikely, however, that the hotel’s resident population would exactly match the demographics of the City’s population. This analysis does not have access to racial-ethnic data about the Health through Housing-eligible population currently living in Kirkland. Future development of such data may aid in refining and updating this analysis and informing future countermeasures.

Assessing the ESJ impact of the Kirkland Health through Housing site within a community

- Whether the building would be located in a community that may be more or less resilient because of historical patterns of investment and equity

In consultation with Headwater People, King County introduced in 2020 the *King County Equity Impact Awareness Tool* to assess the resiliency of communities within the county when making siting decisions. The tool is available [online](#).⁸ The tool in its introduction notes that despite King County’s overall wealth as a County, wealth and security are not equally distributed.

The tool indexes communities’ resilience by incorporating data on the racial-ethnic, economic, and age characteristics of a community. Using the most recent update of the community resiliency tool, Kirkland is among six King County communities that receives a zero-risk factor score, indicating that Kirkland is among the most resilient of the forty-eight King County communities that the index assesses. Because the Kirkland site is near the border of other assessed communities, it is also important to examine the resilience scores of those neighboring communities. The three neighboring communities (Bellevue-West, Bellevue-NE, and Mercer Island/Point Cities) score 1 or 2 for resilience risk factors, indicating that they are also among the County’s most resilient communities. Based on these factors, this analysis determines that placement of the Kirkland Health through Housing facility is in one of the County’s most resilient communities and therefore does not create risk of perpetuating historical patterns of investment and development that contribute to current inequities within King County.

For comparison, the Kirkland Health through Housing site would become the 10th Health through Housing property within the initiative’s portfolio of acquisitions, and the Kirkland site has the highest resiliency score (i.e., the lowest risk factor score) of any of the 10 sites.

Health through Housing Location	Compound Resiliency Risk Score 0 is the most resilient, indicating a community in which no risk factors are present). 8 is the least resilient, indicating a community in which all risk factors are present at the highest level.
Seattle: Uptown	5

⁸ <https://kingcounty.gov/~media/elected/executive/equity-social-justice/2020/COVID-19/OESJ-EIA-942020.ashx?la=en>

Seattle: Aurora	6
Seattle: Stone Way	6
Seattle: Argyle	5
Seattle: Pioneer Square	5
Renton	4
Auburn	3
Federal Way	6
Redmond	1
Kirkland	0

- What impact the property may have in reducing or increasing the diversity of the community

The U.S. Census Bureau’s data as accessed in March 2022, provide a July 2021 estimate for the population and demographics of the City of Kirkland.

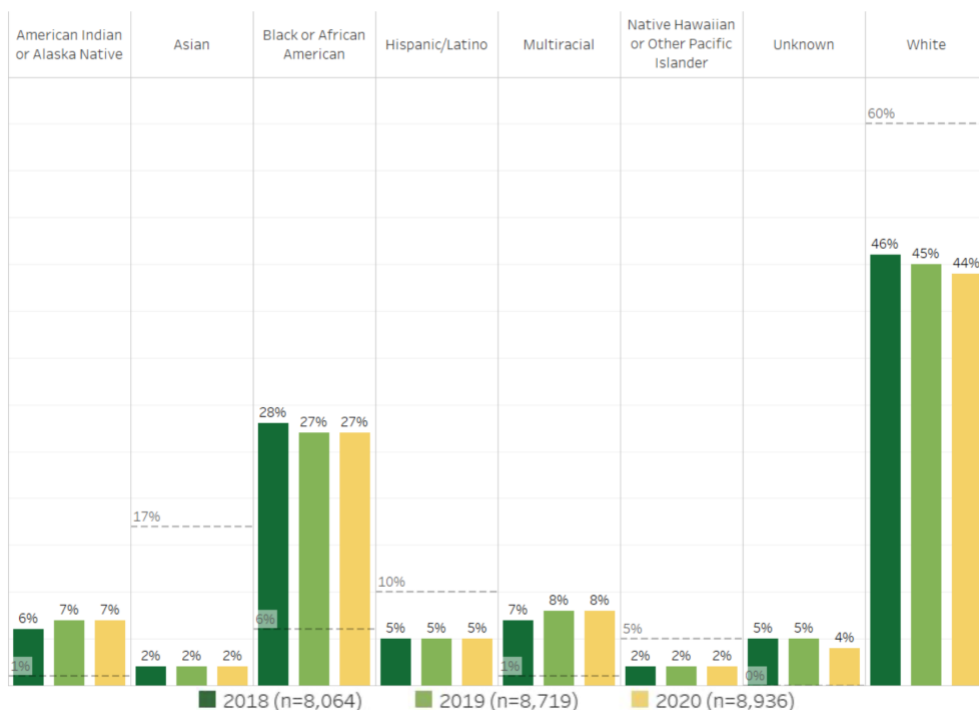
All Topics	King County, Washington	Kirkland city, Washington
Population Estimates, July 1 2021, (V2021)	NA	NA
PEOPLE		
Population		
Population Estimates, July 1 2021, (V2021)	NA	NA
Population estimates base, April 1, 2020, (V2021)	NA	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	NA	NA
Population, Census, April 1, 2020	2,269,675	92,175
Population, Census, April 1, 2010	1,931,249	48,787
Age and Sex		
Persons under 5 years, percent	5.7%	6.5%
Persons under 18 years, percent	20.0%	20.5%
Persons 65 years and over, percent	13.5%	13.1%
Female persons, percent	49.7%	50.7%
Race and Hispanic Origin		
White alone, percent	66.2%	75.7%
Black or African American alone, percent (a)	7.0%	1.4%
American Indian and Alaska Native alone, percent (a)	1.0%	0.3%
Asian alone, percent (a)	19.7%	14.4%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.8%	0.1%
Two or More Races, percent	5.2%	5.7%
Hispanic or Latino, percent (b)	9.9%	7.7%
White alone, not Hispanic or Latino, percent	58.1%	71.2%
Population Characteristics		
Veterans, 2015-2019	100,581	3,463
Foreign born persons, percent, 2015-2019	23.1%	23.3%

The Census Bureau estimates include racial demographic population data that describe Kirkland’s residents as being 75.7% White with the next highest percentage being 14.4% Asian. Relevant to the question of whether a Kirkland Health through Housing site would likely increase or decrease racial-ethnic diversity within the City of Kirkland, the likely effect based on the demographic characteristics of people experiencing chronic homelessness in King County is that the location would marginally increase the racial-

ethnic diversity of Kirkland. This effect should not be unduly emphasized, however, because the number of persons who will live at the Kirkland Health through Housing site would be fewer than 120 persons, and that number is too small to move percentages relative to Kirkland’s overall population estimate of more than 92,000 persons.

The graph below, copied from Figure 16 of the Health through Housing Implementation Plan, provides data on the racial composition of persons experiencing chronic homelessness in King County in 2018, 2019, and 2020. The graph illustrates that the two single races that are disproportionately chronically homeless in King County are persons who identify as Black or African American and American Indian or Alaska Native.

Figure 16: Annual Chronic Homelessness in King County



- Whether persons who reside or work near the potential property are also persons whose historical or current experience of inequity leaves them subject to a material risk of worsened inequity that would be directly related to the presence of a Health through Housing building.

The Kirkland Health through Housing site is a hotel that has been operating in its current location for more than a decade. There is no other housing adjacent to the building, although there are single-family homes to the South of the site on the other side of Highway 520, there are residences to the East of the Health through Housing site on the other side of an office building, and there are residences to the Northeast of the Health through Housing site, on the other side of parking lots and a school. The presence of these residences indicates that the area is suitable for residential use and the Health through Housing site’s use as permanent supportive housing is a conforming use to the existing zoning.

In addition to residences and a highway, there are business offices, a fast-food restaurant, and a private school either adjacent to or in the immediate vicinity of the Health through Housing site. This analysis does not attempt to classify the race and ethnicity of each person residing or working next to the Health through Housing site. There is no indication that the persons who reside or work near the Kirkland Health through Housing site are subject to a material risk of worsened racial inequity directly related to the future presence of a permanent supportive housing building as could be the case in other locations within the County that have historically seen patterns of underinvestment. This analysis recommends that King County's future community engagement and neighborhood agreement processes seek out additional information about persons residing or working near the potential property to inform strategies that may be helpful to counter and actual and material worsening of inequity that this initial analysis fails to identify.

Language Access

Implementation of recommendations within this Statement of Equity Impact and its future updates, including ongoing community engagement, will provide for increased language access to ensure that King County and Kirkland residents may participate in this process. The City of Kirkland web-based communications prioritize translations of written materials in Spanish, Chinese, Russian, Vietnamese, Persian, Portuguese, Hindi and Telugu. King County commits to making communications regarding this Statement of Equity Impact accessible to Kirkland and County residents in these languages. King County also commits to adjusting which languages in which it offers translations to best meet the needs of the Kirkland community.