

Local Services and Land Use Committee

Housing Briefing

10/24/2023

 King County

DCHS

Department of Community
and Human Services

Regional Affordable Housing Dashboard

- Developed in response to 2018 Regional Affordable Housing Task Force 5-year Action Plan
- 4 key sections:
 - Key Housing Affordability Indicators
 - Regional Progress to Implement the Action Plan
 - Measuring Impact
 - Jurisdictional Housing Affordability Snapshots
- Currently in process of redesigning the dashboard to better track progress towards jurisdiction's comprehensive plan implementation

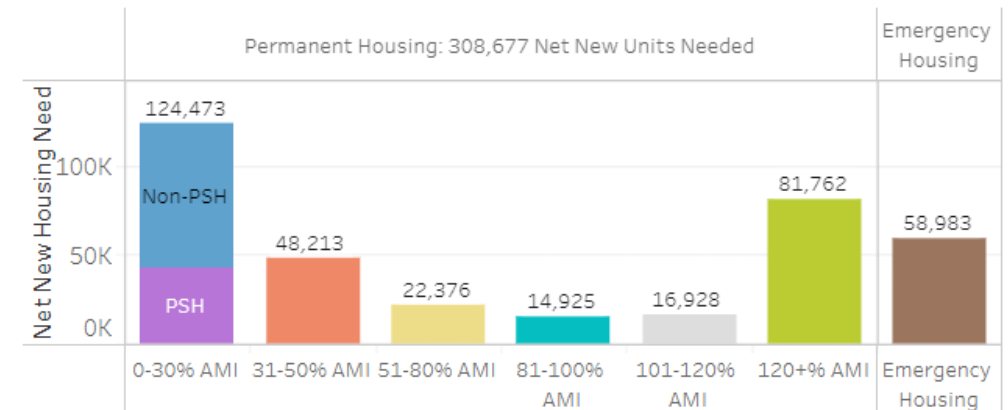


Regional Affordable Housing Dashboard Walk Through

Housing Needs Allocation Dashboard

- As of 2021, jurisdictions must “plan for and accommodate” housing needs by income level in their comprehensive plans
- The Affordable Housing Committee allocated higher proportions of low-income needs to jurisdictions with:
 - Less housing affordable to households making below 80% of AMI
 - Less income-restricted housing
 - Higher imbalances of low-income jobs to low-income residents
- Developed [dashboard](#) to inform decision-making on an allocation method
- No longer being updated now that allocation method has been chosen

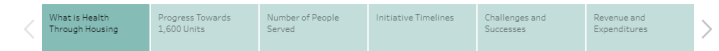
Countywide Net New Housing Needed: 2019-2044



Health Through Housing

- Filed with Council on June 15, 2023, the Health Through Housing (HTH) Annual Report describes the Initiative's activities throughout the calendar year. Performance metrics include:
 - Acquired sites
 - Number of units developed
 - People experiencing homelessness housed in HTH units
 - Healthcare accessibility for individuals housed at HTH sites
- Public dashboard with performance metrics, as well as:
 - Progress towards addressing racial-ethnic disproportionality among who experiences homelessness
 - Residents' stories

Sowing the Seeds in 2022: Laying the groundwork for region-wide innovation



Our Mission

The Health Through Housing (HTH) initiative is an innovative, regional approach that expands 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** for households in King County that are experiencing chronic homelessness or at risk of chronic homelessness. The HTH initiative is also designed to **annually reduce racial and ethnic disproportionality among persons experiencing chronic homelessness** in King County.

Our Vision

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 for people experiencing or at risk of chronic homelessness.

In addition to County-owned buildings, the HTH portfolio includes a number of city-owned buildings for which HTH covers the cost of operations. These properties are referred to as "services-only" buildings.

Apartment buildings and extended stay hotels are immediately opened as Permanent Supportive Housing (PSH). Buildings that require major renovation before they can be permitted as PSH are put to use as Emergency Housing until construction is complete. Both housing types include 24/7 staffing and robust on-site supports.

Permanent Supportive Housing	Emergency Housing
Permanently housed	Temporarily housed while looking for permanent housing
Private rooms with bathrooms and kitchens	Private rooms with bathrooms
Supportive services on site	Supportive services on site
Sign lease and pay rent based on income	Regular attendance required to reserve room
No time limit on stay	No time limit on stay

By the end of 2022*, HTH accomplished the following:

- 803 people served
- 1,366 units obtained**
- 15 buildings in the HTH portfolio
- 4 new city partnerships activated
- \$537M spent from 2021-22 on acquisitions, services, and other program activities

*These figures include acquisition activity that began in 2021.
 **This figure includes County-owned buildings and city-owned buildings that have been permanently added to the HTH portfolio through memoranda of agreement. HTH funds ongoing operations for all buildings in the HTH portfolio.

Housing Awards Memo: a snapshot of current DCHS investments

- Includes the previous year's awards and what's in the pipeline.
- For each project: location, units, amount awarded, total development cost, income targets.
- Filed with Council on February 28, 2023.

Transit Oriented Development (TOD) Annual Report

- A report of investments of TOD funds, including what has already been built and what's to come.
- Filed with Council on August 9, 2023

Equitable Development Initiative

DCHS is preparing a King County Individual Displacement Risks Indicator Report as an appendix to the EDI Implementation Plan Phase 2, which will be transmitted in January 2024. Topic areas include:

- Eviction rates
- Demographic changes over time
- Cost burden rates
- Tenure
- Foreclosure rates
- Ratio of income to housing costs
- Areas with higher/lower proportions of income-restricted housing

Housing Needs Assessment

- Will be transmitted in December 2023 as an appendix to the King County Comprehensive Plan
- Includes:
 - Profile of countywide and unincorporated community and workforce data
 - Overview of countywide and unincorporated housing market
 - Analysis of historical policies with explicit racial discriminatory intent & policies with racially disparate impact
 - Analysis of displacement in unincorporated King County
 - Housing needs analysis for specific populations
 - Land capacity for housing at different income bands in urban unincorporated King County
 - Evaluation of current strategies to meet housing need and identifies gaps in existing strategies

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