



CITY OF KIRKLAND
Parks and Community Services
123 Fifth Avenue, Kirkland, WA 98033
425-587-3000

Council Meeting: 10/15/2024
Agenda: Special Presentations
Item #: 7. a.

MEMORANDUM

To: Kurt Triplett, City Manager

From: James Lopez, Deputy City Manager of External Affairs
Lynn Zwaagstra, Parks and Community Services Director
Jen Boone, Human Services Manager
Amanda Judd, Human Services Coordinator - Community Well-being
Shanna Clinton, Interim Initiative Manager, Health through Housing, DCHS, King County

Date: October 2, 2024

Subject: Health Through Housing Project Update

RECOMMENDATION:

Staff recommends that the City Council receives an update on the King County Health Through Housing Project in Kirkland.

EXECUTIVE SUMMARY:

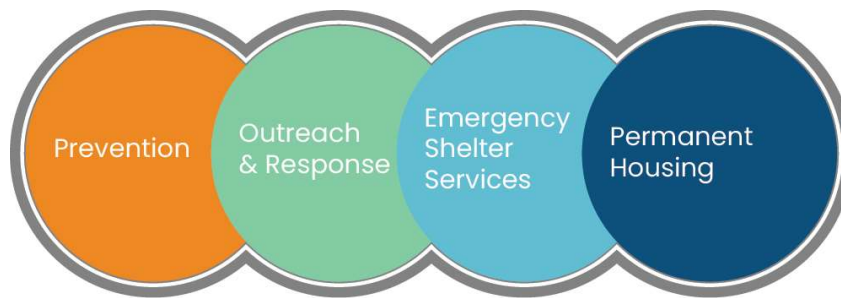
- King County's Health Through Housing Initiative was established in 2020 to create up to 1,600 units of permanent supportive housing in the region.
- City Council adopted Resolution R-5583 in March 2023 authorizing the City Manager to sign an agreement with King County to collaborate on the Health Through Housing project that will create up to 100 units of permanent supportive housing in Kirkland.
- The City Manager launched a Coordinated Response to Homelessness Initiative in 2023 to activate interdepartmental efforts in addressing the growing needs associated with experiences of homelessness in Kirkland and improve the City's outreach and response.
- On June 4, 2024, the City Council adopted Resolution R-5631 to declare the City's commitment to addressing homelessness through a person-centered approach and authorizing the City Manager to develop a homelessness continuum of care action plan.
- No action is needed. Staff seeks to present Council with updates to the Health Through Housing site located in Kirkland and provide an updated timeline for the project.

BACKGROUND DISCUSSION:

City of Kirkland's Homelessness Continuum of Care

Through a comprehensive approach among City staff and in partnership with local non-profit organizations and regional partners, the City aims to prevent homelessness and, when it does occur, to transition individuals back into stable housing as soon as possible. The City invests in four critical and interrelated areas that create a continuum of care¹ to those who are experiencing homelessness, or are at risk of experiencing homelessness: prevention, outreach and response, emergency shelter services, and permanent housing.

¹ <https://www.kirklandwa.gov/Government/City-Managers-Office/Homelessness/Kirklands-Continuum-of-Care-for-People-Experiencing-Homelessness>



In 2023, the City Manager launched a Coordinated Response to Homelessness Initiative² to activate interdepartmental efforts in addressing the growing needs associated with experiences of homelessness in Kirkland and improve the City’s outreach and response. On June 4, 2024, the City Council adopted Resolution R-5631, “Declaring the City’s commitment to addressing homelessness through a person-centered approach and authorizing the City Manager to develop a homelessness continuum of care action plan for new policies, programs, and services that prevent and respond to unsheltered homelessness in Kirkland.”³

King County’s Health Through Housing and Partnership with City of Kirkland

As part of its Health Through Housing (HTH) initiative to create up to 1,600 units of affordable housing, King County purchased the former La Quinta Inn located in Kirkland in 2022. The Kirkland site is one of eleven existing buildings in the County to convert to permanent, supportive housing for individuals with disabilities experiencing or at-risk of experiencing chronic homelessness in the region. In March 2023, City Council adopted Resolution R-5583⁴ authorizing the City Manager to sign an agreement with King County to collaborate on the Kirkland-located Health Through Housing project to create approximately 100 units of permanent supportive housing. The Council last received an update on the project in October 2023.⁵ Staff are returning to Council to provide updates on the collaboration with King County, progress completed toward project milestones, and an updated timeline. For more information on the initiative and other HTH sites in King County, explore the Health Through Housing Dashboard.⁶

DISCUSSION/ANALYSIS:

Collaboration Between King County and the City of Kirkland

Since the adoption of Resolution R-5583, City staff have met regularly with the King County Health Through Housing (HTH) team to receive updates on the projected opening timeline and collaborate on the advancement of the timeline milestones for the project. A review of those

² https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2023/october-3-2023/3c_study-session.pdf

³ <https://www.kirklandwa.gov/Government/City-Managers-Office/Homelessness/Creating-an-Action-Plan-to-Address-Homelessness-in-Kirkland>

⁴ https://www.kirklandwa.gov/files/sharedassets/public/city-managers-office/pdfs/hth/2023_resolution-5583-psha.pdf

⁵ https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2023/october-3-2023/3b_study-session.pdf

⁶ <https://kingcounty.gov/depts/community-human-services/initiatives/health-through-housing/dashboard.aspx>

updates is provided in this section. Attachment 1 is a tentative HTH Kirkland project timeline provided by King County.

Community Engagement

On November 2, 2023, and February 29, 2024, staff from King County and the City of Kirkland met with owners and representatives from businesses in the Linbrook Business Park that is located adjacent to the Kirkland HTH site to provide updates, answer questions, and engage in conversation regarding feedback from the local businesses. Businesses with representatives in attendance included:

- Anthony's Restaurant
- BlueHawk Consulting
- Burgermaster
- Cedar Crest Academy
- Chestnut Montessori School
- Eastside Preparatory School
- Kitchen and Market
- Lansing Real Estate Development
- Linbrook Office Park
- Northstream Development
- Sports Chiropractor

Local Referral Planning

As part of the agreement between the City of Kirkland and King County, up to 65% of the housing units at the Kirkland HTH site will be earmarked for local individuals on the Eastside who have a disability and are experiencing chronic homelessness or at-risk of chronic homelessness. City of Kirkland staff, in collaboration with King County, developed a local referral network of homeless service providers in Kirkland and on the Eastside to establish a pathway by which local referrals will be made to King County for those set aside housing units dedicated to local individuals experiencing homelessness.

Since the previous update to Council, City staff, in collaboration with King County, hosted two informational engagement meetings at City Hall on November 15, 2023, and December 5, 2023, with members of the local referral network to provide updates, answer questions, engage in conversation, and receive feedback from providers of their systemic experience making referrals to other permanent supportive housing projects in the region. The following homeless service providers were invited to participate:

- City of Bellevue Homeless Outreach
- City of Issaquah Homeless Outreach
- City of Kirkland Homeless Outreach
- City of Redmond Homeless Outreach
- Friends of Youth
- Hero House NW
- Hopelink
- Lake Washington United Methodist Church Safe Parking Program
- LifeWire
- Low Income Housing Institute (LIHI)
- King County Regional Homelessness Authority (KCRHA)
- Overlake Church Safe Parking Program
- Porchlight (formerly Congregations for the Homeless)

- Reclaim Shelter
- The Sophia Way

Operator Selection

The operator selection and contract development process took place between December 2023 and August 2024. King County began the operator procurement process by posting the Request for Bid (RFB) on December 22, 2023. City of Kirkland staff participated in the process through collaboration on the FAQs, answering questions regarding the Kirkland-specific service agreements, and having two City staff on the review panel that assessed and scored the operator applications. On August 15, 2024, King County announced Plymouth Housing as the operator for the Health Through Housing site located in Kirkland.⁷ Beginning in September 2024, representatives from Plymouth Housing joined the bi-monthly meetings between King County and City of Kirkland. The three parties will begin working on community engagement deliverables that will inform the development of the Community Relations Plan/Good Neighbor Agreement, Code of Conduct, and Safety and Security Plan. Attachment 2 provides a summary overview of the Kirkland-specific HTH plans and development process.

Construction Update

Construction Scoping, Permitting, and General Contractor Procurement

With Plymouth Housing in place as the operator and providing input on site design requirements for staffing and operational needs, King County was able to move forward with finalizing the construction plan to create staff offices and convert rooms to permanent supporting housing units. King County submitted building permits at the end of August 2024 and staff from the County's Facilities Management Division (FMD) have met and collaborated with City permitting staff from the Planning and Building Department. The County anticipates submitting mechanical permits in October 2024 and approximately late-October to Mid-November posting the RFB for the general contractor procurement.

Current On-site Facilities Work

During Summer 2024, King County began onsite work on asbestos abatement and expanding the sprinkler system as well as items associated with state code requirements, including Washington State Energy Code (WESC) compliance codes that went into effect March 2024 and regulates energy use of all new and renovated buildings in the state of Washington.⁸ The Kirkland site will be the first HTH project completed under the new WESC requirements. Fresh air ventilation and improved lighting are examples of the new WESC mandates. King County FMD staff and City permitting staff worked collaboratively to understand the new requirements and identify what was applicable to the HTH site.

Occupancy and Move-In Update

The current construction plan indicates the site will contain 103 units of permanent supportive housing. King County anticipates a two-phased move-in approach for occupancy with half of the units opening to residents in July 2025 for Phase 1 and Phase 2 beginning October 2025. The timeline will be validated once procurement is complete, and a general contractor is in place. Eight weeks prior to opening, the local referral network will be activated to begin the process of identifying eligible local users of homeless services and provide support in completing the application process.

⁷ <https://dchsblog.com/2024/08/15/plymouth-housing-named-new-health-through-housing-operator-in-kirkland/>

⁸ <https://waenergycodes.com/>

City of Redmond Health Through Housing Project Update

The first Health Through Housing site on the Eastside, Haven Heights, opened in Redmond in June 2024 under the operation of Salvation Army.⁹ Initial use of the site is for emergency housing with the intention of converting units into permanent supportive housing in the future. Applying a phased move-in approach, 15 units were opened during Phase 1, June-September 2024, and Phase 2 and 3 will occur between October 2024 and January 2025 with an additional 20 to 25 units opening in each phase. Referrals for opened units were divided among the local referral network with one allocation per referral partner, two allocations per local shelter, and two allocations for the City of Redmond Homeless Outreach program. The City of Kirkland's Homeless Outreach Coordinator (HOC) is part of the local referral network that received and filled one allocation during Phase 1. Services provided at Haven Heights include case management, employment services, life skills classes, weekly wellness events, behavioral health services, access to primary care, transit resources, and transportation to medical appointments and food banks. The building also hosts a monthly community meeting with residents, neighbors, and staff.

NEXT STEPS

Staff will continue to keep City Council informed as the HTH project progresses.

ATTACHMENTS

Attachment 1 - King County Health Through Housing Project Timeline
Attachment 2 - Health Through Housing Plan Development Overview

⁹ https://kingcounty.salvationarmy.org/king_county/redmond-homeless-to-housing-project?random=496

HTH Kirkland Project Timeline																
TARGET: ONLINE BY Q3 2025																
Activity	Responsible Party	Approving Party	Sept	Oct	Nov	Dec	Jan 2025	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct
Permit Planning & City Review	KC	CoK														
Construction	KC	--		procurement begins			Construction contract						Phase I complete			Phase II complete
Housing Operator Selection	KC, CoK	KC, CoK														
Housing Operator Contract Development	KC, Operator	--														
Safety and Security Plan Development	Operator	CoK														
Program Rules/Code of Conduct Development	Operator	KC, CoK														
Community Relations/Good Neighbor Plan Development	KC, CoK, Operator	KC, CoK														
Local Referral Planning	KC, CoK	--														
Local Referral Activated	Operator, KC	--														
Resident Intake & Move-In	Operator	--														

Kirkland HTH Plan Development Overview¹

Plan	Developed by:	In coordination with:	In consultation with:	Approved by:	Purpose
Community Relations Plan	Plymouth Housing	- King County - City of Kirkland	- Jurisdictional partners - Community members or adjacent neighbors identified by City and County	Kirkland City Manager	- Impacts on nearby schools, businesses, residences, and processes for resolution - Expectations between all parties - Identify Neighborhood Liaison - Establish schedule for regular community meetings once site opens
Good Neighbor Agreement (can be included in Community Relations)	Plymouth Housing	King County	- King County - City of Kirkland - Local community	Kirkland City Manager	Create agreement on how parties will communicate and resolve concerns when they arise
Code of Conduct	Plymouth Housing		- City of Kirkland - Service providers - Jurisdictional partners identified by City and County - Community members or adjacent neighbors identified by City and County - Those with lived experience of homelessness	Kirkland City Manager	- Set expectations for residents' conduct - Consequences for non-compliance
Safety and Security Plan	Plymouth Housing		City of Kirkland Police Dept	Kirkland Chief of Police	- Weapons policy - Plans for disruptive behavior - Behavioral health crisis management protocols - Coordination between parties and public safety staff including any private security employed by Plymouth

¹ Information in this table is sourced from the Kirkland Permanent Supportive Housing Health Through Housing Services Agreement, Exhibit I, that was reviewed and approved as part of City Council's passing of Resolution R-5583 on March 21, 2023; https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/pdfs/ht/2023_resolution-5583-psha.pdf.