

## 2024 Health Through Housing Annual Report

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June 2025



**King County**

**Contents**

Executive Summary..... 3

Background ..... 7

Report Requirements..... 16

    A. Performance Overview: Accomplishments and Effectiveness in 2024 ..... 16

    B. Site Locations and Other Geographic Information ..... 43

    C. Financial Information..... 48

    D. HTH Advisory Committee Establishment, Membership, and Certification of Dashboard 56

    E. Additional Information Available in the HTH Dashboard ..... 57

Conclusion/Next Actions..... 57

Appendix A: Reporting Elements Table and HTH Dashboard Guide..... 59

Appendix B: HTH Investments (Acquisitions and Operations-only Partnerships), Cumulative to Year End 2024 ..... 65

## Executive Summary

### Introduction

King County’s Health Through Housing (HTH) initiative is an innovative, regional approach that accelerates the County's ability to address chronic homelessness. HTH is focused on creating and operating affordable housing with services, referred to as supportive housing, for households in King County that are experiencing chronic homelessness or at risk of chronic homelessness.<sup>1</sup> The HTH initiative is also designed to annually reduce racial and ethnic disproportionality among persons experiencing chronic homelessness in King County.<sup>2, 3, 4</sup>

### Background

HTH arose as a concept and initiative in 2020 as the COVID-19 pandemic posed a once-in-a-generation challenge to the King County region and the world. COVID-19 amplified pre-existing crises of homelessness, housing affordability, and racial inequity. In 2020, King County enacted Ordinance 19179, codified as King County Code (KCC) 4A.503, to impose the HTH sales tax.<sup>5</sup> In 2021, King County Council enacted three Ordinances to guide HTH planning, which established goals and strategies for HTH and formally adopted the Initial HTH Implementation Plan, which will be referred to as “the Plan,” throughout the rest of the report.<sup>6, 7, 8</sup>

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<sup>1</sup> King County Code 24.30.030.A.3.

[<https://mkkclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=4652907&GUID=5E5E8D61-6B3B-46EC-937C-6FD39E8CB6F0&Options=Advanced&Search=>]

<sup>2</sup> King County Code 4A.503.040.B.

[[https://aqua.kingcounty.gov/council/clerk/code/07\\_Title\\_4A.htm#\\_Toc54697848](https://aqua.kingcounty.gov/council/clerk/code/07_Title_4A.htm#_Toc54697848)]

<sup>3</sup> King County Code 24.30.030.A.1.

[<https://mkkclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=4652907&GUID=5E5E8D61-6B3B-46EC-937C-6FD39E8CB6F0&Options=Advanced&Search=>]

<sup>4</sup> Initial Health Through Housing Implementation Plan.

[<https://mkkclegisearch.kingcounty.gov/View.ashx?M=F&ID=9959294&GUID=718EA25C-9032-448C-8C98-060B2C97B5E8>]

<sup>5</sup> King County Code 4A.503. [[https://aqua.kingcounty.gov/council/clerk/code/07\\_Title\\_4A.htm#\\_Toc54697848](https://aqua.kingcounty.gov/council/clerk/code/07_Title_4A.htm#_Toc54697848)]

<sup>6</sup> King County Code 24.30. [[https://aqua.kingcounty.gov/council/clerk/code/33\\_Title\\_24.htm#\\_Toc65058358](https://aqua.kingcounty.gov/council/clerk/code/33_Title_24.htm#_Toc65058358)]

<sup>7</sup> Ordinance 19236.

[<https://mkkclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=4652907&GUID=5E5E8D61-6B3B-46EC-937C-6FD39E8CB6F0&Options=Advanced&Search=>]

<sup>8</sup> Initial Health Through Housing Implementation Plan.

[<https://mkkclegisearch.kingcounty.gov/View.ashx?M=F&ID=9959294&GUID=718EA25C-9032-448C-8C98-060B2C97B5E8>]

In the first two years following adoption of the Plan, HTH made significant progress to open buildings and house individuals formerly experiencing homelessness.<sup>9, 10</sup> During this time, the County:

- Acquired a total of 11 buildings across Seattle, Renton, Redmond, Auburn, Kirkland, and Federal Way;
- Established service contracts to fund the operations of 477 additional operations-only units across five buildings in Seattle and Burien;<sup>11</sup>
- Implemented design, permitting, and rehabilitation processes to prepare five County-owned buildings for operations, and
- Moved residents into nine HTH sites while continuing to expand comprehensive supportive services at the sites.

## Report Requirements

This annual report summarizes the activities of the HTH initiative through the end of 2024 and fulfills the reporting requirements in KCC 2A.300.200.A. Specifically, this document summarizes the accomplishments and effectiveness of the expenditure of HTH sales tax proceeds in 2024 as well as financial information including, but not limited to, the allocation of proceeds by jurisdiction.<sup>12</sup>

This report also summarizes the additional annual data reporting provided by HTH's new online dashboard, as called for by the Plan, and adopted by Ordinance 19366.<sup>13, 14, 15</sup> Finally, this report provides information about the HTH Advisory Committee, confirming the Committee's certification that

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<sup>9</sup> 2022 Health Through Housing Annual Report.

[<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=6262252&GUID=12B235F6-F229-411C-9293-B498A6821F87&Options=&Search=>]

<sup>10</sup> 2023 Health Through Housing Annual Report.

[<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=6781882&GUID=44C90B74-699D-4DEE-90FE-103B4F75DCE6&Options=Advanced&Search=>]

<sup>11</sup> As described in the Plan, the term operations-only refers to buildings that have been permanently added to the HTH portfolio via service contracts. Nonprofit organizations retain ownership of operations-only buildings whereas HTH funds all operations and services costs associated with those buildings.

<sup>12</sup> KCC 2A.300.200.A. [[https://aqua.kingcounty.gov/council/clerk/code/05\\_Title\\_2A.htm#\\_Toc473536140](https://aqua.kingcounty.gov/council/clerk/code/05_Title_2A.htm#_Toc473536140)]

<sup>13</sup> Ordinance 19366. [<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5121460&GUID=7DC46271-C6B3-4D90-B6DE-DEF37CD0A7D5&Options=Advanced&Search=>]

<sup>14</sup> Initial Health Through Housing Implementation Plan.

[<https://mkcclegisearch.kingcounty.gov/View.ashx?M=F&ID=9959294&GUID=718EA25C-9032-448C-8C98-060B2C97B5E8>]

<sup>15</sup> Health Through Housing Dashboard. [<https://www.kingcounty.gov/hthdashboard>]

2024 Health Through Housing Annual Report

See also [Health Through Housing Dashboard](#)

the online dashboard is current and updated with 2024 data and ready for review, as directed by the Plan.<sup>16, 17</sup>

## **Performance Overview: Accomplishments and Effectiveness in 2024**

In 2024, HTH continued expanding the availability of supportive housing across the region in collaboration with host jurisdictions, neighboring communities, and community-based supportive housing operators. HTH ended the year with a total of 1,434 housing units secured since inception, reflecting the initiative's continued progress towards reaching the paramount goal of securing 1,600 units. Additionally, HTH significantly expanded the scope of services provided at its open sites, including by expanding the Mobile Response Teams (MRT), King County Metro transportation services, and DCHS' Employment Resource Program (ERP) to all open HTH sites. Further, HTH operators continue to make enhancements to health care service and wellness supports offered on site. In the initiative's third full year of operation in 2024, HTH accomplished the following:

- HTH made significant progress securing new sites, gathering permits, procuring contractors, and renovating and opening new emergency housing (EH) and Permanent Supportive Housing units (PSH). At the end of 2024, 954 homes were open across 11 sites (compared to 724 homes across eight sites at the end of 2023). Additionally, HTH was poised to open another four sites by the end of 2025.
- HTH expanded the scope of services provided and people served at its 11 open sites, serving a total of 1,281 people in 2024 (compared to 911 people served in 2023).
- HTH made progress addressing racial and ethnic disproportionality among the homeless population by increasing the American Indian, Alaska Native, and Indigenous proportion of HTH residents by 60 percent.
- HTH achieved positive health outcomes. For example, after one year, HTH residents' total number of days in inpatient hospital care decreased by 33 percent, and their total number of emergency department visits dropped by 17 percent.
- HTH achieved positive housing stability outcomes among its PSH residents, with 95 percent of PSH residents maintaining their housing or moving to another permanent housing destination.
- HTH achieved continued success housing individuals with ties to the city in which their HTH building is located, with 97 percent of residents reporting existing ties.
- HTH sites maintained high occupancy rates in 2024, with the majority of buildings ending the year with an occupancy rate above 90 percent.

## **Financial Information**

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<sup>16</sup> Initial Health Through Housing Implementation Plan.

[<https://mkcclegisearch.kingcounty.gov/View.ashx?M=F&ID=9959294&GUID=718EA25C-9032-448C-8C98-060B2C97B5E8>]

<sup>17</sup> Health Through Housing Dashboard. [<https://www.kingcounty.gov/hthdashboard>]

The HTH initiative's 2024 revenue was \$79.0 million. HTH spent approximately \$6.2 million on capital expenditures, \$39.4 million on operating expenditures, and \$23.6 million on bond financing costs in 2024. Financially, the HTH initiative remains consistent with projected goals in the Plan, with 2024's spending reflecting a continued focus on rehabilitating and opening buildings, bringing people inside, and delivering housing stability and health supports to HTH residents.

The cost per unit for each HTH site varies based on the circumstances of each acquisition, development processes, and timing. From 2021 to 2024, the average capital per-unit costs among HTH properties were \$285,772. The average annual operating costs paid for by HTH for its properties in 2024 were \$33,718 per unit.

### **HTH Advisory Committee Establishment, Membership, and Certification of Dashboard**

In 2024, the Health Through Housing Advisory Committee continued to meet, consistent with King County Code 2A.300.200.<sup>18</sup> The Committee convened quarterly and received presentations from HTH staff on the HTH service model. On May 29, 2025, the HTH Advisory Committee reviewed and certified this report and the HTH Dashboard, including certifying that that the dashboard is updated with 2024 calendar year data.<sup>19</sup>

### **Conclusion/Next Actions**

In 2024, the HTH initiative's third full year of operation, the initiative continued to focus on rehabilitating and opening buildings, moving people inside, connecting residents with health care and other supports, and building the capacity of service providers. HTH ended the year with 1,434 housing units secured, reflecting its commitment to expanding the availability of supportive housing across the region.

At the same time, HTH has faced significant challenges that have impacted the pace at which the initiative is achieving its paramount goal. In some cases, navigating jurisdictional approval processes, construction timelines, and County and provider staffing limitations extended the time necessary to open HTH buildings beyond initial forecasts. Inflation and historically low wages in the human services sector drive the need to increase expenditures for both King County and HTH operators.<sup>20</sup> Despite these obstacles, HTH has made substantial progress securing and opening supportive housing across King County.

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<sup>18</sup> KCC 2A.300.200. [[https://aqua.kingcounty.gov/council/clerk/code/05\\_Title\\_2A.htm#\\_Toc473536140](https://aqua.kingcounty.gov/council/clerk/code/05_Title_2A.htm#_Toc473536140)]

<sup>19</sup> Initial Health Through Housing Implementation Plan.

[<https://mkkclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5121460&GUID=7DC46271-C6B3-4D90-B6DE-DEF37CD0A7D5&Options=Advanced&Search=&FullText=1>]

<sup>20</sup> Seattle Construction Cost Index Q4 2024. Mortenson. [<https://www.mortenson.com/cost-index/seattle>]

In response to these challenges, HTH intends, as funding allows, to continue expanding the HTH portfolio by funding operations-only units moving forward, rather than making future building acquisitions. Operations-only units enable HTH to continue growing the portfolio cost-effectively and expediently, while reducing King County’s overall financial exposure as the acquisition and construction are not paid for with HTH funds. Pursuing this strategy will ensure that the HTH initiative is able to better provide long term, dependable financial support for the full operations of all HTH units, consistent with the HTH Implementation Plan. In 2025 and beyond, DCHS plans to use this strategy for continued expansion of HTH’s portfolio as the HTH initiative closes in on its paramount goal of opening 1,600 homes.

In 2025, HTH will focus on opening additional buildings and refining its services to better meet the unique needs of each resident it serves. This will involve supporting operators in the continued expansion of supportive services and the refinement of operating procedures to improve resident outcomes and program performance. As HTH makes continued progress towards its paramount goal of securing 1,600 units of supportive housing, it will also continue to focus on reducing racial and ethnic disproportionality. By increasing access to dignified supportive housing, HTH is a powerful part of King County’s regional strategy to address the intertwined crises of affordable housing and chronic homelessness and pursue the County’s True North, to make King County a welcoming community for everyone to thrive.<sup>21</sup>

## Background

### Overview

King County’s Health Through Housing initiative (HTH) is focused on creating and sustaining affordable, supportive housing for those in King County experiencing or at risk of chronic homelessness.<sup>22</sup> This initiative takes a regional approach to both accelerate King County’s ability to reduce chronic homelessness countywide and dismantle the racial and ethnic disproportionality prevalent among the homeless population in King County.<sup>23</sup>

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<sup>21</sup> True North and Values. [<https://kingcounty.gov/en/dept/executive/governance-leadership/performance-strategy-budget/true-north-values>]

<sup>22</sup> Ordinance 19236

[<https://mkkclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=4652907&GUID=5E5E8D61-6B3B-46EC-937C-6FD39E8CB6F0&Options=Advanced&Search=>]

<sup>23</sup> Ordinance 19236

[<https://mkkclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=4652907&GUID=5E5E8D61-6B3B-46EC-937C-6FD39E8CB6F0&Options=Advanced&Search=>]

HTH focuses on expanding the supply of emergency housing (EH) and permanent supportive housing (PSH) and operating the homes it creates consistent with the Housing First model.<sup>24</sup> A robust body of research has demonstrated that the Housing First approach effectively ends homelessness, especially for people experiencing chronic homelessness who have higher service needs.<sup>25</sup> The Housing First approach encompasses a broad range of strategies for supporting previously homeless individuals that are reflected in the Housing First fidelity model and PSH quality standards.<sup>26, 27</sup>

Since 2020, HTH has expanded access to affordable supportive housing countywide by partnering with cities on permitting, selecting service providers, and community engagement to open these sites. In some cases, navigating jurisdictional approval processes, construction timelines, and County and provider staff limitations extended the time necessary to open HTH buildings. Despite these delays, as of December 2024, HTH has secured a cumulative total of 1,434 units and served 1,858 residents previously at risk of or experiencing chronic homelessness.

From 2020 to 2024, HTH secured 17 sites across seven cities, achieving a pace faster than any previous related County effort.<sup>28</sup> In addition to 11 County-owned buildings, these HTH sites include six HTH “operations-only” buildings for which HTH funds the cost of operations and programming. As of December 2024, HTH had opened 11 of its 17 secured sites. The initiative is on track to open 15 of its sites by the end of 2025. HTH is partnering with eight service providers to operate HTH’s sites, as shown in Figure 1, further expanding and diversifying the region’s capacity to deliver this critical housing.

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<sup>24</sup> Housing First in Permanent Supportive Housing. [<https://files.hudexchange.info/resources/documents/Housing-First-Permanent-Supportive-Housing-Brief.pdf>]

<sup>25</sup> Paula Goering, Scott Veldhuizen, Aimee Watson, Carol Adair, Brianna Kopp, Eric Latimer, Geoff Nelson, Eric MacNaughton, David Streiner & Tim Aubry. National At Home/Chez Soi Final Report. Mental Health Commission of Canada. (2014). [<https://www.mentalhealthcommission.ca/resource/national-at-home-chez-soi-final-report/>]

<sup>26</sup> Housing First in Permanent Supportive Housing. [<https://files.hudexchange.info/resources/documents/Housing-First-Permanent-Supportive-Housing-Brief.pdf>]

<sup>27</sup> Dimensions of Quality Supportive Housing. Corporation for Supportive Housing. 2013. [[https://coresonline.org/sites/default/files/documents/CSH\\_Dimensions\\_of\\_Quality\\_Supportive\\_Housing\\_guidebook.pdf](https://coresonline.org/sites/default/files/documents/CSH_Dimensions_of_Quality_Supportive_Housing_guidebook.pdf)]

<sup>28</sup> HTH has opened buildings nearly twice as fast than traditionally funded projects, highlighting the strengths of the HTH model of housing development.

Figure 1: HTH Service Providers at HTH Sites, 2024

Service Provider	HTH Site Name <sup>29</sup>	Jurisdiction
Catholic Community Services (CCS)	Sidney Wilson House	Renton
	The Bob G. <sup>30</sup>	Queen Anne, Seattle
Chief Seattle Club	Salmonberry Lofts in Honor of Peter Joe	Pioneer Square, Seattle
	Sacred Medicine House <i>(operations-only)</i>	Lake City, Seattle
	Sweetgrass Flats <i>(operations-only)</i>	Central District, Seattle
Compass Housing Alliance	Don's Place	Auburn
Downtown Emergency Service Center (DESC)	The Mary Pilgrim	Bitter Lake, Seattle
	The Gateway in Honor of Tenaya Wright	Haller Lake, Seattle
	Burbridge Place <i>(operations-only)</i>	Green Lake, Seattle
	The North Star <i>(operations-only)</i>	Bitter Lake, Seattle
	Bloomside <i>(operations-only)</i>	Burien
Lavender Rights Project (LRP)/Chief Seattle Club	Sharyn Grayson House	Capitol Hill, Seattle
Plymouth Housing	Bertha Pitts Campbell Place <i>(operations-only)</i>	Central District, Seattle
	TBD. Building Secured.	Kirkland
The Salvation Army	Haven Heights in Honor of Bruce Thomas	Redmond
The Urban League of Metropolitan Seattle	The Booker House	Federal Way

HTH selected these service providers with municipal support to best serve the building’s residents and ensure that the services provided are responsive to the diverse needs of residents. Catholic Community Services, Compass Housing Alliance, DESC, Plymouth Housing, and The Salvation Army are longstanding

<sup>29</sup> HTH’s 17<sup>th</sup> site, known as the Argyle, is not listed in this table because DCHS has not identified a service provider to operate the building.

<sup>30</sup> CCS operated The Bob G. between April 2020 and June 2023, at which point the building was closed due to unsafe building conditions.

regional providers of emergency shelter and PSH.<sup>31, 32, 33, 34, 35</sup> Chief Seattle Club, Lavender Rights Project, and the Urban League are deeply embedded in and have rich experience serving communities and populations most disproportionately experiencing homelessness. Chief Seattle Club is a Native-led housing and human services agency that serves American Indian and Alaska Native people.<sup>36</sup> Lavender Rights Project is a Black trans-led and founded organization centered in the values of social justice for trans and queer low-income people.<sup>37</sup> The Urban League of Metropolitan Seattle is an organization dedicated to improving the lives of communities of color.<sup>38</sup>

These partnerships at HTH sites are vital to providing residents high quality services and creating inclusive environments that respect and celebrate the cultural backgrounds and lived experience of all residents and staff, thereby promoting a sense of belonging and support for marginalized individuals. HTH uses this pro-equity approach in all aspects of design and implementation, leading to community partnerships and cross-sector solutions with service providers that further HTH's goal to reduce racial and ethnic disproportionality in homelessness throughout the region.

## Department Overview

King County's Department of Community and Human Services (DCHS) provides equitable opportunities for people to be healthy, happy, and connected to community. The Department, along with a network of community providers and partners, plays a leading role in creating and coordinating the region's human services infrastructure. In addition to HTH, DCHS stewards the revenue from the Veterans, Seniors, and Human Services Levy (VSHSL), Best Starts for Kids (BSK) Levy, the MIDD behavioral health sales tax, the Crisis Care Centers (CCC) Levy, and the Puget Sound Taxpayer Accountability Account (PSTAA), along with other state and federally-directed revenues.

The mission of DCHS' Housing and Community Development Division (HCD) is to increase housing stability and develop strong communities. The division strives to be anti-racist and to collaborate with partners to center historically excluded and systemically marginalized people. HCD leads DCHS' implementation of the HTH initiative. Other related work led by the division includes the Housing Finance Program that provides capital funding for income-restricted affordable housing and the Housing and Supportive Services Program which facilitates human services to support housing stability and individual safety.

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<sup>31</sup> Catholic Community Services [<https://ccsww.org/>]

<sup>32</sup> Compass Housing Alliance [<https://www.compasshousingalliance.org/>]

<sup>33</sup> Downtown Emergency Services Center (DESC) [<https://www.desc.org/>]

<sup>34</sup> Plymouth Housing Group [<https://plymouthhousing.org/>]

<sup>35</sup> The Salvation Army [<https://seattle.salvationarmy.org/>]

<sup>36</sup> Chief Seattle Club [<https://www.chiefseattleclub.org/>]

<sup>37</sup> Lavender Rights Project [<https://www.lavenderrightsproject.org/>]

<sup>38</sup> The Urban League of Metropolitan Seattle [<https://urbanleague.org/>]

The Facilities Management Division (FMD) of the Department of Executive Services (DES) provides clean, environmentally sustainable, and cost-effective environments at about 45 King County facilities. These include office buildings, Superior and District courthouses, Sheriff precincts, correctional facilities, and shelter/housing complexes. Major sections of FMD include Building Operations, Capital Projects, Finance, Planning and Administrative Services, Real Estate Services, and Security Management. FMD works closely with DCHS to support the acquisition, maintenance, building security, and building operations of County-owned HTH properties.

## Key Historical Context and Current Conditions

King County launched HTH in 2020 at the height of the COVID-19 pandemic. The pandemic amplified the region's pre-existing housing and homelessness crises, forcing tens of thousands of King County households to fall behind on rent in an expensive housing market.<sup>39, 40</sup> Social distancing requirements implemented during the pandemic further reduced overall shelter capacity while the rate of unsheltered homelessness climbed.<sup>41</sup>

The COVID-19 pandemic response demonstrated once again that single-room settings are more supportive of a person's stability, health, and ability to maintain housing compared to congregate shelters.<sup>42</sup> Learning from this lesson, King County acquired hotels and apartments with the revenue created by the one tenth of a cent sales tax which was authorized by the Washington State Legislature in 2020 exclusively for housing use.<sup>43, 44</sup>

The King County Executive proposed and developed the HTH initiative, with King County Council review and adoption by Ordinance. HTH is an innovative strategy that accelerates the region's response to chronic homelessness by establishing 1,600 new housing units in the face of compounding emergencies.

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<sup>39</sup> King 5. King County Accepting Applications for Rental Assistance before Eviction Moratorium Expires. [<https://www.king5.com/article/news/health/coronavirus/king-county-accepting-applications-for-rental-assistance-before-eviction-moratorium-expires/281-0f3962e9-3abe-451d-8563-ebb4200e97d5>]

<sup>40</sup> Zillow King County Market Overview, data through July 31, 2021. [<https://www.zillow.com/king-county-wa/home-values/>]

<sup>41</sup> King County Homelessness Response System Data Review: Q1 2021 Release. [[https://kcrha.org/wp-content/uploads/2022/05/KC-Homeless-Response-System\\_Data-Review\\_Q12021.pdf](https://kcrha.org/wp-content/uploads/2022/05/KC-Homeless-Response-System_Data-Review_Q12021.pdf)].

<sup>42</sup> University of Washington and King County DCHS: Impact of Hotels as Non-Congregate Emergency Shelters. (2020). [[https://kcrha.org/wp-content/uploads/2020/11/Impact-of-Hotels-as-ES-Study\\_Full-Report\\_Final-11302020.pdf](https://kcrha.org/wp-content/uploads/2020/11/Impact-of-Hotels-as-ES-Study_Full-Report_Final-11302020.pdf)].

<sup>43</sup> RCW 82.14.530 as reflected in ESHB 1070 from 2021. [<http://lawfilesexternal.wa.gov/biennium/2021-22/Pdf/Bills/Session%20Laws/House/1070-S.SL.pdf?q=20210815073813>]

<sup>44</sup> King County Department of Community and Human Services. Health Through Housing: A Regional Approach to Address Chronic Homelessness. (2024). [<https://kingcounty.gov/en/legacy/depts/community-human-services/initiatives/health-through-housing>]

The HTH model is based on the following foundational premises:

- Incorporate the lessons of COVID deintensification shelters, which reinforced research showing that single-room settings are more supportive of a person’s stability, health, and ability to maintain housing.<sup>45</sup>
- Exercise the authority provided by the Washington State Legislature to create a funding source generating sufficient capital to rapidly acquire and operate for the long-term up to 1,600 new supportive housing units.<sup>46</sup>
- Take advantage of economic circumstances to buy relatively new or recently updated hotels and apartments, many of which include kitchen facilities, to substantially grow the region’s stock of affordable homes quickly.
- Establish partnerships with cities across King County to site and operate EH and PSH at a speed and scale not previously possible. This coordinated strategy recognizes that to reduce chronic homelessness in King County, communities, cities, and the County must act boldly together to increase housing that is available to and supportive of residents who have been living outside.

The economic circumstances of the pandemic made hotels and apartments available for purchase at lower rates, allowing HTH to grow the region’s stock of affordable homes quickly and at lower cost.<sup>47</sup>

Three years into the Plan, HTH has continued to transform these hotels and apartments into EH and PSH with comprehensive wraparound services including case management, behavioral health support, health care, employment support, and crisis intervention for residents experiencing chronic homelessness.

As the world moves beyond the acute phase of the COVID-19 pandemic, the ongoing issues of homelessness, housing affordability, and racial inequity continue to be central concerns for King County. In 2024, the King County Regional Homelessness Authority found that 16,385 individuals were experiencing homelessness, a 39 percent increase from the 2020 Annual Point in Time (PIT) count of 11,751 individuals.<sup>48</sup>

Furthermore, communities do not experience homelessness at the same rate. Black, Hispanic/Latin(a)(o)(x), American Indian, Alaska Native, or Indigenous, and Native Hawaiian or Pacific Islander individuals are overrepresented among those experiencing homelessness compared to King

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<sup>45</sup> University of Washington and King County DCHS: Impact of Hotels as Non-Congregate Emergency Shelters. (2020). [[https://kcrha.org/wp-content/uploads/2020/11/Impact-of-Hotels-as-ES-Study\\_Full-Report\\_Final-11302020.pdf](https://kcrha.org/wp-content/uploads/2020/11/Impact-of-Hotels-as-ES-Study_Full-Report_Final-11302020.pdf).]

<sup>46</sup> RCW 82.14.530 as reflected in ESHB 1070 from 2021. [<http://lawfilesexternal.wa.gov/biennium/2021-22/Pdf/Bills/Session%20Laws/House/1070-S.SL.pdf?q=20210815073813>]

<sup>47</sup> Initial Health Through Housing Implementation Plan, page 11. [<https://mkkclegisearch.kingcounty.gov/View.ashx?M=F&ID=9959294&GUID=718EA25C-9032-448C-8C98-060B2C97B5E8>]

<sup>48</sup> King County Regional Homelessness Authority. 2024 Point in Time Count. [<https://kcrha.org/community-data/king-county-point-in-time-count/>]

County's overall demographics.<sup>49</sup> Veterans are also an overrepresented group among those who received homelessness services countywide.<sup>50</sup>

Multiple systemic and societal factors influence the racial-ethnic disproportionality among people experiencing chronic homelessness. Redlining, rental housing discrimination, and other racially exclusive land use and housing practices have limited affordable housing opportunities for communities of color and increased their risk of homelessness.<sup>51</sup> Exposure to systemic racism, such as through the criminal legal system, the child welfare system, and lack of access to quality schools and health care can increase one's risk of becoming homeless.<sup>52, 53</sup> Recent studies indicate that intergenerational poverty and engagement with multiple systems, which disproportionately affect communities of color, impede families' ability to remain united and to successfully avoid or escape homelessness.<sup>54</sup> Together, these factors shape the landscape of homelessness in King County.

This growing rate of homelessness has occurred concurrently with a drastic increase in housing costs. Between 2016 and 2023, the median gross rent in King County increased from \$1,418 to \$2,043,

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<sup>49</sup> King County Department of Community and Human Services, Performance Measurement and Evaluation Division. Integrating Data to Better Measure Homelessness. (December 2021). [[https://kingcounty.gov/~media/depts/community-human-services/department/documents/KC\\_DCHS\\_Cross\\_Systems\\_Homelessness\\_Analysis\\_Brief\\_12\\_16\\_2021\\_FINAL.ashx?la=en](https://kingcounty.gov/~media/depts/community-human-services/department/documents/KC_DCHS_Cross_Systems_Homelessness_Analysis_Brief_12_16_2021_FINAL.ashx?la=en)]

<sup>50</sup> King County Department of Community and Human Services, Performance Measurement and Evaluation Division. Integrating Data to Better Measure Homelessness. (December 2021). [[https://kingcounty.gov/~media/depts/community-human-services/department/documents/KC\\_DCHS\\_Cross\\_Systems\\_Homelessness\\_Analysis\\_Brief\\_12\\_16\\_2021\\_FINAL.ashx?la=en](https://kingcounty.gov/~media/depts/community-human-services/department/documents/KC_DCHS_Cross_Systems_Homelessness_Analysis_Brief_12_16_2021_FINAL.ashx?la=en)]

<sup>51</sup> King County Affordable Housing Committee. King County Countywide Planning Policies Housing Chapter Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices. (January 2024). [[https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccompplanreview/rdeluhp\\_resourceлист.pdf?rev=d1e7c0735892439487532f7eb35c6e9d&hash=7C570BD93F46FD91DB399D3AAE11BBC9](https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccompplanreview/rdeluhp_resourceлист.pdf?rev=d1e7c0735892439487532f7eb35c6e9d&hash=7C570BD93F46FD91DB399D3AAE11BBC9)]

<sup>52</sup> National Alliance to End Homelessness. Homelessness and Racial Disparities. (December 2023). [<https://endhomelessness.org/homelessness-in-america/what-causes-homelessness/inequality/>]

<sup>53</sup> Zelaya, E. *Why School Segregation Matters*. Urban Institute. (April 27, 2022). [<https://housingmatters.urban.org/articles/why-school-segregation-matters#:~:text=School%20segregation's%20effects%20on%20spending%20and%20funding&text=Between%2Ddistrict%20segregation%20is%20associated,turn%2C%20influence%20students'%20opportunities.>]

<sup>54</sup> Olivet, J., Wilkey, C., Richard, M., Dones, M., Tripp, J., Beit-Arie, M., Yampolskaya, S., & Cannon, R. Racial Inequity and Homelessness: Findings from the SPARC Study. *The ANNALS of the American Academy of Political and Social Science*, 693(1), 82-100. (2021). [<https://journals.sagepub.com/doi/10.1177/0002716221991040>]

marking a 44 percent increase.<sup>55</sup> This significant growth in housing costs has been partially driven by rapid population growth in the region. Between 2010 and 2023, the King County population increased 17 percent, increasing demand for housing and putting upward pressure on housing costs.<sup>56, 57</sup> Nearly half of households (46 percent) in King County are cost-burdened, meaning they pay more than 30 percent of their income in rent.<sup>58</sup> Most extremely low-income households, or those earning less than or equal to 30 percent area median income (AMI), are severely cost burdened in King County, meaning they pay more than 50 percent of their income in rent.<sup>59</sup> These households are at high risk of homelessness and often do not have safe, affordable options in the private housing market. HTH plays a critical role in meeting the housing needs of residents who are at or below 30 percent AMI, especially those who have intersecting disabilities.

### **Legislative History, Initiative Goals, and Annual Reporting Requirements**

In 2020, King County implemented the HTH sales tax through the adoption of Ordinance 19179, codified as King County Code (KCC) Chapter 4A.503.<sup>60, 61</sup> After establishing the revenue for the initiative, King County adopted Ordinance 19236 in 2021, which detailed the implementation planning for the HTH initiative.<sup>62</sup> This ordinance established the initiative's paramount goal through 2028 of creating and maintaining the ongoing operations of 1,600 units of affordable, supportive housing for individuals experiencing or at risk of chronic homelessness.<sup>63</sup> HTH is mandated to enhance access to health care,

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<sup>55</sup> U.S. Census Bureau, "American Community Survey 1-Year Estimates: Selected Housing Characteristics," 2016 and 2023. [<https://data.census.gov/table/ACSDP1Y2016.DP04>] and [<https://data.census.gov/table/ACSDP1Y2023.DP04>]

<sup>56</sup> U.S. Census Bureau, "American Community Survey 1-Year Estimates: ACS Demographics and Housing Estimates," 2010 and 2023. [<https://data.census.gov/table/ACSDP1Y2010.DP05>] and [<https://data.census.gov/table/ACSDP1Y2023.DP05>]

<sup>57</sup> Alexandrov, A. Place the Blame Where It Belongs: Lack of Housing Supply is Largely Responsible for High Home Prices and Rents. The Urban Institute. (January 2024). [<https://www.urban.org/sites/default/files/2024-01/Place%20the%20Blame%20Where%20it%20Belongs.pdf>]

<sup>58</sup> U.S. Census Bureau, "American Community Survey 1-Year Estimates: Selected Housing Characteristics," 2023. [<https://data.census.gov/table/ACSDP1Y2023.DP04>]

<sup>59</sup> U.S. Census Bureau, "American Community Survey 5-Year Estimates: Public Use Microdata Sample," 2017-2022 [<https://www.census.gov/programs-surveys/acs/microdata/access.2022.html#list-tab-735824205>]

<sup>60</sup> Ordinance 19179 [<https://mkkclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=4652676&GUID=8A31F2EE-23AF-4BA3-9306-CD87CD8B40A0&Options=&Search=&FullText=1>]

<sup>61</sup> King County Code 4A.503 [[https://aqua.kingcounty.gov/council/clerk/code/07\\_Title\\_4A.htm#\\_Toc54697848](https://aqua.kingcounty.gov/council/clerk/code/07_Title_4A.htm#_Toc54697848)]

<sup>62</sup> Ordinance 19236 [<https://mkkclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=4652907&GUID=5E5E8D61-6B3B-46EC-937C-6FD39E8CB6F0&Options=&Search=&FullText=1>]

<sup>63</sup> Ordinance 19236 [<https://mkkclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=4652907&GUID=5E5E8D61-6B3B-46EC-937C-6FD39E8CB6F0&Options=&Search=&FullText=1>]

develop a mobile behavioral health intervention program, and address demographic disproportionality in homelessness.<sup>64</sup>

In 2021, King County adopted Ordinance 19366, which adopted the Initial Health Through Housing Implementation Plan, outlined the process to establish an advisory committee for HTH, and set forth annual reporting requirements.<sup>65, 66</sup> The plan outlines the processes for acquiring and operating supportive housing, engaging community stakeholders, and measuring the initiative's impact on chronic homelessness.<sup>67</sup> It also delineates the roles and responsibilities of the advisory committee, setting forth comprehensive annual reporting requirements to maintain transparency and accountability.<sup>68</sup>

As of December 2024, the HTH Advisory Committee consisted of 13 people, including representatives from local communities, non-profit organizations, health care providers, and housing experts.<sup>69</sup> The Committee's purpose is to provide oversight, guidance, and expertise to ensure the initiative's objectives are met effectively and equitably.<sup>70</sup> The HTH Advisory Committee is intended to serve as a bridge between HTH and the communities it serves, ensuring that the voices and needs of those most affected by housing instability are heard and addressed.<sup>71</sup> Appendix A of this report shows legislative and Plan language that sets out reporting elements and provides both the location of summary information in this report and tabs of the HTH dashboard that contain further information and opportunities to explore data.

### **HTH Progress in 2024 Expands on 2021-2023 HTH Activities**

This annual report describes the HTH initiative's activities in 2024. Progress in 2024 built on HTH activities that took place between 2021 and 2023, during which significant progress was made to open buildings and house individuals formerly experiencing homelessness:

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<sup>64</sup> Ordinance 19236 [<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=4652907&GUID=5E5E8D61-6B3B-46EC-937C-6FD39E8CB6F0&Options=&Search=&FullText=1>]

<sup>65</sup> Ordinance 19366. [<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5121460&GUID=7DC46271-C6B3-4D90-B6DE-DEF37CD0A7D5&Options=Advanced&Search=&FullText=1>]

<sup>66</sup> King County Code 2A.300.200. [[https://kingcounty.gov/council/legislation/kc\\_code/33\\_Title\\_24.aspx](https://kingcounty.gov/council/legislation/kc_code/33_Title_24.aspx)]

<sup>67</sup> Ordinance 19366. [<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5121460&GUID=7DC46271-C6B3-4D90-B6DE-DEF37CD0A7D5&Options=Advanced&Search=&FullText=1>]

<sup>68</sup> Ordinance 19366. [<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5121460&GUID=7DC46271-C6B3-4D90-B6DE-DEF37CD0A7D5&Options=Advanced&Search=&FullText=1>]

<sup>69</sup> King County Department of Community and Human Services. (n.d.) Health Through Housing Advisory Committee. [<https://kingcounty.gov/en/legacy/depts/community-human-services/initiatives/health-through-housing/advisory-committee>]

<sup>70</sup> Ordinance 19366. [<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5121460&GUID=7DC46271-C6B3-4D90-B6DE-DEF37CD0A7D5&Options=Advanced&Search=&FullText=1>]

<sup>71</sup> Ordinance 19366. [<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5121460&GUID=7DC46271-C6B3-4D90-B6DE-DEF37CD0A7D5&Options=Advanced&Search=&FullText=1>]

- Acquired a total of 11 buildings across Seattle, Renton, Redmond, Auburn, Kirkland, and Federal Way;
- Established service contracts to fund the operations of 477 additional operations-only units across five buildings in Seattle and Burien;<sup>72</sup>
- Navigated the design, permitting, and rehabilitation processes to prepare five County-owned buildings for operations, and
- Moved residents into nine HTH sites and continued to expand comprehensive services at the sites.<sup>73</sup>

## Report Requirements

This annual report summarizes the activities of the HTH initiative through the end of 2024 and fulfills the reporting requirements in KCC 2A.300.200.A. Specifically, this document includes summaries of the accomplishments and effectiveness of the expenditure of HTH sales tax proceeds in 2024 as well as financial information including, but not limited to, the allocation of proceeds by jurisdiction.<sup>74</sup>

This report also summarizes the significant additional annual data reporting provided by HTH’s 2024 online dashboard, as called for by the Health Through Housing Implementation Plan as adopted by Ordinance 19366.<sup>75, 76, 77</sup> Finally, this report provides information about the Health Through Housing Advisory Committee and confirms that the Committee has certified that the online dashboard is current and updated with 2024 data and ready for review, as directed by the Plan.<sup>78, 79</sup>

### A. Performance Overview: Accomplishments and Effectiveness in 2024

The HTH initiative transformed an emergency response strategy to the COVID-19 pandemic into an innovative, long-term effort to significantly address the region’s homelessness crisis. By acquiring and repurposing hotels and apartments throughout the County and providing vital operations funding to

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<sup>72</sup> As described in the Plan, the term operations-only refers to buildings that have been permanently added to the HTH portfolio via service contracts. Nonprofit organizations retain ownership of operations-only buildings whereas HTH funds operations and services costs associated with those buildings.

<sup>73</sup> This includes the Bob G., which was closed in June 2023 due to unsafe building conditions .

<sup>74</sup> KCC 2A.300.200.A. [[https://aqua.kingcounty.gov/council/clerk/code/05\\_Title\\_2A.htm#\\_Toc473536140](https://aqua.kingcounty.gov/council/clerk/code/05_Title_2A.htm#_Toc473536140)]

<sup>75</sup> Ordinance 19366. [<https://mkkclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5121460&GUID=7DC46271-C6B3-4D90-B6DE-DEF37CD0A7D5&Options=Advanced&Search=>]

<sup>76</sup> Initial Health Through Housing Implementation Plan.

[<https://mkkclegisearch.kingcounty.gov/View.ashx?M=F&ID=9959294&GUID=718EA25C-9032-448C-8C98-060B2C97B5E8>]

<sup>77</sup> Health Through Housing Dashboard. [<https://www.kingcounty.gov/hthdashboard>]

<sup>78</sup> Initial Health Through Housing Implementation Plan.

[<https://mkkclegisearch.kingcounty.gov/View.ashx?M=F&ID=9959294&GUID=718EA25C-9032-448C-8C98-060B2C97B5E8>]

<sup>79</sup> Health Through Housing Dashboard. [<https://www.kingcounty.gov/hthdashboard>]

providers, HTH has increased housing capacity for residents who are experiencing or at risk of chronic homelessness. In 2024, HTH ended the year with 1,434 housing units secured, and a total of 954 units open across 11 sites, reflecting its commitment to expand the availability of supportive housing across the region in collaboration with host jurisdictions, neighboring communities, and community-based supportive housing operators.<sup>80</sup>

## 2024 Highlights

HTH's 2024 activities reflect a continued focus on rehabilitating and opening buildings, bringing people inside, and connecting residents with health care and other supports. HTH opened three sites to residents in 2024 (Sacred Medicine House, Bloomsdale, and Haven Heights in Honor of Bruce Thomas). It also worked through the pre-occupancy process to design, permit, and conduct major construction work at three additional properties in Federal Way, Capitol Hill, and Kirkland that are planned to open in 2025. In 2024, HTH also invested in an additional 84 operations-only units at Sweetgrass Flats in the Central District of Seattle, which are also planned to open in 2025. In addition to its progress rehabilitating buildings and opening buildings, the HTH initiative significantly expanded the scope of services provided at its open sites, including the expansion of Mobile Response Teams, King County Metro transportation services, and DCHS' Employment Resource Program (ERP) to all open sites.

2024 highlights include:

- HTH made significant progress securing new sites, gathering permits, procuring contractors, and renovating and opening new emergency housing (EH) and Permanent Supportive Housing units (PSH). At the end of 2024, 954 homes were open across 11 sites (compared to 724 homes across eight sites at the end of 2023). Additionally, HTH was poised to open another four sites by the end of 2025.
- HTH expanded the scope of services provided and people served at its 11 open sites, serving a total of 1,281 people in 2024 (compared to 911 people served in 2023).
- HTH made progress addressing racial and ethnic disproportionality among the homeless population, including by increasing the American Indian, Alaska Native, and Indigenous proportion of HTH residents by 60 percent.
- HTH provided increased capacity building and technical assistance to its housing operators by offering six in-depth trainings and individualized technical assistance, and launching a new Community of Practice.
- HTH achieved positive health outcomes. For example, after one year, HTH residents' total number of days in inpatient hospital care decreased by 33 percent, and their total number of emergency department visits dropped by 17 percent.

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<sup>80</sup> HTH considers a unit opened when it becomes ready for resident occupancy. HTH opens a unit after completing renovations and contracting with a service provider who ensures the facility can function as intended, providing safe and supportive housing.

- HTH achieved positive housing stability outcomes among its PSH residents, with 95 percent of PSH residents maintaining their housing or moving to another permanent housing destination.
- HTH achieved continued success housing individuals with ties to the city in which their HTH building is located, with 97 percent of HTH residents reporting existing ties to the communities where they reside.
- HTH sites maintained high occupancy rates in 2024, with the majority of buildings ending the year with an occupancy rate above 90 percent.

The following subsections describe the initiative’s 2024 activities in depth and provide performance data at the program and population level.

### **Number of Secured and Open Housing Units by Year-End 2024**

HTH has made significant progress securing, developing, and opening new EH and PSH units. HTH ended 2024 with 1,434 secured housing units, reflecting the HTH initiative’s continued progress towards reaching the goal of securing 1,600 units.

In 2024, HTH opened 230 units for occupancy across three buildings, including 120 at Sacred Medicine House, 95 at Bloomsdale, and 15 at Haven Heights in Honor of Bruce Thomas. These three building openings bring the total number of open units in the HTH portfolio to 954.

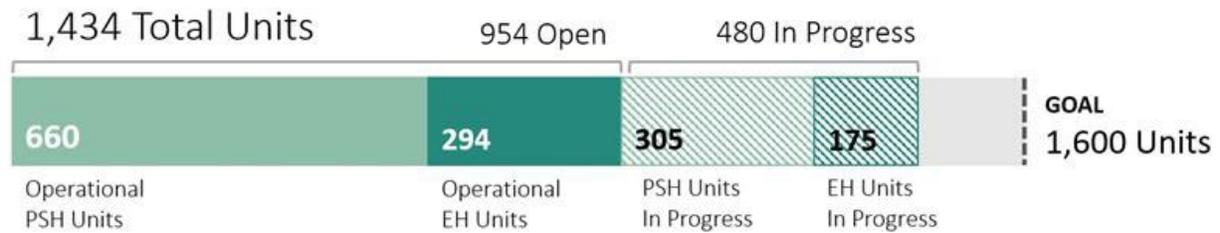
In 2024, HTH also invested in an additional 84 operations-only units at Sweetgrass Flats in the Central District of Seattle, which are planned to open in 2025. HTH contracted with Chief Seattle Club, a Native-led housing and human services agency, to operate this building. As shown in Figure 2, this site brings the total number of HTH housing units secured since inception to 1,434.<sup>81</sup>

In 2024, HTH also made significant progress navigating the design, permitting, and rehabilitation process at three acquired sites, which are planned to open in 2025. These three sites include 32 units in Seattle, 103 units in Kirkland, and 86 sites in Federal Way. Once these three buildings open in 2025, HTH will have opened 15 of its 17 secured sites.

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<sup>81</sup> HTH added a net total of 76 units in 2024. This total net increase accounts for the following: the addition of 84 operations-only units at Sweetgrass Flats, six units being removed from HTH’s housing unit count at Kirkland, and two units being removed from HTH’s housing unit count at the Sharyn Grayson House. The Kirkland site underwent an architectural design update following consultation with Plymouth which reduced the units of housing from 109 to 103. Of the 34 residential units at the Sharyn Grayson House, two have been allocated for operator use, leaving 32 units available for housing residents.

Figure 2: Cumulative Number of HTH Housing Units, 2024<sup>82</sup>



Even as the HTH initiative proceeds far more quickly than other emergency and supportive housing development, it has faced challenges securing and opening 1,600 units. Work has progressed more slowly than initially projected due to extensive permitting, construction, and community engagement timelines, funding constraints, and building conditions. For example, across HTH sites, navigating jurisdictional approval has extended the time necessary to open HTH buildings. DCHS has found that, on average, HTH needs six months to compile all the documentation required for a permit application and typically receives notification of permit approval more than five months after that. Permitting timelines can also vary significantly, as one jurisdiction’s building permit approval came 13 months after application. These local governmental processes significantly impact the speed with which HTH can open buildings.

Further, since 2021, the revenue generated by the one tenth of a cent of sales tax has not grown as quickly as the costs of operating and maintaining HTH buildings. For instance, the costs of maintenance work conducted by FMD staff has increased 5.5 percent each year. To help manage rising costs associated with inflation, HTH embedded an annual five percent increase into service and operation contracts. However, HTH tax revenue is not increasing at the same pace. Since 2021, tax revenue generated by the sales tax has grown by an average of only 4.5 percent each year.

King County has also faced challenges related to the condition of purchased buildings, including at the Bob G. building. This site, originally named the Inn at Queen Anne, was a critical component of King County’s response to the COVID-19 pandemic, having been originally leased as part of shelter deintensification efforts. The HTH initiative purchased this 80-unit building in May 2021. After acquisition, building deficiencies were identified that had not been evident in the original property condition report.<sup>83, 84</sup> Given the condition of the building, the Executive has analyzed multiple options

<sup>82</sup> The measure for tracking progress towards HTH’s 1,600 unit paramount goal is the cumulative number of *housing units*, which refers specifically to units that will be used for residential purposes. Thus, this figure shows only housing units. By contrast, the 2022 annual report showed the total universe of units obtained irrespective of use (e.g. administrative space, community rooms), and or municipal limits on occupancy.

<sup>83</sup> Falkin Associates. Property Condition Assessment. (May 13, 2021).

<sup>84</sup> Rolluda Architects. King County FMD, Inn at Queen Anne Building Assessment. (February 22, 2022).

for construction and building use to determine the most cost-effective path forward. As of the drafting of this report, the Executive is still determining the best course of action.

Additionally, King County has faced challenges opening the Argyle, a 10-unit building located in downtown Seattle. The building requires additional renovation before it can be operated as PSH.<sup>85</sup> Because of the building's small size, it has also been challenging to identify an operator who can cost effectively provide 24/7 services to such a small number of residents. In addition, Sound Transit is now considering building new light rail stations along 4<sup>th</sup> Avenue, where the Argyle is located.<sup>86</sup> Given this recent development, DCHS is weighing all options for the site and will closely monitor the community engagement on changes along this corridor.

In response to these challenges, the HTH initiative has been working to expand operations-only buildings and, as funding allows, intends to continue expanding the HTH portfolio by funding operations-only units moving forward, rather than making future building acquisitions. As described in the HTH Implementation Plan, the term operations-only refers to operator-owned buildings that have been permanently added to the HTH portfolio via service contracts, without HTH capital investment.<sup>87</sup> Nonprofit organizations retain ownership of these operations-only HTH buildings while HTH funds operations and services costs associated with those buildings. HTH has funded operations-only units as part of its portfolio since 2022. Operations-only units enable HTH to continue growing the portfolio cost-effectively and expediently, while reducing King County's overall financial exposure as the acquisition and construction are not paid for with HTH funds. Pursuing this strategy will ensure that the HTH initiative is able to better provide long term, dependable financial support for the full operations of all HTH units, consistent with the HTH Implementation Plan. In 2025 and beyond, DCHS plans to use this strategy for continued expansion of HTH's portfolio as the HTH initiative closes in on its paramount goal of opening 1,600 homes.

As HTH funds more funding operations-only units, it will help to meet the need for operations funding among PSH developers in King County. Currently, many of the PSH buildings in which King County is invested through the Housing Finance Program have capital source, but do not have sufficient or ongoing funding for operations. This is partly due to a decrease in operations funding generated through document recording fees, which have declined in recent years as real estate transactions have slowed, as providers' operations costs have continued to increase.<sup>88</sup>

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<sup>85</sup> For example, before opening for operations, a front lobby would need to be added for 24/7 staffing.

<sup>86</sup> Sound Transit. Ballard Link Extension Scoping Summary Report. (February 2025).

[<https://www.soundtransit.org/sites/default/files/documents/BLE-NEPA-Scoping-Summary-Report-02132025.pdf>]

<sup>87</sup> Initial Health Through Housing Implementation Plan.

[<https://mkcclegisearch.kingcounty.gov/View.ashx?M=F&ID=9959294&GUID=718EA25C-9032-448C-8C98-060B2C97B5E8>]

<sup>88</sup> Susan Shain. Washington Projects \$250M Funding Shortall for Homeless Services. Northwest Public Broadcasting. (October 30, 2024). [<https://www.nwpb.org/2024/10/30/washington-projects-250m-funding-shortfall-for-homeless-services/>]

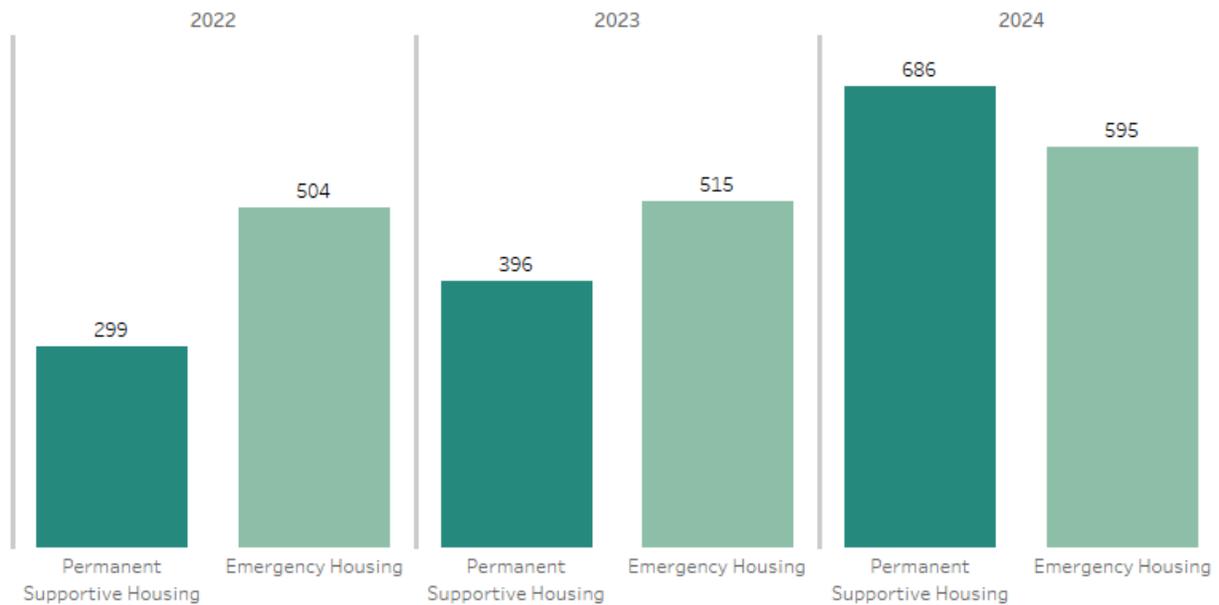
## Number of People Housed in Health Through Housing Sites

In 2024, HTH permanently or temporarily housed a total of 1,281 people. As of December 31, 2024, HTH operated seven sites as PSH and four as Emergency Housing (EH). In 2024, HTH's PSH sites housed a total of 686 residents and HTH's EH sites housed a total of 595 individuals, as shown in Figure 3. This represents a net increase of 370 residents in 2024 as compared to 2023. This increase is due to residents continuing to move into Salmonberry Lofts in Honor of Peter Joe, Don's Place, and Burbridge Place, as well as the opening of Sacred Medicine House, Bloomside, and Haven Heights in Honor of Bruce Thomas.<sup>89</sup>

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<sup>89</sup> Burbridge Place's residents moved in from December 2023 through April 2024. Salmonberry Lofts in Honor of Peter Joe opened in January of 2023, but major plumbing needs resulted in the temporary relocation of some residents in February 2023. Salmonberry Lofts in Honor of Peter Joe opened up again for full lease up in December 2023, and continued moving residents in during the first few months of 2024. Don's Place used a phased move in approach, where 11 residents moved into the building during December 2022 while building rehabilitation took place, and then the final 70 residents moved in during January and February 2024.

Figure 3: People Housed in HTH Emergency Housing or Permanent Supportive Housing, 2022-2024<sup>90</sup>



Source: Seattle-King County Homeless Management Information System (HMIS) Data as of 3/1/2025.

Because HTH residents sometimes move throughout the year, the number of people who are housed at any one point in time is lower than the total number of people housed in HTH buildings throughout the entire year. Accordingly, on December 31, 2024 the HTH initiative was housing 897 people, compared to 574 residents on December 31, 2023.

To open a site as PSH, a developer must obtain special use permits, ensure compliance with local zoning laws, and often undertake significant renovations to meet the long-term living standards required for PSH. This process can take two to five years. Generally, city building codes require EH sites to meet basic health and safety standards without the extensive renovations often required for PSH, allowing EH sites to open faster. In alignment with the Implementation Plan, HTH often opens newly acquired sites as EH in order to immediately provide housing to chronically homeless King County residents. The Implementation Plan aspires to have 50 percent of the units that enter the portfolio as EH be converted to PSH by 2028. HTH is currently on track to meet this goal through the conversion of EH units to PSH at Haven Heights in Honor of Bruce Thomas, The Gateway in Honor of Tenaya Wright, and its Kirkland site,

<sup>90</sup> In prior annual reports, the counts of People Housed in Health Through Housing (HTH) EH and PSH represented the total number of unique individuals served within each housing type, regardless of movement between them. This resulted in a small number of individuals being counted in both EH and PSH if they transitioned between programs. Beginning this year, individuals who moved from EH into PSH are counted only in PSH, so that the EH and PSH counts sum to the total number of distinct individuals housed by HTH. This change results in slightly lower counts for earlier housing types when compared across years.

as shown in Figure 4. In 2024, HTH worked to procure general contractors that will complete the renovations needed to open Haven Heights in Honor of Bruce Thomas and the Kirkland site as PSH. HTH also submitted permit applications to convert the Gateway into PSH. Coordination with the City of Seattle regarding the Gateway is in progress.

Figure 4: Progress Towards 50 Percent Conversion Goal

Total Units Secured as EH	572
Goal: 50% of units → PSH	286

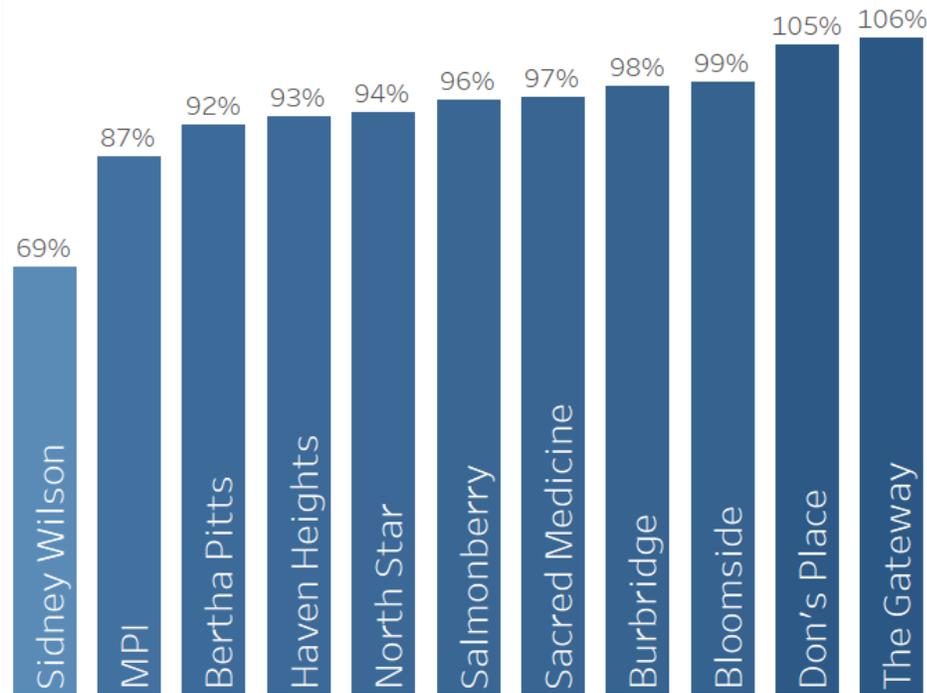
Buildings to be Converted	Units
The Gateway in Honor of Tenaya Wright	113
Haven Heights in Honor of Bruce Thomas	100
Kirkland site	103
<b>Total</b>	<b>316</b>

**Percent of Housing Units that Are Occupied**

Across the portfolio, HTH sites maintained high occupancy rates in 2024, with the majority of buildings ending the year with an occupancy rate above 90 percent. As of December 31, 2024, The Gateway in Honor of Tenaya Wright achieved the highest occupancy rate (106 percent), with 120 residents living in 113 housing units, as shown in Figure 5.<sup>91</sup> Don’s Place had the second highest occupancy rate (105 percent), followed by Bloomside (99 percent), Burbridge Place (98 percent), Sacred Medicine House (97 percent), Salmonberry Lofts in Honor of Peter Joe (96 percent), The North Star (94 percent), Haven Heights in Honor of Bruce Thomas (93 percent), Bertha Pitts Campbell Place (92 percent), and Mary Pilgrim Inn (87 percent). Sidney Wilson House ended the year with the lowest occupancy rate (69 percent) as a result of a fire event that resulted in 13 units being taken offline for extensive repairs. King County procured a general contractor in early 2025 that is working to repair these units.

<sup>91</sup> There are several reasons why HTH buildings have occupancy rates above 100 percent. Occupancy is calculated by dividing the number of residents housed by the number of units available for occupancy, which means the occupancy rate will be above 100 percent if multiple residents are living in one room. HTH sites place multiple residents in a single room for a few reasons: HTH provides housing for couples who live together, and, in some sites, residents at high risk of overdosing are given roommates to reduce the risk of overdose.

Figure 5: Occupancy of HTH Buildings as of December 31, 2024



Source: Seattle-King County Homeless Management Information System (HMIS) Data as of 3/1/2025.

Notes: The occupancy rate for Haven Heights in Honor of Bruce Thomas is calculated based on the number of units that are currently available for occupancy (which is 15). Haven Heights in Honor of Bruce Thomas is using a phased move in approach, where 15 residents moved in during 2024 while building rehabilitation took place. Once this rehabilitation work is complete, the building will have 100 housing units.

### Percent of HTH Residents who Maintain Housing in HTH or Exit to Permanent Housing

In 2024, the HTH initiative achieved positive housing stability outcomes among its PSH residents, with 95 percent of PSH residents maintaining permanent housing. This represents a slight increase from 2023, during which 91 percent of PSH residents maintained permanent housing.

Over the last year, HTH's PSH sites continued to perform stronger than EH sites in helping people maintain their housing or move to stable housing elsewhere. While 95 percent of HTH residents in PSH buildings maintained permanent housing, 58 percent of HTH EH residents maintained their housing or moved to another permanent housing destination in 2024. The percent of residents in EH buildings who maintain their housing or moved to another permanent destination has stayed relatively stable since 2023 (57 percent).

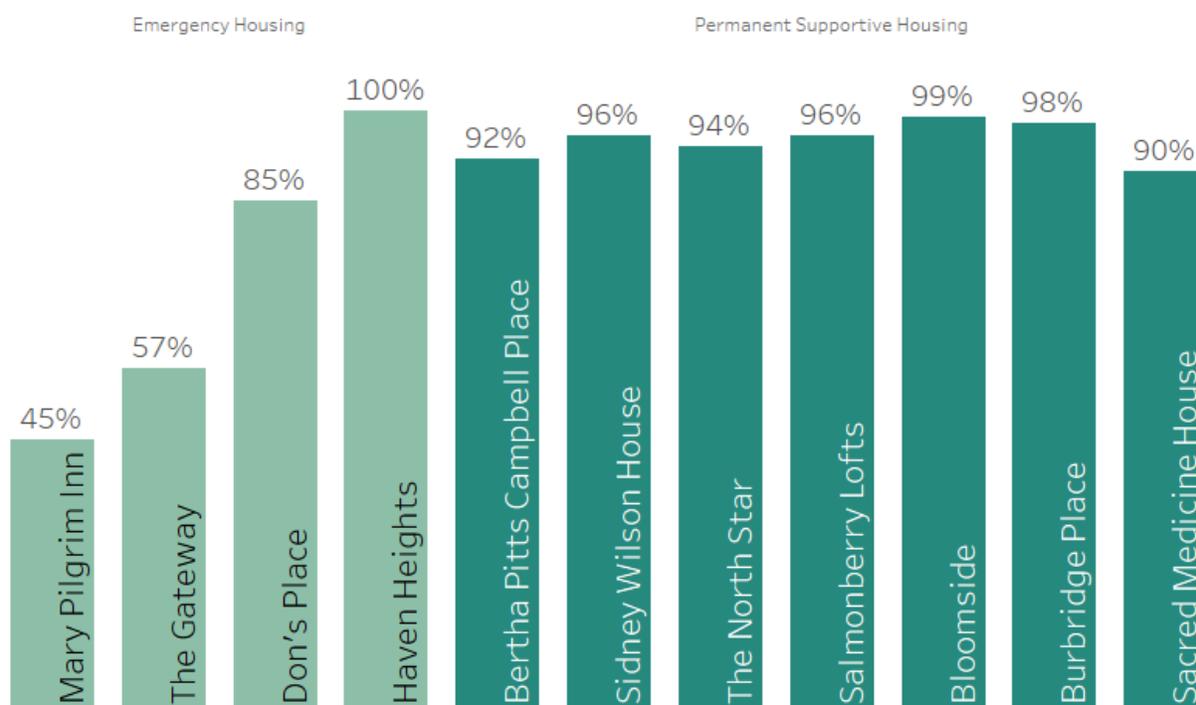
#### *Permanent Supportive Housing*

In 2024, residents maintained their housing at similar rates across HTH's PSH buildings, as shown in Figure 6. Bloomside maintained the highest rate of housing stability in 2024 with 99 percent of their

residents maintaining housing, followed by Burbridge Place (98 percent), Salmonberry Lofts in Honor of Peter Joe (96 percent), Sidney Wilson House (96 percent), The North Star (94 percent), and Bertha Pitts Campbell Place (92 percent), and Sacred Medicine House (90 percent).

For all buildings that have operated for at least two years, the rate of residents who maintained their housing was lower in the second year the building was open as compared to the first year. (Because most buildings open midway through the year, the first calendar year’s data reflects a much shorter period of time.) For PSH sites that have operated for three years, the rate of residents who maintained their housing increased slightly relative to 2023 (Bertha Pitts Campbell Place, Sidney Wilson House, and the North Star). HTH’s 95 percent overall rate of maintaining PSH housing or moving on to other permanent destinations is slightly higher than the regional PSH housing stability average of 94 percent.<sup>92</sup>

Figure 6: Percent of Residents who Maintained HTH Housing or Exited to Other Permanent Housing, 2024



#### Emergency Housing

In 2024, HTH's four EH sites continued to serve as a critical bridge for individuals in transition from homelessness, with 58 percent of EH residents maintaining their housing or moving to other permanent

<sup>92</sup> King County Regional Homelessness Authority (KCRHA) System Performance Dashboard, Homeless Management Information System (HMIS) data as of 12/2/2024. <https://kcrha.org/community-data/system-performance/>

destinations. HTH operators work to engage residents in case management and other services to support their health and wellbeing, and promote housing stability. However, not all residents choose to stay in EH buildings. Among the remaining EH residents, 23 percent moved to shelters and other homeless situations. For another nine percent, HTH does not have data on where the resident went after exiting the site.<sup>93</sup> For the remaining residents, eight percent moved on to institutional situations, and three percent moved on to temporary housing. An additional 15 individuals passed away while enrolled with HTH. As shown in Figure 6, in its first year of operation, Haven Heights in Honor of Bruce Thomas had the highest rate of housing stability in 2024 among EH sites, with 100 percent of residents staying in their HTH unit or exiting to permanent housing.<sup>94</sup> At Don's Place, the rate of residents who maintained their housing or exited to permanent housing increased from 69 percent in 2023 to 85 percent in 2024, a level of stability similar to HTH's PSH buildings.

The rate of residents who maintained their housing or exited to permanent housing at The Gateway in Honor of Tenaya Wright and Mary Pilgrim Inn stayed relatively stable compared to 2023 and remained lower than rates at HTH PSH buildings. At The Gateway in Honor of Tenaya Wright, 57 percent of residents maintained their housing or moved to permanent destinations, compared to 59 percent in 2023. At Mary Pilgrim Inn, 45 percent of residents maintained their housing or moved to permanent housing, compared to 49 percent in 2024. The lower rates of housing stability at The Gateway in Honor of Tenaya Wright and Mary Pilgrim Inn, compared to other HTH EH sites, may be a product of the extreme vulnerability of those housed at these two sites. DESC uses a Vulnerability Assessment Tool to select residents that prioritizes housing for the most vulnerable residents of our community.<sup>95</sup>

While the HTH initiative seeks to help all residents maintain their housing long-term, the 58 percent overall rate of maintaining HTH EH housing or moving on to other permanent destinations is generally on par with regional EH housing stability averages.<sup>96</sup> Across King County in 2024, 67 percent of residents of other, non-HTH enhanced non-congregate and hotel shelters maintained their housing or exited to permanent destinations. While it is expected for HTH EH buildings to have lower housing stability outcomes than PSH buildings, DCHS will continue to work with DESC to assess these trends and to explore further adaptations to support residents effectively.

### **Number of People Moved from Chronic Homelessness to Permanent Housing**

HTH PSH and EH residents sometimes move to other permanent housing destinations. In EH buildings, HTH operators regularly look for openings in PSH buildings (including HTH PSH buildings) that EH

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<sup>93</sup> Seattle-King County Homeless Management Information System (HMIS) Data as of 3/1/2025. The absence of data for some residents may reflect the resident opting not to report or data not being collected at exit, among other reasons.

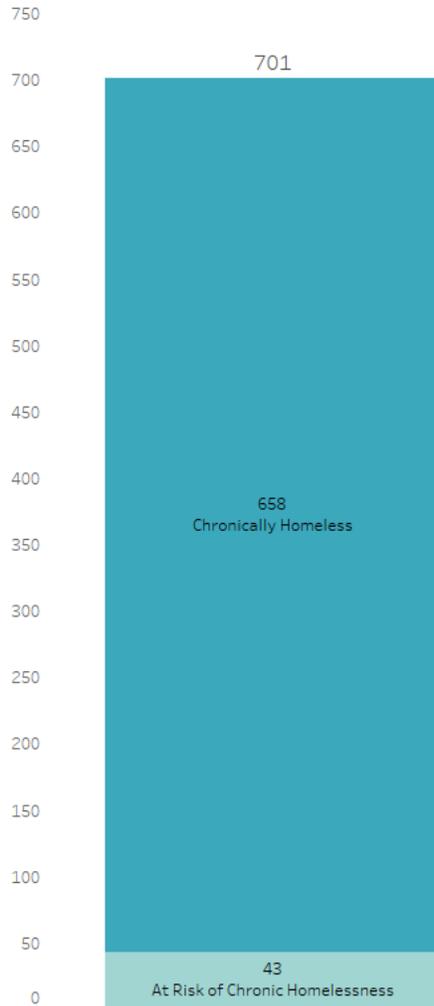
<sup>94</sup> The high housing stability rate at Haven Heights in Honor of Bruce Thomas is partly due to building's small cohort. Only 15 residents currently live in the building, which has been open since June 2024.

<sup>95</sup> DESC. Vulnerability Assessment Tool. [<https://www.desc.org/what-we-do/vulnerability-assessment-tool/>].

<sup>96</sup> Seattle-King County Homeless Management Information System (HMIS) Data as of 3/1/2025.

residents can move into permanently. In PSH buildings, residents may decide to move to other permanent destinations that better align with their personal preferences and needs, such as being closer to family. Accordingly, the total number of people that move from chronic homelessness to permanent housing with the help of the HTH initiative is higher than the total number of HTH PSH units open at any point in time. As shown in Figure 7, throughout 2024, 701 individuals were permanently housed in HTH PSH units or moved on to permanent housing elsewhere with the help of HTH resources. Of those 701 individuals, 658 were chronically homeless.<sup>97</sup>

Figure 7: Number of People Moved from Chronic Homelessness to Permanent Housing, 2024



Source: Seattle-King County Homeless Management Information System (HMIS) Data as of 3/1/2025.

<sup>97</sup> 43 residents were at risk of chronic homelessness prior to HTH’s intervention, as defined by KCC 4A.503.

Notes on Figure 7: KCC 24.30.010.B defines “at risk of chronic homelessness” as a household that: (1) includes an adult with a developmental, physical or behavioral health disability; (2) is currently experiencing homelessness for only 10 to 12 months in the previous three years, or has experienced homelessness for a cumulative total of 12 months within the last five years; and (3) includes one adult that has been incarcerated within the previous five years in a jail or prison, includes one adult that has been detained or involuntarily committed under chapter 71.05 RCW, or identifies as a member of a population that is demographically overrepresented among persons experiencing homelessness in King County.<sup>98</sup>

## Average Length of Stay

Overall, HTH residents sustained stable, long-term housing in 2024 as shown in Figure 8. Because the various HTH buildings that were operational in 2024 became available to residents at different times, length of stay statistics vary dramatically. Unsurprisingly, HTH sites that have opened recently have shorter lengths of stay on average than sites that have been established for longer periods of time.

Among all HTH sites, Sidney Wilson House in Renton averaged the longest length of stay, with residents staying in the building for an average of 941 days, followed by Bertha Pitts Campbell Place (709 days), The North Star (682 days). HTH EH sites experienced shorter lengths of stay, with residents staying at The Gateway in Honor of Tenaya Wright for an average of 310 days, followed by 165 days at Mary Pilgrim Inn. HTH sites that moved residents in during 2024 also experienced shorter lengths of stay, as would be expected. Residents stayed at Salmonberry Lofts in Honor of Peter Joe for an average of 491 days, followed by Burbridge Place (289 days), and Don’s Place (249 days).<sup>99</sup> The HTH sites that opened in 2024 showed the shortest lengths of stay, with residents staying at Sacred Medicine House for 187 days, followed by Bloomside (159 days) and Haven Heights in Honor of Bruce Thomas (122 days).

Overall, the average length of stay at HTH’s EH sites (The Gateway in Honor of Tenaya Wright, Mary Pilgrim Inn, Don’s Place, and Haven Heights in Honor of Bruce Thomas) is 212 days of continuous residence. This is longer than the average amount of time single adults stay in emergency shelters in King County (147 days in 2024).<sup>100</sup> This demonstrates that HTH EH sites provide immediate relief from unsheltered homelessness in a manner that offers a greater level of resident stability and support services than can be found in the traditional congregate shelter model.<sup>101</sup>

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<sup>98</sup> Initial Health Through Housing Implementation Plan.

[<https://mkkclegisearch.kingcounty.gov/View.aspx?M=F&ID=9959294&GUID=718EA25C-9032-448C-8C98-060B2C97B5E8>]

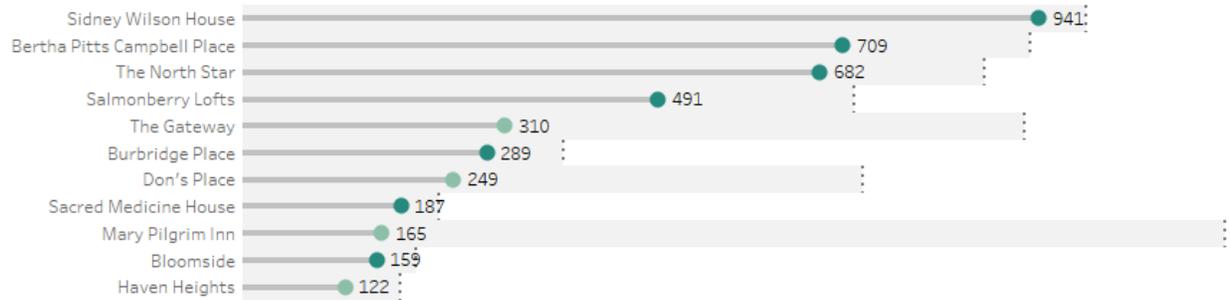
<sup>99</sup> Burbridge Place’s first residents moved in in December 2023. Salmonberry Lofts in Honor of Peter Joe opened in January of 2023, but major plumbing needs resulted in the relocation of some residents to hotel rooms in February of 2023. Salmonberry Lofts in Honor of Peter Joe opened for full lease up in December of 2023. Don’s Place used a phased move in approach, where 11 residents moved in to the building during December 2022 while building rehabilitation took place, and then the final 70 residents moved in during January and February of 2024.

<sup>100</sup> KCHRA System Performance Dashboard. [<https://kcrha.org/community-data/system-performance/>]

<sup>101</sup> Colburn, G., Fyall, R., McHugh, C., Moraras, P., Ewing, V., Thompson, S., Dean, T., & Argodale, S. Hotels as Noncongregate Emergency Shelters: An Analysis of Investments in Hotels as Emergency Shelter in King County, Washington During the COVID-19 Pandemic. *Housing Policy Debate*. 2022; 32(6): 853–875.

[<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC10586465/>]

Figure 8: Average Length of Stay for HTH Sites, 2024



Source: Seattle-King County Homeless Management Information System (HMIS) Data as of 3/1/2025.

### HTH Residents' Health Challenges

People experiencing homelessness die on average 12 years sooner than the general U.S. population.<sup>102</sup> Research shows that homelessness both causes and exacerbates illness and chronic mental and physical health conditions in people experiencing homelessness.<sup>103</sup> Their lack of housing creates barriers to accessing health care and following health care directives, such as adhering to mental health and prescription medication routines.<sup>104</sup> Because homelessness is linked to physical and mental health conditions, HTH services are designed to support residents with a wide range of health challenges. As one client stated, “Before getting to [the Gateway], I used to think that I'd die on the streets, but [the Gateway] gave me a second chance in life.”

In 2024, HTH residents reported the following health challenges at move-in: mental health disorder (67 percent), substance use disorder (52 percent), physical disability (36 percent), chronic health condition (25 percent), and developmental disability (13 percent), as shown in Figure 9. Further, 60 percent of residents reported multiple health conditions. HTH residents generally report more health conditions at move-in than other chronically homeless adults tracked in Homeless Management Information System (HMIS). For instance, 27 percent more HTH residents report a mental health condition compared to the chronically homeless population; 10 percent more report physical disabilities, and 27 percent more report substance use disorders.<sup>105</sup>

<sup>102</sup> National Health Care for the Homeless Council. Homelessness and Health: What's the Connection? (February 2019). [<https://nhchc.org/wp-content/uploads/2019/08/homelessness-and-health.pdf>]

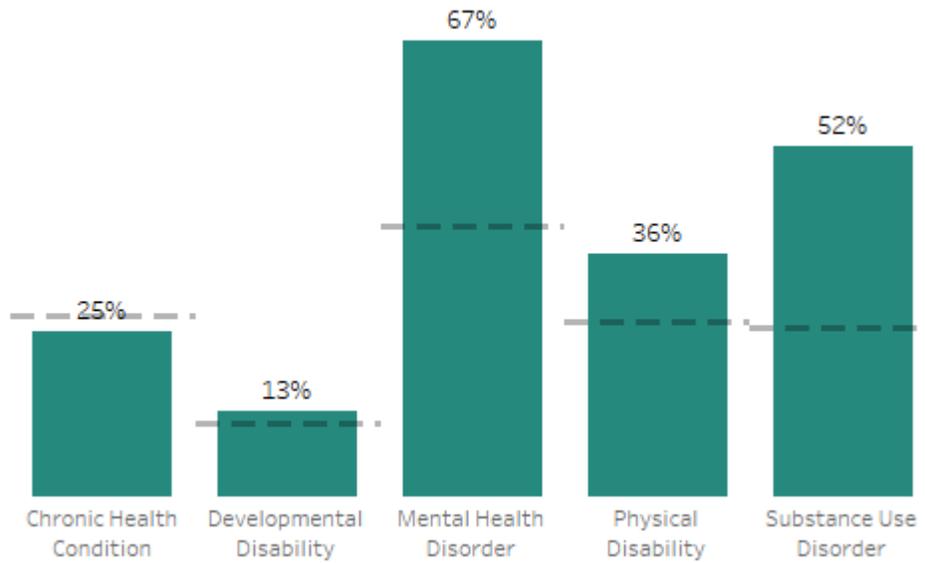
<sup>103</sup> National Health Care for The Homeless Council. Homelessness & Health: What's the Connection? (February 2019). [<https://nhchc.org/wp-content/uploads/2019/08/homelessness-and-health.pdf>]

<sup>104</sup> National Health Care for the Homeless Council. Homelessness and Health: What's the Connection? (February 2019). [<https://nhchc.org/wp-content/uploads/2019/08/homelessness-and-health.pdf>]

<sup>105</sup> Seattle-King County Homeless Management Information System (HMIS) Data as of 3/1/2025.

Since 2022, the health challenges residents reported at move-in have fluctuated slightly year by year. For instance, in 2024, four percent more residents reported that they had a mental health disorder, and eight percent more residents reported a developmental disability compared to 2022. On the other hand, one percent fewer residents reported a substance use disorder at move in; 13 percent fewer residents reported a physical disability, and seven percent fewer reported a chronic health condition compared to 2022. These changes may reflect normal year-to-year fluctuations in data based on which residents moved into HTH sites in each year.

*Figure 9: Percent of HTH Residents Reporting Health Conditions at Move-in, 2024, dotted line represents conditions reported by all adults experiencing homelessness in HMIS*



Source: Seattle-King County Homeless Management Information System (HMIS) Data as of 3/1/2025.

### Health and Wellbeing Supports

HTH sites are operated by knowledgeable staff who are experts in evidence-based, Housing First practices and are equipped to offer high-quality, wraparound support to their residents.<sup>106</sup> Every HTH site is staffed 24/7 with individuals trained to respond to crises. All HTH residents are assigned a case manager at move-in who helps them develop individualized treatment plans based on their specific needs and preferences. HTH site staff meet regularly to plan and review services for program participants and develop strategies for supporting residents who are not meeting their goals.

<sup>106</sup> Housing First in Permanent Supportive Housing. [<https://files.hudexchange.info/resources/documents/Housing-First-Permanent-Supportive-Housing-Brief.pdf>]

In 2024, HTH expanded the scope of services provided at its 11 open sites, ensuring all residents had access to services targeting a broad range of life areas, including health and wellness, employment, food, transportation, and crisis services. Specifically, DCHS facilitated the expansion of HTH’s Mobile Response Teams, King County Metro transportation services, and DCHS’ Employment Resource Program (ERP) to all open HTH sites. HTH operators also continued to establish additional community partnerships to deliver targeted services to meet their residents’ specific needs.

*Behavioral Health Services*

In 2024, HTH continued to expand the Mobile Response Team (MRT) managed by DESC to new sites. The MRT helps address the behavioral health needs of residents by delivering individual and group peer support services, crisis response and de-escalation, case management, and navigation to behavioral health services. Figure 10 shows the total number of clients served by location in 2024. In 2024, the MRT expanded to serve all 11 open sites, an increase from six sites at the end of 2023. The MRT served 166 HTH clients in total, including by resolving 149 crises and conducting 54 peer support groups at HTH sites. The MRT also connected 18 HTH residents to other services, including long term case management, mental health care, medical care, substance use treatment, and/or peer support services. The MRT is a critical service for residents requiring low barrier and immediate behavioral health support. Staff at Salmonberry Lofts in Honor of Peter Joe noted that the support MRT provides is “amazing” and is critical to helping residents that need enhanced support.<sup>107</sup> The MRT’s multidisciplinary team is intended to provide 24/7 coverage, though workforce conditions did not allow the team to operate overnight in 2024.<sup>108</sup>

*Figure 10: Number of Health Through Housing (HTH) Clients Receiving Mobile Response Team (MRT) Services by Geographic Area<sup>109</sup>*

Jurisdiction	Zip Code	# Clients Served
Auburn	98001	3
Burien	98166	6
Renton	98057	12
Seattle	98103	23
	98104	8
	98122	16
	98125	22
	98133	79

<sup>107</sup> Interview with HTH site staff. December 20, 2024.

<sup>108</sup> DESC is currently evaluating its MRT staffing model to address recruitment needs for the night shift.

<sup>109</sup> All the individuals served by MRT in 2024 were in single-person households, so the number of individuals served is equal to the number of households served.

Notes on Figure 10: Due to some residents moving between sites, the total number of clients served by zip code adds up to more than the total distinct clients served across the entire HTH MRT portfolio.

HTH operators have continued to establish community partnerships with organizations that provide ongoing mental health services and substance use treatment on site. For instance, in 2024:

- Burbridge Place partnered with DESC's outpatient behavioral health service, SAGE (Support, Advocacy, Growth, and Employment), to bring a behavioral health case manager on site 30 hours a week to support residents' recovery. The North Star continued its partnership with SAGE to offer on-site behavioral health case management 40 hours a week.<sup>110</sup>
- Burbridge Place, The North Star, and Bloomsdale all have staff from DESC's Substance Use Disorder Program on site at least one day a week.<sup>111</sup>
- Sacred Medicine House hired a psychologist to provide on-site mental health services to residents, including one-on-one therapy and peer support groups. Sacred Medicine House and Salmonberry Lofts in Honor of Peter Joe both host a Traditional Health and Wellness Team that works individually and in group settings to engage residents in trauma-informed healing and wellness modalities that are centered in ancestral Indigenous knowledge.<sup>112</sup>
- Catholic Community Services' Counseling, Recovery and Wellness Program (CRew) offered mental health and SUD counseling on site at Sidney Wilson House and Bertha Pitts Campbell Place.<sup>113</sup>
- Mary Pilgrim Inn continued to partner with Harborview medical staff, who are on site at least 40 hours a week, to prescribe psychiatric medications to residents.<sup>114</sup>

Case managers at all HTH sites work diligently to connect residents to a wide range of low-barrier, community-based behavioral health services that supplement services offered on site. For instance, many HTH operators connect residents to Program of Assertive Community Treatment (PACT), a Medicaid-funded program run by DESC. DESC's PACT team consists of a psychiatrist, nurse, mental health counselors, substance use disorder professionals, case managers, vocational specialists, and peer specialists who work together to help PACT participants reach their goals. PACT services are mobile and frequently offered in the community where the help is needed. Many HTH operators also connect residents to Evergreen Treatment Services, which runs several clinics that offer medication-assisted treatment for adults with opioid disorders, and a mobile REACH team made up of case managers, social workers, chemical dependency specialists, and nurses. Several sites connect residents to We Care Daily Clinics, a mobile opioid treatment provider based in Auburn and Seattle. HTH residents in behavioral health crisis can also be connected to Connections Kirkland, a County-funded crisis care center that is

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<sup>110</sup> SAGE is funded by Medicaid.

<sup>111</sup> DESC's Substance Use Program is paid for by a combination of Medicaid and Jumpstart.

<sup>112</sup> The health and wellness services provided by Chief Seattle Club is partially paid for by private donations.

<sup>113</sup> CRew services are paid for by Medicaid.

<sup>114</sup> The services provided by Harborview medical staff at Mary Pilgrim Inn are funded by the Harborview Medical Center.

open 24/7 to provide walk-in behavioral health urgent care as well as more intensive crisis services when needed.<sup>115</sup>

HTH residents continue to have access to behavioral health services provided by Public Health – Seattle & King County’s Health Care for the Homeless Network, as well as the network of community behavioral health providers administered by the King County DCHS Behavioral Health and Recovery Division (BHRD) that are available through Medicaid, state funding, and MIDD behavioral health sales tax funds.

#### *Overdose Prevention Services*

In 2024, HTH providers continued to face challenges with the proliferation of fentanyl, which the human services sector is encountering broadly.<sup>116</sup> In response, all HTH sites have staff trained to administer opioid antagonists, such as naloxone, which can reverse an overdose from opioids. HTH also facilitated a partnership with Public Health – Seattle & King County to support HTH operators in overdose prevention and response. For example, HTH operators participated in a new Community of Practice focused on overdose prevention, launched by Seattle & King County Public Health. This Community of Practice met 10 times and discussed topics such as health centered substance use policies, staff and resident training, data and assessment, harm reduction supplies, access to medications for opioid use disorder, and overdose recovery. Four HTH operators, Lavender Rights Project, Catholic Community Services, Chief Seattle Club, and DESC received training and technical assistance from Public Health – Seattle & King County in 2024. Staff from Public Health – Seattle & King County’s Overdose and Prevention Response team conducted a visit to the Sharyn Grayson House and offered guidance to Lavender Rights Project on practices, policies, and procedures that could be used to prevent overdoses when the building opens in 2025.

#### *Physical Health Services*

In addition to behavioral health care, HTH operators continue to connect residents to a range of low-barrier physical health services that are located both on site and in the community. The configuration of health services offered at HTH sites varies by location and is designed to meet the specific needs of that building’s residents as determined by its operator. This subsection describes the unique health care supports provided at various HTH sites:

- Sidney Wilson House: Sidney Wilson House has a nurse from HealthPoint on site on a weekly basis for 10 hours.<sup>117</sup> This nurse offers general primary care consultation, wound care, overdose prevention, and over the counter pain remedies. In addition, the nurse performs vital care coordination services such as making referrals to the appropriate level of care including

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<sup>115</sup> Crisis Care Centers Initiative. King County. [<https://kingcounty.gov/en/dept/dchs/human-social-services/community-funded-initiatives/crisis-care-centers-levy>]

<sup>116</sup> King County Department of Community and Human Services. New Actions to Stop the Surge of Fentanyl Overdoses and Expand Behavioral Health Treatment in King County. (March 6, 2024). [<https://dchsblog.com/2024/03/06/>]

<sup>117</sup> The nursing services provided at Sidney Wilson House are funded by a HealthPoint grant.

hospitals, inpatient clinics, or specialized care, and connecting residents to other health supportive services that are tailored to the individual's needs.

- Don's Place: In 2024, Don's Place continued to partner with HealthPoint to offer both nursing and physician care through its new on-site medical exam room.<sup>118</sup> One day a week, medical staff provide a wide array of health services including wound care, foot care, primary care consults, and referrals to specialized medical services.
- Mary Pilgrim Inn and The Gateway in Honor of Tenaya Wright: Residents at the Mary Pilgrim Inn and The Gateway in Honor of Tenaya Wright benefit from an innovative on-site partnership with Harborview Medical Center's Adult Medicine Clinic. In 2024, Harborview continued medical clinic operations based at the Mary Pilgrim Inn and provided site visits and remote consults for residents at The Gateway in Honor of Tenaya Wright. Harborview medical staff based at Mary Pilgrim Inn include a physician, nurse, and nurse practitioner.<sup>119</sup> This partnership supports chronic disease management, particularly diabetes management, and supports monitoring of medically fragile residents. Further, DESC employs a nurse that is on site at both The Gateway in Honor of Tenaya Wright and Mary Pilgrim Inn approximately 15 hours a week.<sup>120</sup> Residents also receive on-site medication management services.
- Salmonberry Lofts in Honor of Peter Joe and Sacred Medicine House: In 2024, Seattle Indian Health Board and Chief Seattle Club continued offering on-site nursing services at Salmonberry Lofts in Honor of Peter Joe, and launched on-site services at Sacred Medicine House.<sup>121</sup> Nurse care includes medication management, wound care, wellness checkups, consultation and referrals to nearby Seattle Indian Health Board health centers. The Seattle Indian Health Board runs nearby community health centers that provide medical, dental, behavioral health, and substance use services to its patients, while specializing in the care of Native people. Residents at Sacred Medicine House also have access to the Care and Connect Mobile Health dental van, which is on site on a weekly basis.
- The North Star, Burbridge Place, and Bloomsdale: Residents at Burbridge Place, The North Star, and Bloomsdale all receive on-site medication management services. These sites also have a team of clinical support specialists who aid residents in accessing community-based health resources and coordinate with other members of the resident's care team. For instance, some residents are connected to HOST (Homeless Outreach Stabilization and Transition), a multi-

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<sup>118</sup> The health services offered at Don's Place are funded by a HealthPoint grant.

<sup>119</sup> The services provided by Harborview medical staff at Mary Pilgrim Inn are funded by the Harborview Medical Center.

<sup>120</sup> The DESC nursing services are funded by HTH.

<sup>121</sup> The nursing services at Salmonberry Lofts in Honor of Peter Joe and Sacred Medicine House is funded through the Public Health – Seattle & King County Healthcare for the Homeless Network.

disciplinary team of health, substance use disorder, and medical professionals that offer coordinated case management on site. Bloomside specialists also connect residents to low-barrier, community-based health centers that are designed to serve low-income individuals, including Hobson Clinic (run by Harborview in partnership with DESC), Sea Mar, and Navos. Burbridge Place connects residents to the Aurora Commons Walk Up Clinic, which is run in partnership with Harborview and available to anyone living or working on Aurora Avenue.

#### *Metrics for Physical and Behavioral Health Care Access*

In 2024, HTH continued to actively connect residents to health care services across its sites. Many HTH buildings have on-site medical rooms that nurses and physicians use to deliver highly accessible care to HTH residents. HTH operators also help residents enroll in health insurance and get connected to low-barrier community-based organizations that deliver care in the community. In interviews, residents emphasize how critical these services are, with one resident stating, “It’s great I can access medical care on site. It is immensely important and super beneficial. The clinic, the nurses, the doctors--they are super people.”

Overall, these efforts may have contributed to an increase in the number of HTH residents accessing physical and behavioral health. In 2024:

- 46 percent of residents received physical health care from Health Care for the Homeless Network (HCHN), Public Health – Seattle & King County facilities, and other health care providers who bill to Medicaid.<sup>122</sup>
- 54 percent of residents accessed behavioral health care services provided through King County’s publicly funded behavioral health service system, Health Care for the Homeless Network, Public Health – Seattle & King County facilities, and other health care providers who bill to Medicaid.<sup>123,124</sup>
- 93 percent of residents have health insurance, mostly through Medicaid.<sup>125</sup>

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<sup>122</sup> Health Through Housing Dashboard, *Health Supports* tab. [<https://www.kingcounty.gov/hthdashboard>]

<sup>123</sup> Health Through Housing Dashboard, *Health Supports* tab. [<https://www.kingcounty.gov/hthdashboard>]

<sup>124</sup> In the 2022 report, interactions with the behavioral health system, such as authorizations for care during a resident’s stay in HTH, were documented using the PHP96 behavioral health system database that DCHS administers. In 2023, the methodology was updated to include authorizations that began before a resident’s stay and continued into it. Additionally, new programs introduced in 2023 were included. In this 2024 report, the methodology has again been updated to include both authorizations for care documented in the PHP96 behavioral health system database and authorizations for care documented in the Medicaid claims database. Accordingly, while more residents accessed health care in 2024 compared to 2023, much of this increase may be due to the additional health care data source added in 2024. This data improvement gives the HTH initiative to a more holistic view of residents’ health care access.

<sup>125</sup> Some onsite physical health care services, such as those provided by HealthPoint, are paid for with grant funds secured by the health care provider. Accordingly, a resident may not need to have insurance to access health care services.

HTH operator staff report that the increased housing stability HTH provides to residents contributes to this increase in resident access to health care. The longer a resident lives in a building, the more likely they will have consistent engagement with providers of physical and behavioral health care.

New DCHS analysis of Medicaid claims data and emergency department admission data suggests that the increased access to physical and behavioral health care that HTH facilitates is leading to a decrease in the use of emergency health care services. Specifically, one year after move in, the total number emergency department visits by HTH residents decreased by 17 percent, and this improvement was sustained in residents' second year with HTH. After one year, the total number of inpatient hospital stays by HTH residents decreased by 22 percent, and the total number of days HTH residents spent in inpatient hospital care dropped by 33 percent. After two years, the total number of inpatient hospital stays by HTH residents was 37 percent lower in total, with a 22 percent reduction in the total number of days HTH residents spent in inpatient hospital care.<sup>126</sup> This is in line with research demonstrating that the housing first model helps shift care from institutions and crisis-related services to more appropriate planned visits and regular follow-up with community-based services.<sup>127</sup>

The data in this subsection only reflects the health care data available to the HTH initiative. As a result, it does not include health care that HTH residents access from the U.S. Department of Veterans Affairs, charity care, private insurance, or out-of-pocket payment, some of which is offered on site through HTH programs. HTH will continue to monitor health outcomes and access and will update its dashboard and other reporting to reflect additional data on care access as it becomes available. Additionally, DCHS will be working with an external evaluation partner in 2025 and 2026 to better understand residents' health and wellbeing, and is planning to release a final report by the end of 2026.

#### *Other Supportive Services at HTH Sites in 2024*

**Mobility Supports:** In 2024, DCHS facilitated the expansion of King County Metro transportation services to all 11 HTH sites, up from five sites at the end of 2023. King County Metro provides a suite of mobility and transportation programs that improve residents' access to essential services. Services available across the HTH initiative included:

- distributing fully subsidized, unlimited regional transit passes via the ORCA Passport program;
- providing on-site Community Transportation Navigators with lived experience of homelessness;
- access to the Essential Trip Assistance Program funded by King County Metro, which covers taxi rides to essential appointments, and
- providing a wheelchair accessible van to each HTH site.

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<sup>126</sup> These outcomes are assessed for HTH residents who have consented to sharing their identifying information in HMIS. They are calculated for all such residents of HTH, including those who have exited, regardless of how long they remained enrolled in the program.

<sup>127</sup> Paula Goering, Scott Veldhuizen, Aimee Watson, Carol Adair, Brianna Kopp, Eric Latimer, Geoff Nelson, Eric MacNaughton, David Streiner and Tim Aubry. National At Home/Chez Soi Final Report. Mental Health Commission of Canada. (2014). [<https://www.mentalhealthcommission.ca/resource/national-at-home-chez-soi-final-report/>]

The transportation services provided by King County Metro greatly improved residents' access to essential services. In 2024, HTH residents took 144,538 transit trips across six transit agencies. Community Transportation Navigators were on site at all HTH locations for an average of four hours a week to help residents identify what transit routes they could use to reach their destinations. HTH operators were also able to use the Essential Trip Assistance Program and their on-site wheelchair accessible van to get residents to essential appointments when other transportation options were not viable. HTH operators reported using their vans to take residents to medical appointments, job interviews, government agencies, food banks, and grocery stores. Staff at Mary Pilgrim Inn emphasized how challenging it can be for HTH residents to get to appointments on time and explained that the Metro van was a "huge factor" in helping people successfully access medical services.<sup>128</sup>

In 2024, King County Metro also collaborated with the University of Washington's Taskar Center for Accessible Technology to assess the accessibility of HTH sites by mapping the walking and rolling routes (and barriers along those routes) between HTH sites, nearby transit stops, and other destinations. In addition to data collection, Taskar hosted a series of four workshops at four HTH sites to engage residents and gather qualitative feedback on existing barriers, perceptions, and challenges related to the built environment around their housing sites. In the near-term, this project will provide HTH residents and staff with individualized site maps that highlight public transportation and other essential resources within a half mile of the site. In the long-term, the project will help King County Metro identify accessibility-focused sidewalk upgrades and other investments that can improve residents' access to essential resources.

Culturally Responsive Food: DCHS has continued working with the Emergency Feeding Program to provide healthy and culturally responsive food distribution services at five HTH sites, primarily focusing on EH sites due to their lack of kitchenettes. The food boxes include dry and canned goods, fresh produce, and meats. Close coordination with staff at each site addresses dietary restrictions, culturally specific food preferences, and delivery timing to meet residents' needs. This initiative-wide service supplements the meal provision that each operator provides through their own partnerships with organizations like Fare Start, Piacardo Farms, and Northwest Harvest.

Employment Resource Program: In 2024, DCHS facilitated the expansion of DCHS' Employment Resource Program (ERP) to all 11 HTH sites, up from six sites in 2023. ERP offers weekly drop-in services on site to support HTH residents in their professional skill development. ERP services include support:

- Enrolling in educational programs, including trade schools and GED programs;
- Finding internships and opportunities for on-the-job training;
- Finding part-time, full-time, or seasonal employment, and
- Identifying volunteer opportunities at community-based organizations.

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<sup>128</sup> Interview with HTH site staff. December 5, 2024.

In 2024, 71 participants enrolled in the ERP across 11 HTH sites. Upon entering the program, participants chose service areas to access:<sup>129</sup>

- 52 chose to pursue employment and entrepreneurship training,
- 10 chose to pursue educational development, and
- Two chose to pursue social and life skills development.

Additionally, DCHS will be working with an external evaluation partner in 2025 and 2026 to better understand overall changes in residents' income and employment.

### **Demographic Data and Progress toward Reducing Disproportionality**

Consistent with Ordinance 19179, HTH is dedicated to enhancing equity in housing access, addressing the root causes of chronic homelessness, and housing historically marginalized communities that are more likely to experience chronic homelessness.<sup>130</sup> Accordingly, HTH's primary supporting goal is to annually reduce the racial-ethnic disproportionately among persons experiencing chronic homelessness.<sup>131</sup>

Compared to their share of the general King County population, American Indian/Alaska Native/Indigenous, Black/African American/African, Native Hawaiian/Pacific Islander, and people who report being of multiple races including Hispanic/Latina/e/o communities are each overrepresented among those experiencing chronic homelessness, as shown in Figure 11.<sup>132</sup>

HTH has made progress addressing racial and ethnic disproportionality among the homeless population, especially among the American Indian, Alaska Native, or Indigenous community (AIAN). Figure 11 shows that as of December 2024, 16 percent of HTH residents identified as AIAN, compared to five percent of the chronically homeless population. Since 2022, the percentage of HTH residents from AIAN communities has increased from three percent to 16 percent. This is largely due to the opening of two buildings run by Chief Seattle Club, a Native-led housing and human services agency specializing in the needs of American Indian and Alaska Native people.

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<sup>129</sup> HTH residents can choose to pursue multiple service areas.

<sup>130</sup> Ordinance 19179. [<https://mkkclegisearch.kingcounty.gov/Legislation.aspx>]

<sup>131</sup> Initial Health Through Housing Implementation Plan.

[<https://mkkclegisearch.kingcounty.gov/View.ashx?M=F&ID=9959294&GUID=718EA25C-9032-448C-8C98-060B2C97B5E8>]

<sup>132</sup> King County HMIS Data as of 3/1/2025. Washington State Office of Financial Management Population Interim Estimates (PIE), July 2024. For more discussion of disproportionality in chronic homelessness, including a disproportionality index that provides another way to understand the issue, see the *Understanding Disproportionality* tab of the HTH Dashboard. [<https://www.kingcounty.gov/hthdashboard>]

In 2024, the HTH initiative also continued serving a stable number of Black, African American, or African (BAAA) residents.<sup>133, 134, 135</sup> While the percentage of BAAA residents decreased slightly from 25 percent in 2023 to 21 percent in 2024, the total number of BAAA residents stayed stable.<sup>136, 137, 138</sup> The percentage decrease in BAAA residents housed is simply a result of the relative increase in the number of AIAN residents housed. Further, DCHS expects the number of BAAA residents HTH houses to increase in 2025 when buildings specialized in serving this population open: one operated by the Urban League of Metropolitan Seattle, which is the second-oldest civil rights organization in the state of Washington and is focused on empowering Black and other historically underserved people, and one operated by Lavender Rights Project, which is led by Black trans and non-binary individuals and is focused on supporting the Black intersex and gender diverse community.

In 2024, the HTH initiative also continued serving a stable number of Asian or Asian Americans. Again, while the percentage of Asian or Asian American residents decreased slightly from three percent in 2023 to two percent in 2024, the number of Asian or Asian American residents served remained relatively stable.<sup>139, 140, 141</sup> Further, the Asian or Asian American makeup of the HTH population remains proportionate to their makeup of King County's chronically homeless population (two percent).

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<sup>133</sup> Seattle-King County HMIS Data as of 3/1/2025.

<sup>134</sup> Washington State Office of Financial Management Population Interim Estimates (PIE), July 2024.

<sup>135</sup> 2022 Health Through Housing Annual Report.

[<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=6262252&GUID=12B235F6-F229-411C-9293-B498A6821F87&Options=&Search=>]

<sup>136</sup> Seattle-King County HMIS Data as of 3/1/2025.

<sup>137</sup> Washington State Office of Financial Management Population Interim Estimates (PIE), July 2024.

<sup>138</sup> 2022 Health Through Housing Annual Report.

[<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=6262252&GUID=12B235F6-F229-411C-9293-B498A6821F87&Options=&Search=>]

<sup>139</sup> Seattle-King County HMIS Data as of 3/1/2025.

<sup>140</sup> Washington State Office of Financial Management Population Interim Estimates (PIE), July 2024.

<sup>141</sup> 2022 Health Through Housing Annual Report.

[<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=6262252&GUID=12B235F6-F229-411C-9293-B498A6821F87&Options=&Search=>]

Figure 11: Race/Ethnicity of HTH Residents Compared to Chronically Homeless Population and Overall Population in King County, 2024

Race/Ethnicity	Percent of Race/Ethnicity of HTH Residents	Percent of Race/Ethnicity of People in King County Experiencing Chronic Homelessness	Percent of Race/Ethnicity of Total King County Population
American Indian, Alaska Native, or Indigenous	16%	5%	<1%
Asian or Asian American	2%	2%	21%
Black, African American, or African	21%	24%	7%
Hispanic/Latina/e/o	3%	3%	8%
Multiracial	11%	15%	10%
Native Hawaiian or Pacific Islander	2%	2%	1%
Unknown/Unreported	4%	2%	N/A
White	41%	46%	52%

Sources: Seattle-King County HMIS Data as of 3/1/2025. Washington State Office of Financial Management Population Interim Estimates (PIE), July 2024

In 2024, HTH also continued to work towards reducing the racial and ethnic disparities in homelessness through strategic partnerships and intentional community engagement. Over the last year, HTH partnered with Chief Seattle Club to provide services to AIAN individuals at Salmonberry Lofts in Honor of Peter Joe and Sacred Medicine House.

By collaborating with organizations like these, HTH ensures culturally appropriate services are accessible to historically marginalized communities. For instance, at both Salmonberry Lofts in Honor of Peter Joe and Sacred Medicine House, Chief Seattle Club offers residents a range of services rooted in Indigenous culture, which include:

- On-site traditional healing and medicine services;
- Wellbriety meetings, a culturally based program that supports recovery from alcohol, substance abuse, and intergenerational trauma;
- Weekly drum circles;
- Community events centered on creating tribal necklaces, beads, bracelets, and dreamcatchers, and
- Building art and design elements inspired by Native motifs.

### Expanding Partnerships and Provider Supports

In 2024, HTH expanded its partnerships with experienced housing organizations who will operate new HTH buildings opening in 2025. The initiative also facilitated partnerships to respond to emerging challenges and offered new training opportunities to existing HTH housing operators.

### *Developing New Partnerships*

In 2024, HTH announced its partnership with Plymouth Housing to open and operate the Kirkland site. Plymouth Housing was selected through a competitive procurement process that sought a provider capable of offering comprehensive property management and on-site support services for the Kirkland HTH site, which is owned by King County.

DCHS also allowed housing providers to apply for HTH operations funding through the King County Housing Finance Program (HFP) Request for Proposals (RFP). Through the 2024 RFP, DCHS awarded a new operations-only award to Chief Seattle Club for their Sweetgrass Flats project. Consistent with KCC 24.10.010.A, DCHS notified the Council in December 2024 that HTH funds were being allocated to Sweetgrass Flats.<sup>142</sup> The project is located in Seattle’s Central District and will offer 84 units when it opens in 2025. As noted above, funding operations-only units enables HTH to continue expanding the portfolio in a cost effective and expedient manner. This strategy will ensure that HTH can continue supporting the full operations of all HTH units as required by the Plan. Additionally, dispensing HTH operations funding through the RFP allowed DCHS to provide operations funding to PSH projects receiving capital funds from the HFP.

In 2024, HTH partnered with DCHS’ Behavioral Health and Recovery Division in a successful proposal for a Trueblood diversion grant (Phase V) to support enhanced services for Trueblood class members to retain them in supportive housing and prevent additional entanglement in the criminal legal system.<sup>143, 144, 145</sup> These funds are expected to provide for additional supports for HTH residents who are Trueblood class members, and will be integrated with HTH service contracts in 2025.

### *Training and Capacity Building for HTH Providers*

In 2024, HTH significantly increased the capacity building and technical assistance provided to its housing operators, in partnership with the Corporation for Supportive Housing. Over the last year, HTH offered in-depth trainings to operators, provided individualized technical support, and launched a new community of practice to facilitate peer to peer learning between organizations.

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<sup>142</sup> KCC 24.10.010.A. [<https://aqua.kingcounty.gov/council/clerk/code/33 Title 24.htm>]

<sup>143</sup> *Trueblood vs. Department of Social and Health Services (DSHS)* was a class action lawsuit that challenged delays in competency evaluation and restoration services for people whose competency to stand trial was questioned by a criminal court. The lawsuit generated millions of dollars in contempt fines collected for failure to comply with the court’s orders for timeliness. The United States District Court, Western District of Washington State, ordered that a portion of the fines be used to fund programs for class members, which resulted in multiple Trueblood Diversion Programs across the state. Washington State Health Care Authority. Trueblood Diversion Program. (2025).

<sup>144</sup> King County Department of Community and Human Services. New Funding Opportunity: \$17.8M for Short-term Housing and Housing Resource Navigation for Trueblood Class Members. (March 21, 2025). [<https://dchsblog.com/2025/03/21/>]

<sup>145</sup> AB v DSHS (Trueblood): Reforming Washington’s Forensic Mental Health System. [<https://disabilityrightswa.org/cases/trueblood/#Diversion>]

- HTH contracted with the Corporation for Supportive Housing to provide a six-part training series for HTH operators. The trainings covered topics such as Supportive Housing 101, Supportive Housing Quality Standards, Housing First & Harm Reduction, and Trauma-Informed Approaches. Overall, 95 percent of respondents agreed or strongly agreed that the trainings were useful and relevant to their job.
- HTH contracted with the Corporation for Supportive Housing to provide individual technical assistance (TA) to HTH operators. TA meetings addressed housing first principles, landlord/tenant law, policies and procedures, physical and behavioral health care services, and de-escalation techniques.
- With support from the Corporation for Supportive Housing, DCHS launched a community of practice that will offer peer to peer learning opportunities between organizations. A particular asset of the community of practice is the diversity of culturally specific and supportive housing expertise among operators. The community of practice is helping to build relationships between HTH organizations that enhance their ability to provide welcoming, affirming, and culturally responsive services.

### *Responding to Emerging Challenges*

In 2024, HTH providers continued to face challenges with inflation and the cost of sufficiently compensating staff to ensure retention, which is also impacting the human services sector more broadly.<sup>146</sup> Rising costs associated with inflation have continued to drive increased operational expenses, particularly for utility costs, property maintenance, and employee wages. To mitigate the impact of inflation for operators, consistent with the Implementation Plan, HTH embedded an annual five percent increase into service/operation contracts to help manage rising costs associated with inflation..

More broadly, DCHS has also taken steps to understand and address underinvestment in the nonprofit workforce impacts and its impact on programs, services, and the overall human services sector. DCHS conducted a Nonprofit Wage and Benefits Survey in 2023 that connected chronic underinvestment in the nonprofit workforce and turnover, showing that 71 percent of nonprofit workers are considering leaving their position because of pay.<sup>147</sup> King County’s efforts in this area enable DCHS and HTH to be well-informed on the financial challenges faced by operators. The findings from this survey reinforce the importance of the HTH initiative’s commitment to provide comprehensive and stable operations funding to HTH providers.

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<sup>146</sup> Wage Equity Study Team. Wage Equity for Non-Profit Human Services Workers: A study of work and pay in Seattle and King County. University of Washington School of Social Work. (February 2023).

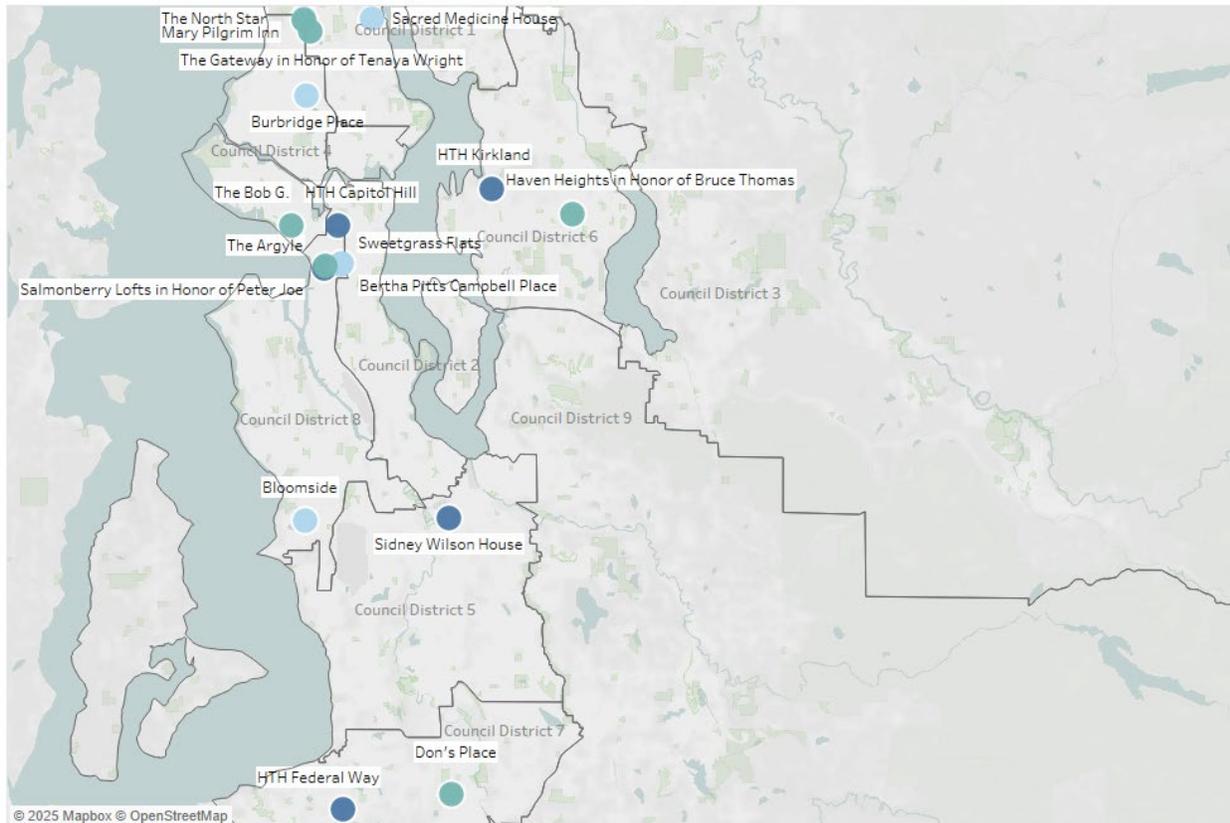
[[https://socialwork.uw.edu/wp-content/uploads/WageEquityStudy\\_Summary\\_0\\_0.pdf](https://socialwork.uw.edu/wp-content/uploads/WageEquityStudy_Summary_0_0.pdf)]

<sup>147</sup> King County Department of Community and Human Services. King County DCHS Addresses Inflation and Provider Wages. (September 2024). [<https://dchsblog.com/2024/09/16/>]

## B. Site Locations and Other Geographic Information

HTH includes a total of 17 sites as of the end of 2024, including 11 acquired buildings and six operations-only buildings, in seven cities and in seven of the nine County Council districts, as shown in Figure 12. A detailed description of each site within the HTH portfolio can be found in *Appendix B: HTH Investments (Acquisitions and Operations-only Partnerships), Cumulative to Year End 2024* and the Location Map tab of the HTH dashboard.<sup>148</sup>

Figure 12: Map of HTH Site Locations, 2024



**Housing and ownership type**

- Emergency Housing - Owned by HTH
- Permanent Supportive Housing - Operations Only
- Permanent Supportive Housing - Owned by HTH

<sup>148</sup> HTH Dashboard, *Location Map* tab. [<https://www.kingcounty.gov/hthdashboard>]

### Additional Information on Open HTH Buildings

As summarized in the Performance Overview subsection of this report, the HTH initiative opened 230 additional units in 2024. Figure 13 provides details on the buildings where these units opened, including address, initial housing type, and number of units, as well as photos of each property. HTH considers a unit opened when it becomes ready for resident occupancy. HTH opens a unit after completing renovations and contracting with a service provider who ensures the facility can function as intended, providing safe and supportive housing.

Figure 13: HTH Units Opened, 2024

<b>1   Sacred Medicine House, 14315 Lake City Way NE, Seattle WA 98125</b>
<b>Property Details</b>
Service Provider: Chief Seattle Club Initial Housing Type: Permanent Supportive Housing Total HTH Units: 120
<b>Building Photos</b>


**2 | Bloomside, 801 SW 150th St., Burien, 98166**

**Property Details**

Service Provider: DESC  
Initial Housing Type: Permanent Supportive Housing  
Total HTH Units: 95

**Building Photos**



### 3 | Haven Heights in Honor of Bruce Thomas, 2122 152<sup>nd</sup> Ave. NE, Redmond, 98052

#### Property Details

Service Provider: The Salvation Army  
Initial Housing Type: Emergency Housing  
Total HTH Units: 100 (15 opened in 2024)

#### Building Photos



#### Additional Information on Operations-Only Units Added to the HTH Portfolio in 2024

As summarized in the Performance Overview subsection of this report, the HTH initiative added 84 units to its portfolio in 2024 by contracting for additional operations-only units at Sweetgrass Flats in Seattle, slated to open in 2025. Operations-only units are new units in non-County owned buildings for which HTH provides ongoing services and operations costs.

Figure 14 provides details on Sweetgrass Flats including address, initial housing type, number of units, as well as photos of the property.

Figure 14: HTH Units Secured, 2024

<b>3   Sweetgrass Flats, 157 12<sup>th</sup> Ave., Seattle, 98122</b>	
<b>Property Details</b>	
Service Provider: Chief Seattle Club Initial Housing Type: Permanent Supportive Housing Total HTH Units: 84	
<b>Building Photos</b>	
	

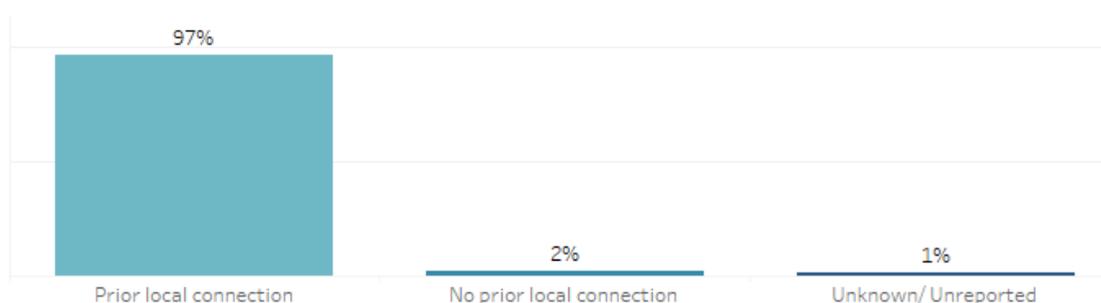
**Individuals Served with Local Community Ties**

In 2024, HTH achieved continued success housing individuals with ties to the city in which their HTH building is located. HTH continues to provide referral pathways for people who live in or near the city in which the site is located or have ties to that community, consistent with RCW 82.14.530 and the

Implementation Plan.<sup>149, 150</sup> As a result of these efforts, 97 percent of residents reported existing ties to the communities where their HTH site is located, as shown in Figure 15.

The rate of residents reporting a prior local connection to the HTH site jurisdiction has increased by 48 percent since 2022. Over time, HTH has successfully collected more data about local ties, with the rate of unknown local connections decreasing from 44 percent in 2022 to nine percent in 2023 to just one percent in 2024. While this improved data collection likely contributes to the significant increase in residents reporting a local connection to the HTH site’s jurisdiction, this is not the only factor. Intensified outreach efforts by HTH local referral partners to identify and engage individuals within the local community around HTH sites increased the likelihood of connecting with those who already have ties to the area. The rate of HTH residents reporting no prior local connection to the HTH site’s jurisdiction decreased from nine percent in 2022, to six percent in 2023, to only two percent in 2024.

Figure 15: HTH Residents with Local Connections to their Host Jurisdiction, 2024



Source: Seattle-King County Homeless Management Information System (HMIS) Data as of 3/1/2025.

### C. Financial Information

The HTH initiative is funded by a 0.1 percent sales and use tax imposed by King County in 2020 through Ordinance 19179, codified as King County Code 4A.503.<sup>151</sup> The County leverages anticipated tax revenue to be collected in future years to issue bonds that finance the immediate costs of capital acquisition and rehabilitation. This section of the report summarizes total revenue, actual expenditures, and allocation of debt service in 2024 and provides information about the distribution of proceeds across HTH host jurisdictions.

<sup>149</sup> Initial Health Through Housing Implementation Plan.

[<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5121460&GUID=7DC46271-C6B3-4D90-B6DE-DEF37CD0A7D5&Options=Advanced&Search=&FullText=1>]

<sup>150</sup> RCW 82.14.530(3)(b) requires counties to provide an opportunity for 15% of units at a facility to be provided to individuals who are living in or near the city in which the facility is located, or have ties to that community.

<sup>151</sup> King County Code 4A.503. [[https://aqua.kingcounty.gov/council/clerk/code/07 Title 4A.htm# Toc54697848](https://aqua.kingcounty.gov/council/clerk/code/07_Title_4A.htm#_Toc54697848)]

## Annual Revenue

As shown in Figure 16, Health Through Housing's total 2024 revenue totaled \$79.0 million, including \$70.8 million in tax revenue, \$8.2 million in interest, and less than \$100,000 in commercial rent. Tax revenue collections in 2024 were \$400,000 higher than in 2023. Total 2024 revenue was lower than projected in the Plan because HTH's second round of bonds were issued in December 2023, rather than 2024, as projected in the Plan.

Figure 16: Annual Revenue, 2024

Health Through Housing Revenue in 2024	
Tax Revenue	\$70,762,662
Bond Proceeds	\$0
Interest	\$8,162,019
Rent	\$72,379
<b>Total 2024 Revenue</b>	<b>\$78,997,061</b>

## Actual Expenditures

Funding for HTH is distributed across the following strategies, each of which are described further in the Plan.

- *Strategy 1:* Capital Financing and Improvement for HTH Sites
- *Strategy 2:* Emergency and Permanent Supporting Housing Operations
- *Strategy 3:* Behavioral Health Services Outside of HTH Sites
- *Strategy 4:* Capacity Building Collaborative
- *Strategy 5:* Evaluation and Performance Measurement
- *Strategy 6:* Future Acquisition of Additional Properties (*Acquisitions after 2021*)

In 2024, as shown in Figure 17, HTH spent \$69.2 million, which was approximately \$7.2 million more than it spent in 2023. This included \$6.2 million on capital expenditures (Strategies 1 and 6), \$39.4 million on operating expenditures, and \$23.6 million on bond financing costs. The increase in expenditure compared to 2023 is primarily due to HTH opening and operating more buildings than in 2023, as well as higher interest rates that increased bond financing costs relative to prior years.

In 2024, HTH spent less on *Strategy 2: Emergency and Permanent Supporting Housing Operations* than was originally projected. Due to delayed building openings, supportive housing operating funds have not been spent as quickly as expected, but the underspend from 2024 will be allocated to the same strategy in future years as costs increase in the future, consistent with provisions for such adjustments in the Implementation Plan. HTH also spent less than expected on capital expenditures in 2024, as the initiative stopped pursuing new acquisitions to focus on opening acquired buildings and sufficiently funding operations and services for all buildings across the portfolio.

2024 Health Through Housing Annual Report

See also [Health Through Housing Dashboard](#)

Figure 17: Expenditures by HTH Strategy, 2024

Health Through Housing Expenditures in 2024	
<b>Strategy 1</b> Capital Financing and Improvements for HTH Sites ( <i>Rehabilitation</i> )	\$6,217,212
<b>Strategy 2</b> Emergency and Permanent Supportive Housing Operations	\$30,394,755
<i>Facility Maintenance</i>	\$4,371,203
<i>Program Operations</i>	\$26,023,552
<b>Strategy 3</b> Behavioral Health Services Outside HTH Sites	\$6,142,127 <sup>152</sup>
<b>Strategy 4</b> Capacity Building Collaborative	\$688,935
<b>Strategy 5</b> Evaluation and Performance Measurement	\$173,272
<b>Strategy 6</b> Future Acquisition of Additional Properties ( <i>Acquisitions after 2021</i> )	\$0
<b>Initiative Administration</b>	\$1,972,622
<b>Bond Financing Cost</b> (Debt Service)	\$23,599,073
<b>Total 2024 Expenditures</b>	<b>\$69,187,996</b>

### Allocation of Expenditures by Jurisdiction

For HTH, King County receives 0.1 percent sales and use tax revenue from each jurisdiction within the region except Bellevue, Covington, Issaquah, Kent, Maple Valley, North Bend, Renton, and Snoqualmie. These jurisdictions passed municipal legislation in 2020 to keep the tax revenue generated through RCW 82.14.530 under city control.<sup>153, 154, 155, 156, 157, 158, 159, 160</sup> RCW 82.14.530 requires King County to plan to spend at least 30 percent of the revenue collected from cities with a population greater than 60,000 within that jurisdiction.

<sup>152</sup> HTH’s allocation of Strategy 3 revenues in 2024 amounted to 8.87 percent of total HTH sales tax revenues on because HTH’s final 2024 revenues came in slightly higher than forecasted. HTH transferred the difference in January 2025 to support behavioral health services, to ensure the total annual amount transferred is at least nine percent of total expenditures, in line with the Implementation Plan.

<sup>153</sup> City of Bellevue Resolution 9826. [<https://bellevue.municipal.codes/enactments/Res9826>]

<sup>154</sup> City of Covington Ordinance 14-20. [<https://covington.municipal.codes/enactments/Ord14-20>]

<sup>155</sup> City of Issaquah Ordinance 2922. [<https://issaquah.civicweb.net/document/127758/>]

<sup>156</sup> City of Kent City Code 3.16.035 Additional Sales or Use Tax for Housing. [<https://www.codepublishing.com/WA/Kent/>]

<sup>157</sup> City of Maple Valley Ordinance No. O-20-708.

[<https://cms3.revize.com/revize/maplevalleywa/Documents/Government/Ordinances/2020/Ord708%20Additional%20Sales%20and%20Use%20Tax%20for%20Housing%20and%20Related%20Services.pdf>]

<sup>158</sup> City of North Bend Code 3.10.010.

[<https://www.codepublishing.com/WA/NorthBend/#!/html/NorthBend03/NorthBend0310.html>]

<sup>159</sup> City of Renton Ordinance 5983.

[<https://edocs.rentonwa.gov/Documents/DocView.aspx?id=8226729&dbid=1&repo=CityofRenton&cr=1>]

<sup>160</sup> City of Snoqualmie Resolution 1557. [<https://portal.laserfiche.com/Portal/DocView.aspx?id=1946&repo=r-d06bc528>]

The cities in King County that meet this population threshold but did not pass their own city-level sales tax are Federal Way, Kirkland, Redmond, Sammamish, and Seattle. Among these cities, King County has purchased HTH facilities in Federal Way, Kirkland, Redmond, and Seattle. Executive staff also meet regularly with the City of Sammamish as provided for in the HTH Implementation Plan.<sup>161</sup> At the end of 2024, King County and the City of Sammamish coordinated to convene a meeting, which occurred in early 2025, consistent with the Plan’s commitment to continued collaboration. As shown in Figure 18, since 2021, HTH has spent more than 30 percent of the total revenue collected from Federal Way, Kirkland, Redmond, and Seattle within that jurisdiction.

*Figure 18: Comparison of All Time HTH Revenue to Expenditures for Larger Jurisdictions, 2024*

Jurisdiction	All Time HTH Revenue	All Time HTH Expenditures	Percent
Federal Way	\$6,879,963	\$30,670,563	446%
Kirkland	\$11,302,319	\$38,941,230	345%
Redmond	\$17,696,085	\$40,166,697	227%
Sammamish	\$2,632,168	\$0	0%
Seattle	\$104,610,751	\$190,947,185	183%

As shown in Figure 19, in 2024, HTH spent approximately \$4.2 million in Auburn, \$1.0 million in Burien, \$3.1 million in Federal Way, \$5.0 million in Kirkland, \$6.5 million in Redmond, \$6.2 million in Renton, and \$34.3 million in Seattle. Higher spending occurred in cities containing multiple HTH sites, while lower spending occurred in jurisdictions where HTH sites were not yet operational in 2024 or where HTH only funded operations. HTH had the highest expenditures in Seattle because it has approved acquisition of six HTH sites, more than any other jurisdiction. Expenditures for HTH strategies 3, 4, 5, and initiative administration cannot be readily allocated to specific jurisdictions.<sup>162</sup>

<sup>161</sup> The plan notes that the County and the city of Sammamish agreed in 2021 that the County would not pursue HTH acquisition in Sammamish but would meet annually to discuss HTH and opportunities for partnership.

<sup>162</sup> In 2024, \$8,976,956 in HTH revenue could not be allocated to a specific jurisdiction.

Figure 19: Allocation of Expenditures by Jurisdiction, 2024

HTH Partner Jurisdiction	Expenditure Category	2024 Amount
<b>Auburn</b>	Building Rehabilitation	\$470,522
	Facility Maintenance	\$182,672
	Program Operations	\$2,172,859
	Bond Financing Cost	\$1,384,928
	<b>Total</b>	<b>\$4,210,980</b>
<b>Burien</b>	Program Operations	\$959,346
	<b>Total</b>	<b>\$959,346</b>
<b>Federal Way</b>	Building Rehabilitation	\$304,859
	Facility Maintenance	\$485,489
	Program Operations	\$72,229
	Bond Financing Cost	\$2,229,819
	<b>Total</b>	<b>\$3,092,396</b>
<b>Kirkland</b>	Building Rehabilitation	\$1,634,394
	Facility Maintenance	\$428,798
	Program Operations	\$69,936
	Bond Financing Cost	\$2,880,947
	<b>Total</b>	<b>\$5,014,074</b>
<b>Redmond</b>	Building Rehabilitation	\$1,429,351
	Facility Maintenance	\$574,573
	Program Operations	\$1,666,125
	Bond Financing Cost	\$2,823,862
	<b>Total</b>	<b>\$6,493,910</b>
<b>Renton</b>	Building Rehabilitation	\$682,937
	Facility Maintenance	\$445,715
	Program Operations	\$2,146,526
	Bond Financing Cost	\$2,906,937
	<b>Total</b>	<b>\$6,182,115</b>
<b>Seattle</b>	Building Rehabilitation	\$1,695,150
	Facility Maintenance	\$2,253,957
	Program Operations	\$18,936,531
	Bond Financing Cost	\$11,372,581
	<b>Total</b>	<b>\$34,258,220</b>
<b>Total Expenditures Allocated by Jurisdiction</b>		<b>\$69,187,996</b>

## Average Per-Unit Costs by Site

The cost per-unit for each HTH site varies based on the circumstances of each acquisition, development process, and timing. Figure 20 identifies:

- Per-unit acquisition one-time costs;
- Facility maintenance, including site work outside of major rehabilitation or PSH conversion;
- Operational costs, including services provided by housing operators and contracted partners and administrative support from King County’s Facilities Management Division, and
- Rehabilitation.

Among properties that HTH acquired, the average per-unit costs for capital were \$285,772. In 2024, the average annual per-unit cost of operating HTH properties (which includes program operations and building maintenance) was \$33,718.<sup>163</sup> Facility maintenance, rehabilitation, and operations costs vary between buildings based on each site’s initial configuration, physical condition, and time for which a given site has been operational.

*Figure 20: Cost Per Unit for Each HTH Site (Acquisition/Rehabilitation life-to-date, other costs from 2024)*

HTH Facility	Expenditure	Cost Per Unit
<b>Bertha Pitts Campbell Place</b>	Acquisition ( <i>one-time cost, Life to Date [LTD]</i> )	N/A - operations-only property
	Maintenance	\$0
	Operations	\$31,055
	Rehabilitation ( <i>LTD</i> )	\$0
	<b>Total Cost Per Unit</b>	<b>\$31,055</b>
<b>Bloomside</b>	Acquisition ( <i>one-time cost, LTD</i> )	N/A - operations-only property
	Maintenance	\$0
	Operations	**\$10,098
	Rehabilitation ( <i>LTD</i> )	\$0
	<b>Total Cost Per Unit</b>	<b>\$10,098</b>
<b>Burbridge Place</b>	Acquisition ( <i>one-time cost, LTD</i> )	N/A - operations-only property
	Maintenance	\$0
	Operations	\$32,070
	Rehabilitation ( <i>LTD</i> )	\$0
	<b>Total Cost Per Unit</b>	<b>\$32,070</b>

<sup>163</sup> HTH sites that had opened earlier than 2023 received inflationary adjustments to their contracts during 2023 that contributed to increased costs that year and in subsequent years.

HTH Facility	Expenditure	Cost Per Unit
Don's Place	Acquisition ( <i>one-time cost, LTD</i> )	*\$148,498
	Maintenance	\$2,255
	Operations	\$26,825
	Rehabilitation ( <i>LTD</i> )	\$32,253
	<b>Total Cost Per Unit</b>	<b>\$209,832</b>
Haven Heights	Acquisition ( <i>one-time cost, LTD</i> )	*\$280,763.
	Maintenance (2024)	\$5,746
	Operations (2024)	**\$16,661
	Rehabilitation ( <i>LTD</i> )	\$17,762
	<b>Total Cost Per Unit</b>	<b>\$320,933</b>
Sharyn Grayson House	Acquisition ( <i>one-time cost, LTD</i> )	*\$363,611
	Maintenance	\$7,919
	Operations	***\$2,100
	Rehabilitation ( <i>LTD</i> )	\$7,854
	<b>Total Cost Per Unit</b>	<b>\$381,485</b>
The Booker House	Acquisition ( <i>one-time cost, LTD</i> )	*\$270,381
	Maintenance (2024)	\$5,645
	Operations (2024)	***\$840
	Rehabilitation ( <i>LTD</i> )	\$3,719
	<b>Total Cost Per Unit</b>	<b>\$280,585</b>
HTH Kirkland	Acquisition ( <i>one-time cost, LTD</i> )	*\$278,198
	Maintenance (2024)	\$4,163
	Operations (2024)	***\$679
	Rehabilitation ( <i>LTD</i> )	\$17,492
	<b>Total Cost Per Unit</b>	<b>\$300,532</b>
Mary Pilgrim Inn	Acquisition ( <i>one-time cost, LTD</i> )	*\$206,913
	Maintenance (2024)	\$7,886
	Operations (2024)	\$42,505
	Rehabilitation ( <i>LTD</i> )	\$16,020
	<b>Total Cost Per Unit</b>	<b>\$273,324</b>

HTH Facility	Expenditure	Cost Per Unit
Sacred Medicine House	Acquisition ( <i>one-time cost, LTD</i> )	N/A - operations-only property
	Maintenance (2024)	\$0
	Operations (2024)	**\$16,869
	Rehabilitation ( <i>LTD</i> )	\$0
	<b>Total Cost Per Unit</b>	<b>\$16,869</b>
Salmonberry Lofts in Honor of Peter Joe	Acquisition ( <i>one-time cost, LTD</i> )	\$314,809
	Maintenance (2024)	\$4,411
	Operations (2024)	\$32,589
	Rehabilitation ( <i>LTD</i> )	\$41,727
	<b>Total Cost Per Unit</b>	<b>\$393,537</b>
Sidney Wilson House	Acquisition ( <i>one-time cost, LTD</i> )	*\$267,403
	Maintenance (2024)	\$4,166
	Operations (2024)	\$20,061
	Rehabilitation ( <i>LTD</i> )	\$19,801
	<b>Total Cost Per Unit</b>	<b>\$311,430</b>
The Argyle	Acquisition ( <i>one-time cost, LTD</i> )	\$305,240
	Maintenance (2024)	\$2,834
	Operations (2024)	***\$0
	Rehabilitation ( <i>LTD</i> )	\$0
	<b>Total Cost Per Unit</b>	<b>\$308,074</b>
The Bob G.	Acquisition ( <i>one-time cost, LTD</i> )	*\$206,408
	Maintenance (2024)	\$6,662
	Operations (2024)	***\$0
	Rehabilitation ( <i>LTD</i> )	\$0
	<b>Total Cost Per Unit</b>	<b>\$213,070</b>
The Gateway in Honor of Tenaya Wright	Acquisition ( <i>one-time cost, LTD</i> )	*\$362,643
	Maintenance (2024)	\$3,838
	Operations (2024)	\$28,068
	Rehabilitation ( <i>LTD</i> )	\$15,479
	<b>Total Cost Per Unit</b>	<b>\$410,027</b>

HTH Facility	Expenditure	Cost Per Unit
The North Star	Acquisition ( <i>one-time cost, LTD</i> )	N/A - operations-only property
	Maintenance (2024)	\$0
	Operations (2024)	\$24,898
	Rehabilitation ( <i>LTD</i> )	\$0
	<b>Total Cost Per Unit</b>	<b>\$24,898</b>

\* All capital measures, including acquisition and rehabilitation activity, are depicted as Life-to-Date expenses rather than Year-to-Date expenses, so acquisition costs appear in this table regarding real estate transactions that took place in prior years.

\*\* 2024 costs per unit are lower at this site because it opened mid-year.

\*\*\* 2024 costs per unit are lower at this site because it was not open for occupancy in 2024.

#### D. HTH Advisory Committee Establishment, Membership, and Certification of Dashboard

KCC 2A.300.200 and KCC 24.30.020 call for a HTH Advisory Committee.<sup>164, 165</sup> As shown in Figure 22, the HTH Advisory Committee is a 12- to 16-member group advising the King County Executive and King County Council on current and future implementation of the HTH initiative. In addition to providing guidance, the committee is responsible for:

- Reviewing the initiative’s performance data;
- Providing annual certification of the HTH Dashboard, and
- Reporting annually to the King County Council and the community at large on the expenditures, accomplishments, and effectiveness of the HTH initiative.

As part of the initiative’s commitment to equity and social justice and consistent with the Plan, the HTH Advisory Committee centers individuals with lived experience and communities that have been historically overrepresented in the region's homelessness crisis. As of December 2024, committee members include the following 13 King County residents. For more information about the members, visit the Advisory Committee tab of the HTH Dashboard.<sup>166</sup>

Figure 22: Health Through Housing Advisory Committee Members, 2024

Health Through Housing Advisory Committee Members		
Elizabeth Archambault	Lena Bernal	Brook Buettner
Avon Curtis, Co-Chair	Tulika Dugar	Isadora Eads
Febben Fekadu	Marissa Fitzgerald	Sean Healy, Chair
Krystal Marx	Sarah Stewart	Da’mont Vann
Barbara Walker		

<sup>164</sup> KCC 2A.300.200. [[https://aqua.kingcounty.gov/council/clerk/code/05\\_Title\\_2A.htm#\\_Toc473536140](https://aqua.kingcounty.gov/council/clerk/code/05_Title_2A.htm#_Toc473536140)]

<sup>165</sup> KCC 24.30.020. [[https://aqua.kingcounty.gov/council/clerk/code/33\\_Title\\_24.htm#\\_Toc65058358](https://aqua.kingcounty.gov/council/clerk/code/33_Title_24.htm#_Toc65058358)]

<sup>166</sup> Health Through Housing Dashboard. [<https://www.kingcounty.gov/hthdashboard>]

In 2024, the Committee convened quarterly and received presentations from HTH staff regarding the HTH model. On May 29, 2025, the HTH Advisory Committee reviewed and unanimously certified this report and the HTH Dashboard, including certifying that that the dashboard is updated with 2024 calendar year data.<sup>167</sup>

## E. Additional Information Available in the HTH Dashboard

Additional information about the HTH initiative is in the online HTH dashboard available [here](#).<sup>168</sup> The dashboard includes:

- Additional data specific to each of HTH’s sites;
- Additional context and discussion of initiative activities and performance in 2024;
- Customizable views of HTH data;
- Greater background on disproportionality;
- More information about how HTH and its partners are working to support the health of residents, and
- More information about Advisory Committee members.

## Conclusion/Next Actions

In 2024, the HTH initiative’s third full year of operation, the initiative continued to focus on rehabilitating and opening buildings, moving people inside, connecting residents with health care and other supports, and building the capacity of service providers. HTH ended the year with 1,434 housing units secured, reflecting its commitment to expanding the availability of supportive housing across the region.

At the same time, HTH has faced significant challenges that have impacted the pace at which the initiative is achieving its paramount goal. In some cases, navigating jurisdictional approval processes, construction timelines, and County and provider staffing limitations extended the time necessary to open HTH buildings beyond initial forecasts. Inflation and historically low wages in the human services sector drive the need to increase expenditures for both King County and HTH operators.<sup>169</sup> Despite these obstacles, HTH has made significant progress securing and opening supportive housing across King County.

HTH provided housing for 1,281 people, in 954 open units, across its 11 open sites. HTH opened three of these 11 sites in 2024, while also working through the pre-occupancy process to design, permit, and

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<sup>167</sup> Initial Health Through Housing Implementation Plan.

[<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5121460&GUID=7DC46271-C6B3-4D90-B6DE-DEF37CD0A7D5&Options=Advanced&Search=&FullText=1>]

<sup>168</sup> Health Through Housing Dashboard. [<https://www.kingcounty.gov/hthdashboard>]

<sup>169</sup> Seattle Construction Cost Index Q4 2024. Mortenson. [<https://www.mortenson.com/cost-index/seattle>]

conduct major construction work at three additional properties in Federal Way, Capitol Hill, and Kirkland that are planned to open in 2025. Despite the complexity of cross-jurisdictional building regulations and widely varying municipal processes, significant progress has been made toward opening all HTH acquisitions to residents.

In 2024, HTH significantly expanded the scope of services provided at its open sites, including by expanding the Mobile Response Teams (MRT), King County Metro transportation services, and DCHS' Employment Resource Program (ERP) to all open sites. Further, HTH operators continue to make enhancements to health care service and wellness supports offered on site. Connected to the housing and comprehensive services HTH offers, after one year, HTH residents' total number of days in inpatient hospital care decreased by 33 percent, and their total number of emergency department visits dropped by 17 percent. This outcome demonstrates how the HTH initiative is shifting care from institutions and crisis-related services to more appropriate planned visits and regular follow-up with community-based health services. As HTH continues to expand its reach and refine its services, it is exploring ways to better understand and meet the unique needs of each community it serves. This involves supporting operators in the continued expansion of supportive services and the refinement of operating procedures to improve resident outcomes and program performance.

As HTH moves into 2025, it will focus on opening additional buildings, streamlining service delivery, and enhancing community engagement to inform responsive and tailored services. As HTH makes continued progress towards its goal of securing 1,600 units of supportive housing, HTH will focus on reducing racial and ethnic disproportionality. HTH is a powerful part of King County's regional strategy to address the entwined crises of affordable housing and chronic homelessness by increasing access to dignified supportive housing where people with disabilities can improve their health and their lives, and to pursue the County's True North, to make King County a welcoming community for everyone to thrive.<sup>170</sup>

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<sup>170</sup> True North and Values. [<https://kingcounty.gov/en/dept/executive/governance-leadership/performance-strategy-budget/true-north-values>]

## Appendix A: Reporting Elements Table and HTH Dashboard Guide

Reporting Element Language	Source	See Section(s) of This Report	See Also HTH Dashboard Tab(s) <sup>171</sup>
<b>King County Code 2A.300.200.A</b>			
<p>The health through housing advisory committee is created to provide advice to the executive and council and report annually to the council and community on the accomplishments and effectiveness of the expenditure of sales and tax proceeds as authorized by KCC chapter 4A.503 and RCW 82.14.530. Annual reporting to the council and the community shall include information on the allocation by jurisdiction of sales and use tax proceeds as authorized by KCC. chapter 4A.503 and RCW 82.14.530. ...</p>	<p>KCC 2A.300.200.A</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024</li> <li>• Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>• Initiative Roots</li> <li>• Number of People Served</li> <li>• Revenue and Expenditures</li> <li>• Program Performance</li> </ul>
<p>No later than June 15 of each year, beginning with the first report to be filed by June 15, 2023, on behalf of the advisory committee, the executive shall electronically file the annual report and a motion that should acknowledge receipt of the report with the clerk of the council, who shall retain an electronic copy to all councilmembers, the council chief and member and alternates of the regional policy committee, or its successor. The clerk of the council shall retain an electronic copy and provide an electronic copy to all councilmembers, the council chief of staff and the lead staff for the committee of the whole, or its successor.</p>	<p>KCC 2A.300.200.A</p>	<p>N/A</p>	<p>N/A</p>
<b>King County Code 24.30.030.A</b>			

<sup>171</sup> HTH Dashboard. [<https://www.kingcounty.gov/hthdashboard>]

Reporting Element Language	Source	See Section(s) of This Report	See Also HTH Dashboard Tab(s) <sup>171</sup>
<p>... The implementation plan shall also describe responsibilities of a health through housing advisory committee, which is to provide advice to the executive and council and to report annually to the council and the community on the accomplishments and effectiveness of the expenditure of proceeds and name the persons to the committee. Annual reporting provided to the council and the community shall include information on the allocation of the proceeds by jurisdiction.</p>	<p>KCC 24.30.030.A</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024</li> <li>• Report Requirements Subsection D: HTH Advisory Committee Establishment, Membership, and Certification of Dashboard</li> <li>• Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>• Initiative Roots</li> <li>• Number of People Served</li> <li>• Advisory Committee</li> <li>• Revenue and Expenditures</li> <li>• Program Performance</li> </ul>
<b>HTH Implementation Plan</b>			
<p>The HTH Advisory Committee will annually report to the Council and public on the expenditures, accomplishments, and effectiveness of the HTH initiative through an online HTH dashboard. The purposes of reporting by online dashboard are to increase community access to reporting, to take advantage of an online platform’s ability to present interactive data, to allow for faster data updates as data are available within the annual reporting period, and to reduce the environmental impact of printing paper reports.</p>	<p>HTH Implementation Plan, page 64</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024</li> <li>• Report Requirements Subsection B: Site Locations and Other Geographic Information</li> <li>• Report Requirements Subsection C: Financial Information</li> <li>• Report Requirements Subsection E: Performance Overview: Additional Information Available in the HTH Dashboard</li> </ul>	<ul style="list-style-type: none"> <li>• Full HTH Dashboard</li> </ul>

Reporting Element Language	Source	See Section(s) of This Report	See Also HTH Dashboard Tab(s) <sup>171</sup>
<p>DCHS will prepare and maintain the online dashboard. No later than June 15 of each year starting in 2023, the online dashboard will be updated with the prior calendar year’s data reporting and an overview of the HTH initiative’s performance during the year. The online dashboard will include performance measures that are consistent with this plan’s section on Performance Measurement and Evaluation.</p>	<p>HTH Implementation Plan, page 64</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024</li> <li>• Report Requirements Subsection B: Site Locations and Other Geographic Information</li> <li>• Report Requirements Subsection E: Performance Overview: Additional Information Available in the HTH Dashboard</li> </ul>	<ul style="list-style-type: none"> <li>• Initiative Roots</li> <li>• Number of People Served</li> <li>• Project Phases</li> <li>• Location Map</li> <li>• Program Performance</li> <li>• Supportive Services</li> </ul>
<p>A list of the members of the HTH Advisory Committee</p>	<p>HTH Implementation Plan, page 65</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection D: HTH Advisory Committee Establishment, Membership, and Certification of Dashboard</li> </ul>	<ul style="list-style-type: none"> <li>• Advisory Committee</li> </ul>
<p>A map depicting the locations of sites constructed or acquired with Health through Housing proceeds and depicting the locations and numbers of operational-only housing units supported by HTH</p>	<p>HTH Implementation Plan, page 65</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection B: Site Locations and Other Geographic Information</li> </ul>	<ul style="list-style-type: none"> <li>• Location Map</li> </ul>
<p>Demographic data describing the population residing in Health through Housing-funded housing, including race and ethnicity. The dashboard will track progress towards reducing racial-ethnic disproportionality by comparing HTH demographic data to the population experiencing chronic homelessness in King County and the general King County population</p>	<p>HTH Implementation Plan, page 65</p>	<ul style="list-style-type: none"> <li>• Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024 – Demographic Data and Progress toward Reducing Disproportionality</li> </ul>	<ul style="list-style-type: none"> <li>• Who We Serve</li> </ul>

Reporting Element Language	Source	See Section(s) of This Report	See Also HTH Dashboard Tab(s) <sup>171</sup>
Number of households receiving a service through the mobile behavioral health intervention program by geographic area	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024 – Health and Wellbeing Supports</li> </ul>	<ul style="list-style-type: none"> <li>Mobile Response Team</li> </ul>
Number of households, who, at the time of enrollment, were living in or near the city in which the site is located, or have ties to that community	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection B: Site Locations and Other Geographic Information – Individuals Served with Local Community Ties</li> </ul>	<ul style="list-style-type: none"> <li>Who We Serve</li> </ul>
Health Through Housing initiative financial information, including,			
<ul style="list-style-type: none"> <li>The program’s annual revenue</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>Revenue and Expenditures</li> </ul>
<ul style="list-style-type: none"> <li>Allocation of proceeds for housing and operations to jurisdictions that host Health through Housing sites</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>Revenue and Expenditures</li> </ul>
<ul style="list-style-type: none"> <li>Actual expenditures of the previous year’s proceeds amongst the categories of expenditure required or allowed by KCC chapter 24.30</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>Revenue and Expenditures</li> </ul>
<ul style="list-style-type: none"> <li>Including the average per-unit cost of acquisition, conversion and operation by site</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection C: Financial Information</li> </ul>	<ul style="list-style-type: none"> <li>Revenue and Expenditures</li> </ul>
Data that describe how the Health through Housing initiative performs on at least the following population-level and program performance measures:			

Reporting Element Language	Source	See Section(s) of This Report	See Also HTH Dashboard Tab(s) <sup>171</sup>
<ul style="list-style-type: none"> <li>Cumulative number of people who moved from chronic homelessness into permanent housing via HTH;</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024 - Number of People Moved from Chronic Homelessness to Permanent Housing</li> </ul>	<ul style="list-style-type: none"> <li>Housing Performance</li> </ul>
<ul style="list-style-type: none"> <li>Progress on reducing disproportionality in the experience of chronic homelessness;</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024 - Demographic Data and Progress toward Reducing Disproportionality</li> </ul>	<ul style="list-style-type: none"> <li>Who We Serve</li> </ul>
<ul style="list-style-type: none"> <li>Percentage of residents who maintain their housing in HTH or exit to permanent housing from HTH-funded emergency or PSH;</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024 – Percent of HTH Residents who Maintain Housing in HTH or Exit to Permanent Housing</li> </ul>	<ul style="list-style-type: none"> <li>Housing Performance</li> </ul>
<ul style="list-style-type: none"> <li>Average length of stay of residents in HTH-funded emergency or PSH;</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024 – Average Length of Stay</li> </ul>	<ul style="list-style-type: none"> <li>Housing Performance</li> </ul>
<ul style="list-style-type: none"> <li>Percentage of residents who receive physical or behavioral health care supports or care while residing in a HTH unit; and</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effectiveness in 2024 – Health and Wellbeing Supports</li> </ul>	<ul style="list-style-type: none"> <li>Health and Supports</li> </ul>

Reporting Element Language	Source	See Section(s) of This Report	See Also HTH Dashboard Tab(s) <sup>171</sup>
<ul style="list-style-type: none"> <li>Additional measures of improvements in health or well-being, as data are available</li> </ul>	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection A: Performance Overview: Accomplishments and Effective in 2024 – Health and Wellbeing Supports</li> </ul>	<ul style="list-style-type: none"> <li>Healthcare Outcomes</li> <li>Mobile Response Team</li> <li>Transportation and Mobility Supports</li> <li>Employment Resource Program</li> <li>Emergency Feeding Program</li> </ul>
Beginning in 2023, the HTH Advisory Committee will annually certify by June 15 that the online dashboard is updated with the previous year’s data and ready for review.	HTH Implementation Plan, page 65	<ul style="list-style-type: none"> <li>Report Requirements Subsection D: HTH Advisory Committee Establishment, Membership, and Certification of Dashboard</li> </ul>	<ul style="list-style-type: none"> <li>Advisory Committee</li> </ul>
On behalf of the Committee, the Executive will electronically file the annual report and a motion that should acknowledge receipt of the report with the clerk of the council, who will retain an electronic copy and provide an electronic copy to all councilmembers, the council chief and members and alternates of the regional policy committee, or its successor. Passage of the motion acknowledging receipt of the report will satisfy HTH's annual reporting requirement. DCHS will be prepared upon invitation to present an overview of the annual report to the Council or one of its committees and to the Regional Policy Committee.	HTH Implementation Plan, page 65	N/A	N/A

<sup>171</sup> HTH Dashboard. [<https://www.kingcounty.gov/hthdashboard>]

## Appendix B: HTH Investments (Acquisitions and Operations-only Partnerships), Cumulative to Year End 2024

Investment Type	Service Provider	Building Name	Initial Housing Type	Total Units	Housing Units	City	Council District	Status as of December 2024
Acquisition	Compass Housing Alliance	Don's Place	EH	102	81	Auburn	7	Open and occupied
Acquisition	Lavender Rights Project	Sharyn Grayson House	PSH	37	32	Seattle	2	Pre-occupancy
Acquisition	The Urban League	The Booker House	PSH	101	86	Federal Way	7	Pre-occupancy
Acquisition	Plymouth Housing	HTH Kirkland	EH	124	103	Kirkland	6	Pre-occupancy
Acquisition	Salvation Army	Haven Heights in Honor of Bruce Thomas	EH	144	100	Redmond	6	Pre-occupancy
Acquisition	DESC	Mary Pilgrim Inn	EH	100	85	Seattle	4	Open and occupied
Acquisition	Chief Seattle Club	Salmonberry Lofts in Honor of Peter Joe	PSH	80	76	Seattle	8	Open and occupied
Acquisition	Catholic Community Services	Sidney Wilson House	PSH	110	107	Renton	5	Open and occupied
Acquisition	TBD	The Argyle	PSH	12	10	Seattle	8	Project scoping
Acquisition	Catholic Community Services	The Bob G.	EH	80	80	Seattle	4	Major Rehabilitation

Investment Type	Service Provider	Building Name	Initial Housing Type	Total Units	Housing Units	City	Council District	Status as of December 2024
Acquisition	DESC	The Gateway in Honor of Tenaya Wright	EH	131	113	Seattle	1	Open and occupied
Operations-only	Plymouth Housing	Bertha Pitts Campbell Place	PSH	100	100	Seattle	8	Open and occupied
Operations-only	DESC	Burbridge Place	PSH	62	62	Seattle	4	Open and occupied
Operations-only	DESC	Bloomside	PSH	95	95	Burien	8	Open and occupied
Operations-only	Chief Seattle Club	Sacred Medicine House	PSH	120	120	Seattle	1	Open and occupied
Operations-only	Chief Seattle Club	Sweetgrass Flats	PSH	84	84	Seattle	8	Pre-occupancy
Operations-only	DESC	The North Star	PSH	100	100	Seattle	4	Open and occupied
<b>Total</b>				<b>1,582</b>	<b>1,434</b>			