Veterans, Seniors and Human Services Levy Transition Plan

Ordinance 18555 requires the Executive to develop and transmit for Council adoption by ordinance a proposed transition plan for the veterans, seniors and human services levy, for spending of levy proceeds in 2018 or later years as authorized under the levy ordinance. Under Ordinance 18555, the VSHSL Transition Plan is effective until it is superseded by Council adoption of the VSHSL Implementation Plan. Consequently, while this Transition Plan addresses strategies and programs proposed to be funded with 2018 proceeds from the Veterans, Seniors and Human Services Levy in 2018 and beyond, expenditure of funds for those strategies and programs after adoption of an Implementation Plan is subject to appropriation and their inclusion in the adopted VSHSL Implementation Plan.
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In November 2017, King County voters approved the Veterans, Seniors and Human Services Levy (VSHSL), a levy to replace the current Veterans and Human Services Levy (VHSL). This transition plan sets the policy framework for spending of levy proceeds in 2018 or later years, as authorized by Ordinance 18555, and subject to Council appropriation of levy proceeds and to the provisions of the Implementation Plan, when adopted. This plan proposes to: 1) continue most of the services provided in 2017 and 2) fund new strategies with levy proceeds collected in 2018.

While most of the new strategies proposed in this plan are intended for development in 2018, subject to appropriation of funds, the timeline for implementing these strategies will likely be staggered. Some of the proposed new strategies may take more planning than others and some procurement processes may be lengthier than others. Additionally, although some of the strategies in this Transition Plan propose spending their full allocation under the plan in 2018, others envision allocating 2018 funds for expenditure in future years.

Because Ordinance 18555 specifies that the VSHSL implementation plan, once adopted, shall govern the expenditure of VSHSL levy proceeds and shall supersede this transition plan, continued expenditure for strategies included in this transition plan will be subject to their inclusion in the adopted implementation plan.

The transition plan allocates VSHSL proceeds to serve King County veterans and servicemembers and their families, seniors and their caregivers, and vulnerable populations. Allocations of proceeds fall primarily into four major categories:

**Continuing Current VHSL Services in 2018**

The plan identifies services provided in 2017 by the current VHSL and proposes continuing them for an additional year at their 2017 funding levels. Continuing current VHSL investments for the VSHSL’s first year ensures that this plan realizes the County’s intent, expressed in the VSHSL Ballot Measure Ordinance, “to continue, without interruption, currently funded regional health and human services to veterans and military servicemembers and their respective families, and other persons in King County.” If an implementation plan is adopted in 2018, continuation of these services through 2018 at 2017 service levels would require inclusion of this service continuation in the adopted implementation plan.

**New VSHSL Housing Stability Investments**

The plan allocates more than $25 million in VSHSL first-year funds for new capital facilities and regional health and human services that promote housing stability for veterans, seniors and vulnerable populations. While the VSHSL is just one part of a larger system of affordable housing and homelessness investments in King County, VSHSL funds are distinguishable because VSHSL priorities are defined solely by King County. Where federal, state and philanthropic funds have embedded within them definitions, mandatory uses or required service models that may not align with King County’s conditions or values, eligible uses of—and eligibility for—VSHSL funds are entirely locally decided. As a result, despite making up just a fraction of the total system, the VSHSL’s housing stability investments can play an essential role in connecting
siloed housing and service systems in ways that directly respond to conditions in King County. Consequently, the VSHSL capital and human services investments that promote housing stability must prioritize maximizing the collective impact of the county’s overall portfolio of housing stability investments.

The transition plan emphasizes the flexibility and connectivity of VSHSL funds by proposing system-connected housing stability investments. For example, the plan envisions using VSHSL proceeds to master lease affordable housing units so that Veterans Affairs Supportive Housing (VASH) and Section 8 voucher holders—hundreds of whom are so-called “shoppers” because they cannot find a landlord who will accept their voucher in King County—can utilize an important and substantial federal benefit to subsidize their rent.

Should any of this funding not be expended before the adoption of an implementation plan, continued spending on these strategies and programs at the allocation levels included in this transition plan is subject to appropriation and their inclusion in the council-adopted implementation plan.

**New Senior Center Investments**

The plan allocates $3,500,000 in new investments for senior centers across King County. The funds will be used to help senior centers expand capacity, extend hours, reach new groups of seniors and offer new services for seniors and their caregivers.

This allocation recognizes the cherished role that senior centers play—and the even greater role that they could play—in helping to build better health and stability for King County’s residents as they age.

Should any of this funding not be expended before the adoption of an implementation plan, continued spending on these strategies and programs at the allocation levels included in this transition plan is subject to appropriation and their inclusion in the council-adopted implementation plan.

**Technical Assistance and Capacity Building Funds**

The plan allocates $525,000 to support small organizations, partnerships and groups that provide VSHSL-funded services for veterans, seniors and vulnerable populations. Technical assistance and capacity building funds in this plan are divided into three separate uses: a fund to assist senior centers, a fund to assist current levy providers that are not senior centers, and a technical assistance fund to assist potential levy providers in applying for 2019-2023 VSHSL funds.

Should any of this funding not be expended before the adoption of an implementation plan, continued spending on these strategies and programs at the allocation levels included in this transition plan is subject to appropriation and their inclusion in the council-adopted implementation plan.

In addition to describing allocations and rationales for the four major categories of expenditure described above, this plan satisfies additional requirements laid out in Ordinance 18555:

**Defining Key Terms**

The plan defines housing stability as the ability to gain and maintain safe, habitable housing in a community of one’s choice for less than approximately 40 percent of
household income. Definitions for “planning” and “administration” are also included as required by the VSHSL Ballot Measure Ordinance. The plan also incorporates definitions of terms defined in Ordinance 18555.

A Methodology to Count Homeless Senior Veterans who Obtain Housing

The plan confirms that there were 422 homeless veterans who were seniors (age 55 or older) on the date that the Ballot Measure Ordinance was enacted on July 21, 2017. Per that ballot measure, 317 homeless senior veterans (75 percent of 422) must obtain housing to satisfy a condition defined in Ordinance 18555, Section 4.B.2. The plan also describes the methodology by which the Department of Community and Human Services (DCHS) counted homeless senior veterans and by which DCHS will report progress on that benchmark.

Housing Stability Procurement Processes

The plan includes discussions of how housing stability procurement processes will account for subregional variations in housing costs in King County and how King County will update housing stability project review processes to ensure responsive access to VSHSL funds to create new affordable housing units.

Voters have approved the VSHSL. The transition plan will make it possible for King County to quickly and efficiently move forward with the expenditure of new levy funds, both to ensure continuity of current services for veterans and other vulnerable populations and to expedite funding for urgently needed housing and services for veterans, seniors and other individuals and families in need throughout King County. The transition plan will also make it possible to plan, strategize and conceptualize around future expenditure of 2018 levy proceeds by allocating these funds—subject to appropriation and inclusion in the adopted implementation plan—within strategy and program areas for 2018 and, in some cases, beyond.
**VSHSL Background**

**VSHSL Renewal Planning Process Overview**
In 2011, King County voters approved the current Veterans and Human Services Levy (VHSL), which will expire on December 31, 2017. On September 27, 2016, the Metropolitan King County Council passed Motion 14743, directing the Executive to research, develop and transmit two reports informing Council deliberations about whether and in what form to renew the current VHSL. In March 2017, the Council approved both reports: Motion 14822 approved the Veterans and Human Services Levy Assessment Report, and Motion 14823 acknowledged and approved the Veterans Housing Assessment Report.

Building upon the findings and recommendations of both reports, the Executive transmitted a proposed ballot measure ordinance for the Veterans, Seniors and Human Services Levy (VSHSL) to renew and replace the expiring VHSL. On July 21, 2017, King County enacted the ballot measure ordinance for the VSHSL as Ordinance 18555.

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**Timeline for Executive Transmittal of Proposed Legislative Actions**

| Year | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2017 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| 2018 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |

- **VHSL Guidance**
  - Motion Approval Complete

- **VHSL Renewal Planning Process**
  - Executive Drafting: Transmittal May 22nd.
  - Council Consideration of Ballot Measure Ordinance

- **VSHSL Governance Ordinance**
  - Executive Drafting: Target Transmittal August 23rd.
  - Council and Regional Policy Committee Consideration of the VSHSL Governance Ordinance

- **VSHSL Transition Plan**
  - Executive Research, Stakeholder Engagement, & Drafting; Required Transmittal by September 29th.
  - Council and Regional Policy Committee Consideration of Transition Plan

- **VSHSL Implementation Plan Ordinance**
  - Executive Community Engagement, Research, and Drafting; Required Transmittal by March 16, 2018
  - Council and Regional Policy Committee Consideration of VSHSL Implementation Plan

**Key**
- Executive Actions
- Proposed Council & RPC Actions

*Figure 1*
Ordinance 18555 requires the Executive to develop and transmit three plans:

**Governance Plan**
The Executive transmitted the required VSHSL Governance Plan on August 23, 2017. The governance plan proposes a structure for resident oversight of the VSHSL.

**Transition Plan**
This document is the required transition plan. The VSHSL Transition Plan, if adopted by ordinance, will govern expenditure of the VSHSL’s levy proceeds, subject to appropriation, until the council adopts the implementation plan.

**Implementation Plan**
Once adopted, the VSHSL Implementation Plan, due for transmittal to the Council on March 16, 2018, will govern expenditures of levy proceeds, subject to appropriation.

**VSHSL Ballot Measure Summary**
Ordinance 18555 placed the VSHSL on the November 2017 ballot. Voters approved the ballot measure on November 7, 2017. The six-year levy lid lift’s first-year rate would be $0.10 per $1,000 of assessed valuation with a 3.5 percent limit factor. The King County Office of Economic and Financial Analysis (OEFA) August 2017 King County Economic and Revenue Forecast projects 2018 VSHSL proceeds totaling $52,366,358.

At least one percent of total proceeds will be allocated to fund capacity building and technical assistance. In addition, $300,000 would be set aside for the Council’s use in mitigating the effects of prorationing upon suppressed fire and parks districts (if prorationing is caused by the VSHSL).

The remainder would then be divided into three equal thirds: one third to provide regional health and human services for veterans and servicemembers and their respective families; one third to provide regional health and human services for seniors and their caregivers; and one third to provide regional health and human services for vulnerable populations.

Within each third, a minimum amount must be used to fund regional health and human services that promote housing stability. In 2018, at least 50 percent of each third must go to promoting housing stability. In subsequent years, at least 25 percent of each third must go to promoting housing stability. In all years, planning and administrative costs, as defined in this transition plan, may not exceed five percent of each third.

The third for seniors and their caregivers carries an additional condition: half of the third for seniors must be spent on regional health and human services for veterans who are seniors and their caregivers and families. The additional condition remains in effect until either of two requirements is satisfied:

- Seventy-five percent of the number of homeless senior veterans who were homeless on July 21, 2017 obtain housing; or
- At least $24 million in housing funds administered by King County—not to include the one-third VSHSL funds dedicated to veterans, servicemembers and their respective families—are spent to house senior veterans in King County.
Who is responsible to lead implementation of this transition plan?
The King County Department of Community and Human Services (DCHS) will lead the implementation of this transition plan.

What new staffing and planning activities will DCHS undertake to plan for and administer the VSHSL during the transition period between the VHSL and the VSHSL?
The VSHSL transition provides for the continuation of current VHSL Full Time Equivalents (FTEs) into the new levy period as well as additional staff required to plan for, administer, implement, operate and evaluate new levy programs and activities. The transition plan staffing concept is included with the financial plan that accompanies this transition plan.

In 2018, DCHS will continue operating and evaluating current VHSL strategies and activities pursuant to this transition plan while also planning, procuring, standing up and overseeing operations of new VSHSL strategies and activities. DCHS will also simultaneously plan, finalize and prepare for execution of the VSHSL Implementation Plan, which the Executive will transmit to the Council in March 2018. Major phases of planning in 2018 will include implementation plan finalization, procurement process design and execution, evaluation planning, ongoing community partnership and assessment of transition plan activities to incorporate lessons learned into procurement and contracting processes associated with the implementation plan.

This plan limits planning and administration costs to five percent of each third of the levy for veterans, seniors and vulnerable populations.

What period of time does the transition plan cover?
Under the levy ordinance, once the implementation plan is adopted by the council, the transition plan no longer has force or effect. Consequently, while the transition plan contemplates allocating 2018 levy proceeds for spending in 2018 and, in the case of some proposed strategies, beyond 2018, the implementation plan will supersede the transition plan once it is adopted. Thus, although the transition plan’s allocations represent what is intended for the use of 2018 levy funds in 2018 as well as, in some cases, later, spending of these allocations to implement this intent after adoption of the transition plan will require that these strategies and programs, and their allocation levels be included in the council-adopted implementation plan.

The transition plan will expire when superseded by passage of an ordinance adopting the implementation plan required by Ordinance 18555, Section 7.B.

How does the transition plan fit with the implementation plan?
Ordinance 18555, Section 7, describes the concept for implementing the VSHSL in three possible phases:

2018 Pre-Transition Plan Continuation Provision
For any portion of 2018 that may transpire before enactment of an ordinance adopting this transition plan, Ordinance 18555, Section 7.C, authorizes the continuation of 2017 VHSL services at 2017 service levels, subject to appropriation, until adoption of this transition plan. This transition plan addresses in detail the pre-transition plan continuation provision in the section entitled “Continuing Current VHSL Services.”

Transition Plan
Ordinance 18555, Section 7.A, requires this VSHSL Transition Plan. Upon adoption by ordinance of this transition plan, it will govern the expenditure of levy proceeds until the adoption by ordinance of the implementation plan.
Implementation Plan

Ordinance 18555, Section 7.B, requires transmittal in March 2018 of a VSHSL Implementation Plan. Once adopted by ordinance, the implementation plan will supersede the transition plan. The council-adopted implementation plan would then govern expenditures for the remainder of the VSHSL levy period.

What does Ordinance 18555 require this transition plan to address?

The VSHSL Transition Plan is organized around the five major requirements laid out in the VSHSL Ballot Measure Ordinance:

Definition of “housing stability” and a plan to expend first-year VSHSL housing stability funds
This transition plan includes a plan for the portion of VSHSL first-year proceeds required to be expended to promote housing stability; a definition of housing stability that addresses the appropriate percentage of household income that should be spent on housing as compared to other necessities such as food, clothing, transportation; risk factors for housing instability, and housing safety and quality; criteria for assessing housing stability needs and for allocating housing stability investments that address geographic differences and trends in housing stability, including housing costs; and a plan to streamline the review and approval of capital facilities so that resources are made available in an expeditious and responsible manner while reducing costs.

Methodology to measure progress in housing senior veterans who are homeless
This transition plan details the methodology by which DCHS will determine the number of senior veterans who were homeless as of the date of enactment of Ordinance 18555, the methodology to track the number of veterans and military servicemembers who obtain housing over the term of the VSHSL, and the plan to execute the tracking methodology.

Continuation of current VHSL services during the transition to the VSHSL
This plan must include a recommended course of action that would minimize service discontinuity during the transition between the current Veterans and Human Services Levy and the VSHSL.

Transition staffing
The financial plan accompanying this transition plan describes proposed staffing required to operate the VSHSL in 2018.

Definitions of “planning” and “administration”
This plan must include definitions of planning and administration as those terms are used within this plan to limit planning and administrative costs to five percent of proceeds allocated to each VSHSL third for veterans, seniors and vulnerable populations.
Definitions

This transition plan incorporates the Ordinance 18555 definitions of the following terms:

- "Caregiver"
- "Military servicemember"
- "Regional health and human services"
- "Senior"
- "Technical assistance and capacity building"
- "Veteran"
- "Vulnerable population"

The following terms are defined for the purposes of this plan:

**Administration** as it is used in this transition plan means staff positions and their related activities that oversee, direct or enable the operation of multiple VSHSL programs or the VSHSL as a whole. Examples of “administration” include staff and activities that provide support for the VSHSL’s resident oversight boards, staff and related activities that provide fiscal planning and accounting services for the levy, perform management-level supervision of VSHSL staff across multiple VSHSL programs, manage and execute procurement processes, provide administrative professional support to other levy staff, manage overall levy performance or performance among multiple levy programs, or provide other division or department-level oversight services. “Administration” does not include staff positions and their related activities that evaluate the VSHSL and its programs, that manage community partnerships and communications about the VSHSL, or that provide or implement VSHSL-funded capital and regional health and human services.

**Housing stability** means a household’s ability to gain and maintain safe, habitable housing in a community of one’s choice for less than approximately 40 percent* of household income.

*Note that “approximately 40 percent” in this definition refers to the target percentage of household income that should be spent to secure housing. It does not refer to the eligibility threshold that will be applied to households seeking VSHSL housing stability services—i.e., it does not refer to the percentage of Area Median Income (AMI) that a household should earn to receive VSHSL services.

**Planning** as it is used in this transition plan refers to staff positions and their related activities that research, design, prepare for and execute the fiscal, human resources and management-level direction-setting and supervision of the VSHSL as a whole and activities related to the provision of support for the VSHSL’s resident oversight boards. Planning staff positions and activities have responsibilities across multiple VSHSL programs. “Planning” does not include staff positions and their related activities that evaluate the VSHSL and its programs, that manage community partnerships and communications about the VSHSL, or that provide or implement VSHSL-funded capital and regional health and human services.
Continuing Current VHSL Services

The VSHSL Ballot Measure Ordinance requires the transition plan to limit the discontinuity of current VHSL services during the transition into the new levy period. The ordinance also provides authority, subject to appropriation, to fund with VSHSL levy proceeds VHSL services provided in 2017 at 2017 service levels until adoption of the transition plan.

This transition plan proposes to continue through 2018 current VHSL services provided in 2017 at 2017 levels, with one exception for a program the funding level of which is slightly reduced, ensuring that the transition plan’s continued activities and contract amounts “match” the continued activities and contract amounts authorized by the pre-transition plan continuation clause of the VSHSL Ballot Measure Ordinance. As indicated earlier, should an implementation plan be adopted in 2018, continuation of these services would be controlled by the provisions of that plan. It is the intent to incorporate into that implementation plan this same level of service continuation through the remainder of 2018. Matching continued activities and contract amounts maximizes notice and predictability to providers of current VHSL services, which best positions them to continue services for veterans and vulnerable populations during the transition between the current VHSL and the VSHSL Implementation Plan, which upon adoption by ordinance, will govern the VSHSL remainder of the six-year levy period. Table 1 at the end of this section lists VHSL activities and contract amounts that this transition plan continues.

VSHSL Ballot Measure Ordinance Requirements

Ordinance 18555, Section 7.A.1, requires this transition plan to include

[a] recommended course of action that would minimize service discontinuity for veterans and military servicemembers and their respective families and other individuals and families in need during the transition between the veterans and human services levy and the veterans, seniors and human services levy ....

In the case that some portion of 2018 may transpire before the Council adopts this VSHSL Transition Plan, Ordinance 18555, Section 7.C, provides authority, subject to appropriation, to fund with VSHSL levy proceeds VHSL services provided in 2017 at 2017 service levels until the adoption of a transition plan that would govern expenditure of levy proceeds during the transition period:

Until the council adopts by ordinance the transition plan ..., subject to appropriation, levy proceeds may only be expended to continue services provided in 2017 at 2017 service levels and such expenditures shall be governed by the Service Improvement Plan 2012-2017 – Veterans and Human Services Levy adopted by Ordinance 17236.

Section 7.C’s pre-transition plan continuation authority expires upon transition plan adoption.

Why “match” between pre-transition plan continuation clause and the transition plan?

This transition plan limits possible service discontinuity of current VHSL services during the transition into the new levy period by continuing VHSL activities that were provided in 2017 at 2017 service levels, governed by the 2012-2017 Service Improvement Plan’s Allocation Plan as adopted by Ordinance 17236. This approach matches the levy activities and contract amounts to be continued under authority of Ordinance 18555, Section 7.C, with the levy activities and contract amounts to be continued under authority of Ordinance 18555, Section 7.A.1.
“Matching” the continued activities and contract amounts to be continued under both provisions enables King County to negotiate, draft and execute with current VHSL providers one set of contract amendments. The single round of contract amendments would be negotiated and would be effective through the end of 2018, subject to inclusion of this continuation in the Council-adopted transition plan and subject to appropriation.

This approach maximizes notice and predictability for VHSL providers, whose current VHSL contracts expire with the current levy on December 31, 2017. “Matching” also avoids the potential disruption of re-negotiating, re-drafting and re-executing a second round of contract amendments upon Council adoption of the transition plan. Providers will be best positioned to continue serving King County residents and limit discontinuity of services if they have sufficient notice and predictability to maintain staffing and confidently offer long-term services to clients.

The alternative, not proposed here, would be to perform one set of contract amendments under the continuation authority provided by Ordinance 18555, Section 7.C, and then to execute a second round of contract amendments upon adoption of this transition plan. In addition to the issue of potentially requiring a second round of amendments, levy providers would experience more uncertainty with respect to 2018 if there is not a presumption that continuation under Sections 7.C and 7.A.1 will match. Under the same rationale, it is the intent to continue these services and programs at these levels through the implementation plan for the remainder of 2018, should that plan be adopted prior to the end of 2018.

Which VHSL activities does this transition plan continue? For what contract amount?

Table 1 identifies the current VHSL activities and contract amounts for which this plan proposes continuation during 2018, is subject to appropriation and inclusion of the same level of continuation in the Council-adopted implementation plan, should it be adopted in 2018. In addition to identifying VHSL activities and contract amounts for continuation, the table designates which portion of the new VSHSL’s proceeds (those controlled by Ordinance 18555 Section 4.B.1, 4.B.2 or 4.B.3) would fund the continued contract.

Table 1 also identifies continued VHSL activities that promote housing stability. The purpose of designating activities that promote housing stability is to identify which currently funded VHSL activities will be included when assessing whether total use of VSHSL’s first year proceeds in 2018 complies with the Ordinance 18555 requirement that each third of the VSHSL expend at least 50 percent of first-year proceeds on regional health and human services that promote housing stability.

Does the transition plan continue any VHSL activities or costs not included in Table 1?

VHSL Activity 2.6.D (King County Internship Program for Veterans) will continue as a program in 2018. Cost information for Activity 2.6.D is not included in Table 1 because the activity was fully funded in 2017 for two years of operations and therefore does not require continuation funding in the VSHSL Transition Plan, which will govern 2018 VSHSL expenditures until the adoption of the VSHSL implementation plan. Continuation of Activity 2.6.D beyond 2018 would require new funds starting in 2019.

Also not captured within Table 1 are the costs of continuing the current VHSL’s administration, evaluation and board support costs. The VSHSL Transition Plan provides for the continuation of those activities. The costs of continuing those activities are incorporated in the total administration (limited to five percent of each third of the VSHSL), evaluation and board support costs of the VSHSL. VSHSL staffing, which includes continuation of current VHSL staffing, is described in the accompanying financial plan.
How will continued VHSL activities be evaluated?

As current levy services and contract amounts are continued for an additional year, so too will the current VHSL evaluation practices. Current VHSL evaluation practices are controlled by the 2012-2017 Levy Evaluation Implementation Plan.\(^1\) Levy Activity Evaluation Templates for all 2017 VHSL templates are also available online.\(^2\) Both the Levy Evaluation Implementation Plan and the Levy Activity Evaluation Templates will be updated for 2018, pending adoption of this transition plan.

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### Current VHSL Services Continued in Transition Plan

#### Broken into New VSHSL Expenditure Categories

<table>
<thead>
<tr>
<th>Current VHSL Activity</th>
<th>Veterans expenditures under Ord. 18555, Section 4.B.1</th>
<th>Seniors expenditures under Ord. 18555, Section 4.B.2</th>
<th>Vulnerable Population expenditures under Ord. 18555, Section 4.B.3</th>
<th>Primarily promotes housing stability?</th>
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<tr>
<td><strong>1.1 King County Veterans Program</strong></td>
<td>$2,485,000</td>
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<tr>
<td><strong>2.1 Outreach &amp; Engagement</strong></td>
<td></td>
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</tr>
<tr>
<td>A Enhanced Outreach to Women Veterans &amp; Veterans of Color</td>
<td>$300,000</td>
<td></td>
<td></td>
<td>Y</td>
</tr>
<tr>
<td>B Veteran Information and Referral</td>
<td>$100,000</td>
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<tr>
<td>C Homeless Veterans Street Outreach</td>
<td>$84,000</td>
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<tr>
<td><strong>2.2 Veterans Employment and Training (Vet Corps)</strong></td>
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<td></td>
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<tr>
<td></td>
<td>$200,000</td>
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<td><strong>1.4 Contracted PTSD Treatment &amp; MST Curriculum</strong></td>
<td></td>
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<td>$450,000</td>
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<td><strong>1.5 Veterans Justice</strong></td>
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<td></td>
<td></td>
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<tr>
<td>A Veterans Incarcerated Program</td>
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<td>$100,000</td>
<td></td>
<td></td>
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<tr>
<td>B Veterans Legal Assistance Program</td>
<td></td>
<td>$20,000</td>
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<tr>
<td>C Emerging Programs for Justice Involved Veterans</td>
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<td>$345,000</td>
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<td><strong>1.6 Support for Military Families</strong></td>
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<tr>
<td>A Military Family Outreach</td>
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<td>B Military Family Counseling</td>
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<td><strong>2.1 Outreach &amp; Engagement</strong></td>
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<td>A Homeless Street Outreach</td>
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<td>B Sobering/Emergency Services Patrol</td>
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<tr>
<td>C Mobile Medical Outreach</td>
<td></td>
<td>$100,000</td>
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<tr>
<td>D South King County Homeless Outreach</td>
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<td>$210,000</td>
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<td><strong>2.2 Housing Capital (See Notes in Total Cost to Continue Summary Below)</strong></td>
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<td><strong>2.3 Housing Stability Program</strong></td>
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<td>D King County Veterans Internship/Fellowship</td>
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<td><strong>4.5 Information and Referral</strong></td>
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#### Cost to Continue Current VHSL Services at 2017 Levels

1. This cost excludes costs to continue current levy administration, evaluation and board support—those continuation costs are embedded in the total admin, evaluation, and board support costs for the VSHSL Transition Plan.
2. This cost excludes the capital allocation in 2.2 ($960,000 in Veterans Levy and $1,200,000 in Human Services Levy)—those amounts are rolled forward as programmable and embedded in the funds available for “new” VSHSL housing stability (See Table 2).
3. Activity 2.6.D (Vets Internship) is being continued, but there is no cost associated because the activity received complete funding in 2017 to operate through 2018.

### Table 1

<table>
<thead>
<tr>
<th>Current VHSL Activity</th>
<th>Veterans expenditures under Ord. 18555, Section 4.B.1</th>
<th>Seniors expenditures under Ord. 18555, Section 4.B.2</th>
<th>Vulnerable Population expenditures under Ord. 18555, Section 4.B.3</th>
<th>Cost to continue current VHSL services at 2017 levels</th>
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<td><strong>Contracted PTSD Treatment &amp; MST Curriculum</strong></td>
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<td>C Emerging Programs for Justice Involved Veterans</td>
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<td><strong>Support for Military Families</strong></td>
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<td><strong>Housing Capital (See Notes in Total Cost to Continue Summary Below)</strong></td>
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<td><strong>Housing Stability Program</strong></td>
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Total cost of continued activities that promote housing stability:

- Veterans: $7,197,000
- Seniors: $356,000
- Vulnerable Population: $6,977,000

<table>
<thead>
<tr>
<th>Cost to Continue Current VHSL Services at 2017 Levels</th>
<th>Veterans</th>
<th>Seniors</th>
<th>Vulnerable Population</th>
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<td>$7,197,000</td>
<td>$356,000</td>
<td>$6,977,000</td>
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New VSHSL Housing Stability Investments

The VSHSL Ballot Measure Ordinance requires this transition plan to provide a plan for the 50 percent of VSHSL first-year levy proceeds from each third of the levy that would fund regional health and human services that promote housing stability for veterans, seniors and vulnerable populations. This section of the transition plan defines “housing stability,” explores contributors to housing instability, and identifies strategies and allocations of VSHSL proceeds by which the VSHSL’s transition plan will promote housing stability for veterans, seniors and vulnerable populations in King County.

Summary of VSHSL New Housing Stability Investments

The table below summarizes the transition plan’s proposed allocations of VSHSL's first year proceeds to fund new housing stability investments for veterans, seniors (with senior veteran investments separately tracked) and vulnerable populations. Should this funding not be expended before the adoption of an implementation plan, continued spending on these strategies and programs at the allocation levels included in this transition plan is subject to appropriation and to inclusion of these in the council-adopted implementation plan.

| Summary of VSHSL Transition Plan’s New Housing Stability Strategy Allocations |
|-----------------|-----------------|-----------------|-----------------|-----------------|
|                  | Veterans        | Senior Veterans | Seniors         | Vulnerable Pops. |
| Housing Stability Strategy 1: Capital & Operating Funds | $5,005,000 | $4,500,000 | $1,460,000 | $5,505,000 |
| Housing Stability Strategy 2: Master Leasing & Shallow Rent Subsidies | $2,110,000 | $2,625,000 | $405,000 | $2,185,000 |
| Housing Stability Strategy 3: Age-In-Place Supports | $30,000 | $1,415,000 | $780,000 | $10,000 |
| Housing Stability Strategy 4: Enhanced Shelter Partnership |  |  |  | $1,000,000 |
| Housing Stability Strategy 5: Preventing Inappropriate Housing Loss | $400,000 |  | $400,000 |  |
| Housing Stability Strategy 6: KCVP Rental & Financial Assistance |  |  | $400,000 |  |
| Housing Stability Strategy 7: Promoting Home Ownership |  |  |  | $500,000 |
| Cost of Continued Services from Current VHSL that Promote Housing Stability (See) | $2,247,000 |  |  | $3,532,000 |

3 Included in the new housing stability investments described within this section are the current VHSL’s Activity 2.2 capital funds in the amounts of $960,000 for veterans and $1,200,000 for vulnerable populations. The current VHSL awards those capital funds annually through a competitive process. Although Ordinance 18555 authorizes expenditure, subject to appropriation, to continue current VHSL Activity 2.2 capital funds at 2017 levels, those funds are programmed within this section of the transition plan along with the VSHSL’s new Housing Stability investments. Specifically, the amount shown for Capital and Operating Funds for Veterans under Ordinance 18555, Section 4.B.3 includes $960,000 of continued capital funds from VHSL Activity 2.2, and the Capital and Operating Funds for Vulnerable Populations under Ordinance 18555, Section 4.B.1 includes $1,200,000 of continued capital funds from VHSL Activity 2.2.
Defining “Housing Stability”

Ordinance 18555, Section 7.A.3,k requires this plan to include a definition of “housing stability”:

The executive shall develop and include a definition of housing stability that shall address but not be limited to: the appropriate percentage that housing costs should represent of a person’s income as compared to costs of other necessities, such as food, clothing, transportation and medical care; risk factors for housing instability or housing insecurity; and housing safety and quality.

This transition plan defines “housing stability” as the ability to gain and maintain safe, habitable housing in a community of one’s choice for less than approximately 40 percent* of household income.

*Note that “approximately 40 percent” in this definition refers to the target percentage of household income that should be spent on housing. It does not refer to the eligibility threshold that will be applied to households seeking VSHSL housing stability services—i.e, it does not refer to the percentage of Area Median Income (AMI) that a household should earn to receive VSHSL services.

Risk Factors for Housing Instability in King County

Data show that too many King County residents experience housing instability in the form of homelessness, displacement, unaffordability and unsafe or unfit housing. Since 2000, King County’s population has grown by more than 200,000 residents. Unfortunately, as King County’s economy and population have grown, creation of housing units has lagged.

The growing gap between population and available housing, exacerbated by robust economic growth despite suppressed wage growth for all but the highest earners, makes housing in King County increasingly unaffordable. As residents must commit increasingly large portions of their

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income to afford to live in King County, an increasing number of households experience, or are at risk of, housing instability.

Approximately 36 percent of King County households are “cost burdened,” spending more than 30 percent of their income on housing.\(^5\) Fourteen percent of King County households are “severely cost burdened,” spending over 50 percent of their monthly income on housing.

Cost burdening is more than just an empirical measure of housing instability. Cost burdened households daily feel the stress of knowing that an unexpected job loss, emergency room visit or utility payment can set off a chain reaction of financial hardship that results in housing loss.

Figure 3 illustrates how King County residents with the lowest levels of income bear the highest rates of cost burdening and severe cost burdening. More than two-thirds of very low-income households are cost burdened or severely cost burdened.

Cost burdening is also geographically concentrated in certain parts of King County, with owners and renters exhibiting differing geographic distributions.

Figure 4: Cost Burdened Owned Homes

Figure 5: Severely Cost Burdened Owned Homes
Figure 6: Cost Burdened Rented Households

Figure 7: Severely Cost Burdened Rented Households
Figures 6 and 7 show the cost burden of residents who rent their housing. The cost-burden magnitudes and distributions in Figures 6 and 7 depict an even more severe version of the situation of owners depicted in Figures 4 and 5. Large swaths of King County have high concentrations of cost burdened owners. There are even more resident renters in even more parts of the county paying even more of their household income—between 40-60 percent—towards housing. Too many of these residents—many owners and even more renters—are one unexpected expense away from financial difficulty and possible homelessness.

Compounding the issue, King County is also home to thousands of residents who have already become homeless. Approximately 11,643 people in King County are experiencing homelessness according to the 2017 Count Us In homeless count. King County’s affordable housing and emergency housing supply must grow just to keep pace with the rising needs of residents experiencing housing instability and homelessness. Of the individuals counted by King County’s Point-In-Time Count, 47 percent were residing in shelters or locations not suitable for habitation.7

As affordable housing becomes more and more scarce, the county’s most vulnerable residents acutely experience the negative impacts of inaccessible housing. The result is higher rates of cost burdening, particularly among renters, and therefore higher numbers of households who enter and experience homelessness. Both of these related trends—housing unaffordability and homelessness—will be difficult to reverse without dramatically increasing the supply of affordable housing and without robust support for services that can prevent homelessness and create pathways back to housing stability for those already experiencing homelessness.

The VSHSL, although insufficient in scale or scope to end by itself either homeless or housing unaffordability, provides an important opportunity to focus on increasing housing stability—through a blend of capital, operations, and services—for the specific populations of veterans, seniors and vulnerable populations.

### The Unique Role that VSHSL Proceeds Play in Promoting Housing Stability

Responding to the urgency and severity of homelessness and housing instability in King County, the VSHSL Ballot Measure Ordinance requires investment of at least 50 percent of the first year’s proceeds in capital facilities and regional health and human services that promote housing stability for veterans and military service members and their respective families, seniors and their caregivers, and vulnerable populations. In subsequent years, the VSHSL must invest at least 25 percent of proceeds in capital or services that promote housing stability.

Federal and state funding are necessary and substantial contributors to the total set of housing stability resources in King County, but those funds require compliance with regulations and purposes that incorporate federal or state priorities. Federal and State priorities may in some cases misalign with local conditions, priorities, or values.

For example, under the federal definition of homelessness, an individual who has been institutionalized for 90 days or more, even if he or she had been homeless for 20 years prior to institutionalization, is not considered homeless, and therefore, is not eligible for HUD-funded homelessness housing. At the same time, many involuntary commitments under state law must be for at least 90 days, while terms of incarceration exceed 90 days. Eligibility criteria and definitions accompanying federal or state funding create system seams and gaps through which

6 Ibid.
7 Count Us In Report, Executive Summary (2017)
real people and families fall. Recovery and reentry are difficult under ideal conditions—
homelessness makes them harder.

Federal and state sources may also require specific ratios or models for capital, rental assistance or operating investments that do not align with local conditions. Affordable housing and housing stability strategies that work in other parts of the nation or state may not fit with King County’s local conditions.

In contrast, VSHSL housing stability proceeds are only restricted by the terms of the VSHSL Ballot Measure Ordinance or other program-specific restrictions that King County chooses to self-impose. The VSHSL’s advantage as a funding source is its flexibility and responsiveness, despite its relatively small magnitude. As a resource that is controlled entirely by the County and its residents, the VSHSL is an ideal resource to connect other funding sources in ways that bridge the system gaps or stitch together the system seams that prevent the larger housing and homelessness system from serving more people. This transition plan prioritizes uses of VSHSL housing stability funds that emphasize system connections so that the combined resources of the larger housing system may be tailored to King County’s local conditions, priorities and values.

VSHSL proceeds will focus on connecting affordable housing with existing systems like services for inpatient mental health or substance use disorder treatment, medical respite, the U.S. and Washington Departments of Veterans Affairs, criminal justice system diversion programs, therapeutic courts, home health providers, senior services providers, and other programs that create and provide affordable housing. This coordinated, system-connected approach will improve outcomes for the persons being served and will improve stewardship of public funds and confidence.

**How will King County ensure coordination of VSHSL housing stability investments oversight with other regional housing investments oversight?**

To ensure coordination between VSHSL housing stability investments oversight and other King County housing investments oversight, DCHS must prepare a Housing Oversight Coordination Report. The Housing Oversight Coordination Report must analyze how the county can increase coordination of VSHSL oversight by any VSHSL board or boards that oversee VSHSL housing stability investments with all other county and regional boards, committees and other entities that oversee the county’s investments in housing such as homelessness prevention, homelessness and affordable housing. The analysis will include an examination of the potential to consolidate all county and regional boards, committees and other entities that oversee housing investments, including investments in homelessness prevention, homelessness and affordable housing, in order to achieve increased oversight coordination. The report will include a plan that proposes the steps DCHS will take to increase oversight coordination and recommendations for any ordinances to consolidate or otherwise increase oversight coordination, pursuant to the analysis and conclusions in the report. The Housing Oversight Coordination Report, including the plan, must be transmitted within one year after enactment of the ordinance that adopts the VSHSL Transition Plan. The executive must file the Housing Oversight Coordination Report together with a motion that should accept the report in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff and the lead staff for the Regional Policy Committee, or its successor. Six months after enactment of the ordinance that adopts the VSHSL Transition Plan, the executive must file an update as to the status of the work drafting the Housing Oversight Coordination Report including any input received from other regional boards, committees and other entities that may be included in any
consolidation plan. The executive must file the update in the form of a paper original and provide an electronic copy to all councilmembers, the council chief of staff and the lead staff for the Regional Policy Committee, or its successor. Additionally, as there is currently a regional planning effort underway, under the leadership of the Regional Affordable Housing Task Force,\(^8\) to evaluate affordable housing needs and to make recommendations to be implemented across many stakeholders in King County, including county, city and state government, as well as private sector stakeholders, the executive must also submit, within a week of its filing with council, the update as to the status of the work drafting the Housing Oversight Coordination Report, to the Regional Affordable Housing Task Force to inform its recommendations. As with the filing to council, this submittal must include any input received from other regional boards, committees and other entities that might be included in any consolidated plan.

The requirements of the preceding paragraph as to the Housing Oversight Coordination report should also be included in the VSHSL Implementation Plan proposed to the council by the executive. Any approval or implementation of the recommendations in the Housing Oversight Coordination Report relating to consolidation of regional boards, committees and other entities will still require one or more separate implementing ordinances adopted by the council.

### Promoting Housing Stability for Veterans and Servicemembers and their Respective Families

This transition plan allocates VSHSL proceeds to fund five new major strategies that promote housing stability for veterans and servicemembers and their respective families. These strategies are in addition to the current VHSL veterans services that are continued in this transition plan, some of which also promote housing stability.

**King County’s Veteran Population**

King County is home to an estimated 112,556 veterans. While the total population of veterans in King County is declining, the number of veterans in poverty and the severity of their poverty have increased since 2006. A unique attribute of veterans as a population is that federal policies and world events can cause significant and relatively rapid changes in the rate at which the veteran population increases or decreases.

Veterans’ military service equips them to contribute powerfully to their communities. Leadership experience, an ethos of shared sacrifice and common purpose, and exposure to people and cultures from across the country and across the globe make veterans indisputable community assets. For some veterans, however, the same experiences that equip them with the potential to contribute so much to their communities also erect barriers to unlocking that potential. Where veterans in King County are living in poverty or experiencing homelessness, empowering them to leave poverty and contribute to their communities is both a moral and an economic imperative.

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\(^8\) Motion 14754 expressed support for regional planning, coordination and funding efforts to address the challenges of homelessness and housing affordability in King County. That motion also expressed the council’s intent to work in coordination with the executive to convene a regional planning effort during 2017 to develop a regional plan for affordable housing. Subsequently, Motion 14873 established a Regional Affordable Housing task force to evaluate affordable housing needs and develop a work plan with proposed actions, including strategies. The motion also established an associated advisory panel. The council confirmed the executive’s appointees to the Regional Affordable Housing Task Force in May 2017 through Motion 14874.
Women now represent a growing portion of veterans, reflecting the increasing role of women in the all-volunteer military. Women veterans are on average younger than their male counterparts. While they share with all veterans the potential to contribute powerfully to communities, unlocking that potential will require a veteran’s service system that has long focused on serving primarily men to adapt to meet the needs of all veterans. The significant majority of King County’s veterans served during the Vietnam era or before. Nearly 60 percent of King County’s veterans—more than 74,000 persons—are age 55 or older. As these veterans age, a significant number are presenting service-related illness and disabilities that combine in complex ways with health considerations that accompany the aging process generally. Younger veterans are more economically and racially diverse than their older counterparts and present new opportunities and challenges. Over 9,200 King County veterans are 34 years of age and younger. Although recent veterans make up a relatively small share of the veteran population, they experience higher rates of disability and mental health conditions as servicemembers serve multiple tours of duty in two ongoing conflicts. The U.S. remains engaged in the longest war in its history without any expectation that it will end anytime soon. In fact, the current administration has announced plans to send 100,000 additional troops to Afghanistan. Military service has significant health and social effects, not just on the servicemembers, but also on their families.

**Veteran Suicide**

Veteran suicide rates are dramatic: roughly 20 veterans a day complete suicide nationwide. A 2017 U.S. Department of Veterans Affairs analysis reveals that in 2014, Washington veterans across all age groups died from suicide at nearly double the rate of Washington’s general population (39.2 suicides per 100,000 veterans versus 20.1 suicides per 100,000 for Washington’s general population). Younger veterans’ rates of suicide were even more severe: 68.9 suicides per 100,000 veterans in Washington age 18-34 versus a general population rate of 17.5 suicides per 100,000 Washingtonians age 18-34. Younger veterans in Washington die from suicide at more than triple the rate of their age peers in the general population.

**Veteran Homelessness**

Veterans are also overrepresented among persons experiencing homelessness in King County. The 2017 Count Us In, King County’s annual point-in-time count, estimates 1,329 homeless veterans in King County, making veterans 11 percent of the total point-in-time count’s estimated homeless population in King County.10

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Of veterans experiencing homelessness, 93 percent identified as male, four percent identified as female and three percent identified as transgender.

The number of homeless veterans is increasing. The VHSLS Veterans Housing Assessment Report approved and accepted in March 2017 by Motion 14823 noted that while King County’s system houses approximately 40 homeless veterans per month, an estimated 106 flow into the system in need, resulting in a net “inflow” of 66 homeless veterans per month. That trend continues at the time of this transition plan’s transmittal. For example, in June 2017, 52 homeless veterans in King County received housing placements, but 101 newly homeless veterans entered the system, resulting in a net “inflow” of 49 homeless veterans.

Responding to veterans homelessness in King County continues to require a blended strategy of preventing homelessness where possible to reduce system inflow, while taking bold action to create more affordable housing and supportive services that can house—and keep housed—homeless veterans.

The Role of the Veterans, Seniors and Human Services Levy

VSHSL funding presents a timely and potentially powerful resource to attack the related challenges of preventing homelessness for veterans on the edge of homelessness and creating

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11 Ibid.
12 Ibid.
more affordable housing and supportive services for homeless veterans. The VSHSL’s flexibility will allow King County to better fund approaches that work while also funding new and innovative approaches with a high likelihood of success.

In addition to considering the specific strategies that the VSHSL should fund, VSHSL funds should also be deployed in ways that connect existing veterans services and synchronize their effects. The Executive’s 2013 Regional Veterans Initiative (RVI) identified the imperative of ensuring that veterans resources are effectively combined, sequenced and synchronized so that services delivered through the King County Veterans Program, other VSHSL-funded partners, the Washington Department of Veterans Affairs (WDVA) and the U.S. Department of Veterans Affairs (VA) are systematized rather than duplicative. The RVI also emphasized the importance of increasing simplicity of access while increasing systemization of services. Veterans and their families must encounter a customer-focused system, with an emphasis on improving customer experience in addition to a focus on improving outcomes.

The rental subsidy for veterans known as the Veterans Affairs Supportive Housing (VASH) voucher presents a systematization opportunity for VSHSL funds controlled by this transition plan. VASH, a veterans-specific version of HUD’s Section 8 program, allows a qualifying veteran to pay only 30 percent of his or her income for housing while the VASH Voucher covers the remaining rent up to a specified fair market rent. The VA also provides case management and supportive health services for voucher holders. Current rental market conditions, however, create an environment where hundreds of veterans who have been issued VASH Vouchers are unable to utilize them. These “shoppers” carry significant potential housing resources that would subside their rent and promote housing stability for years, but the resource is underutilized for lack of access to housing that will accept veterans with VASH vouchers.

VSHSL housing stability resources will be deployed to connect those VA-supported “shoppers” with housing units so that the veterans are housed, the federal investment through the VASH vouchers is leveraged to increase the number of units made affordable to veterans, and the newly housed veterans are then connected to other county, state and local veterans support services. The Capital and Operating Funds strategy included in this transition plan acts upon this need with an intermediate to long-term approach to creating new units of affordable housing for veterans while the Master Leasing and Shallow Rent Subsidies and KCVIP Rental & Financial Assistance Funds support quick-impact strategies to provide more immediate resources to solve this problem of system fragmentation.

Similarly, King County’s Veterans Court, the VSHSL-funded Incarcerated Veterans Case Management Program and additional county-funded reentry programming for incarcerated veterans remain innovative and effective tools for serving eligible and amenable justice-involved veterans. Unfortunately, opportunities for longer-term stabilization are going unmet as too many veterans reentering from incarceration and justice-involve are releasing into homelessness. Recent examinations of data from the Incarcerated Veterans Reentry Pilot identified that between 52 percent and 68 percent of participating veterans screened into that program as homeless. Assuming that the majority of those veterans did not secure post-release housing during their incarceration, this data suggest that more than half of veterans in the program are releasing directly into homelessness. This gap represents another opportunity for the VSHSL’s approach of system-connected housing stability investments.

A final example of an existing system gap on which this transition plan focuses is access to legal aid for veterans facing potential eviction and other causes of potentially improper housing loss. Since 2015, 88 veterans have presented at the Seattle and Renton offices of the King County King County Veterans Supportive Services Program.
County Veterans Program (KCVP) seeking assistance for a pending eviction or to avoid a possible foreclosure, both of which are potentially complex legal issues in addition to financial issues. To date, KCVP has been unable to assess the legal merit of these pending and potential legal proceedings and has been limited to providing financial assistance and case management. Short-term financial assistance rarely addresses the underlying issue that may be causing the threat of eviction or foreclosure.

Meanwhile, the difference that legal representation makes for low-income tenants in eviction proceedings has long been understood. One New York-based study identified that the rate of judgments issued against respondents in eviction-related proceedings fell by nearly half when a respondent was represented versus being unrepresented.14 Beyond evictions, the VA’s annual CHALENG Survey finds year after year that legal issues make up four to six (year and gender dependent) of homeless veterans’ top ten unmet needs.15 This transition plan seeks to address the gap for veterans seeking KCVP assistance for possible evictions or foreclosures by allocating funding for legal aid for KCVP clients that complements the financial resources that KCVP can bring to bear for veterans and their families.

Transition Plan Housing Stability Strategies for Veterans and Servicemembers and Their Respective Families
This transition plan allocates first year VSHSL proceeds controlled by Ordinance 18555, Section 4.B.1, toward five strategies that promote housing stability for veterans and servicemembers and their respective families. Should the funding levels allocated below not be expended before the adoption of an implementation plan, continued spending on these strategies and programs at the allocation levels included in the following sections is subject to appropriation and to inclusion of these in the council-adopted implementation plan.

Descriptions and allocations for each strategy follow.

### Veterans Housing Stability Strategy 1

**Capital and Operating Funds**

**Allocation:** $5,005,000

#### Housing Stability Strategy 1.A

**CAPITAL**

**Concept:** The capital component of this strategy refers to the use of VSHSL proceeds to invest in building new units of affordable housing or purchasing existing buildings and either renovating them to create new affordable housing units or preserving existing units of affordable housing.

Selection processes for which capital projects to fund with VSHSL proceeds will consider whether and how a capital project creates affordable housing connected to other veterans-serving systems. Examples may include creation of housing units that are appropriate for veterans with VA-case managed VASH vouchers but who have not been able to find housing in the private rental markets.

14 Martin Frankel, Carroll Seron, Gregg Van Ryzin & Jean Frankel, *The Impact of Legal Counsel on Outcomes for Poor Tenants in New York City’s Housing Court: Results of a Randomized Experiment*, 35 Law & Soc’y Rev. 419 (2001)

**Term:** Capital funds allocated in this transition plan would be committed in 2018 through a Request for Proposals or other King County procurement processes.

**Rationale:** Since 2006, the Veterans and Human Services Levy has funded capital projects and contributed to the creation of more than 2,000 units of affordable housing for veterans and vulnerable populations. In community engagement processes and online surveys, one of the most consistent responses to questions about how to promote housing stability for veterans and their families was to build more affordable housing or otherwise increase the stock of affordable housing.

Veterans groups provided feedback during the transition planning process that the County should consider in its capital strategy not only building new units of affordable housing, but also consider capital to acquire and rehabilitate existing structures to preserve affordable housing. The transition plan proposes to build upon the VHSL’s historical success in creating new affordable housing units by allocating new VSHSL funds for capital.

### Housing Stability Strategy 1.B
**OPERATING AND SERVICES FUNDS**

**Concept:** In addition to the requirement for capital to build affordable housing, operating funds are necessary to provide supportive services, maintain facilities, hire staff to operate the building, and in some cases, subsidize rent for tenants with low income. Buildings have previously received capital funding from VHSL continue to require capital to operate. Other affordable housing building that were not built with VHSL capital may have some of their units encumbered with and obligation to serve veterans by receiving VSHSL-funded operating funds. Building owners receive a five-year funding commitment, which is renewable every five years.

**Term:** Operating funds allocated in this transition plan would be committed in 2018 through Notice of Funds Availability, Request for Proposal or other King County procurement processes.

**Rationale:** Once built, affordable and supportive housing requires ongoing support to remain effective, affordable, habitable and available to future tenants. Provision of operating funds has been a constant approach of the current VHSL and this transition plan adds to the current VHSL’s support for operations funds in 2018.

### Veterans Housing Stability Strategy 2
**Master Leasing and Shallow Rent Subsidies**

**Allocation:** $2,110,000

**Housing Stability Strategy 2.A**
**MASTER LEASING**

**Concept:** Master Leasing is a model of affordable housing provision in which a nonprofit entity would contract with King County to fully lease ("master lease") from a landlord or housing provider a block of affordable housing units for an extended period of time. The
A nonprofit would then manage the block of units, making the units available to tenants who may be otherwise ineligible or unable to compete for rental housing. The landlord or building owner receives the advantage of full occupancy over an extended period of time without incurring costs associated with tenant turnover. Since the VASH vouchers are mobile, the veteran who holds the voucher has the ability to move, but the VSHSL leasing dollars will bridge the unit and ensure that another veteran can access the unit. Examples of likely target populations for Master Leasing include veterans who require housing to participate in veterans treatment courts, veterans who have been issued a VASH voucher but have been unable to utilize the voucher, or veterans releasing from incarceration. This program would also utilize the risk pool from the existing landlord liaison program in case there were any damage to the unit. The risk pool provides additional incentive for landlords to take a chance on tenants who they might not otherwise rent to in a tight rental market.

**Term:** The transition plan’s allocations for Master Leasing would be for a 30-month pilot program, targeted to begin operations by Summer 2018 and to end operations at the end of 2020.

**Rationale:** Master Leasing has the potential to add an effective new strategy to King County’s approach to promoting housing stability for residents. Master Leasing offers a more responsive method than capital for quickly providing affordable housing units that may be otherwise unavailable to low-income or no-income renters. In addition to providing a shorter investment-to-effect interval when compared to capital, Master Leasing is likely to yield affordable housing units at a lower-per unit cost in the short and medium terms. Over long timelines, capital projects are likely to become cheaper per unit in the aggregate. Within the six-year term of the VSHSL, Master Leased units would likely remain cheaper per unit.

**Housing Stability Strategy 2.B**

**SHALLOW RENT SUBSIDIES**

**Concept:** Shallow rent subsidies are short-term or small-amount rent subsidies that help stabilize a client in housing by supplementing the rent. Subsidies may either be administered directly by King County or through a competitively bid contract. A portion of the shallow rent subsidies will be used for low-income veterans who, because of criminal justice involvement, face housing barriers. Such persons include those involved in the VITAL program or the Law Enforcement Assisted Diversion (LEAD) program and who reside in affordable housing units supported by King County’s transit-oriented development bonds, as allocated by Motion 14687 (TOD housing) and/or in affordable housing units in other publicly-funded affordable housing programs targeting persons at zero to thirty percent of area median income. Shallow rent subsidies under this concept may either be provided to the tenant or may be provided to a landlord or housing provider to avoid creating income for a tenant. Shallow rent subsidies may be used to either prevent a person from becoming homeless or to assist a currently homeless person in gaining and maintaining housing. The goal with this strategy is to help a veteran and their family gain or maintain housing through short-term provision of significant subsidy or longer-term provision of a relatively small subsidy while the family works to increase family income or apply for income-generating benefits. Direct connections will be made with the King County Veterans Program, which uses employment training and placement
services to increase household income, or to similar federal programs like the VA's Vocational Rehabilitation Program.

**Term:** The transition plan’s allocations for Shallow Rent Subsidies would be for an 18-month pilot program, targeted to begin operations by Summer 2018 and to end operations at the end of 2019.

**Rationale:** A shallow rent subsidy for veterans and servicemembers and their respective families can provide the essential support needed to keep a veteran household housed until other resources like employment placements, applications for VA benefits or legal assistance can increase the long-term sustainability of a tenancy. In cases where the housing placement is clearly unsustainable, shallow rent subsidies can create enough time for a veteran to complete or end a tenancy without an eviction or other adverse action, thereby improving the household’s future prospects to rent. In the case of student veterans, whose VA housing benefits are prorated for months where school is not in session, shallow rent subsidies can help student veterans avoid rent defaults between semesters. Participants in shallow rent subsidies would also be connected with other VSHSL-funded services for veterans in order to increase access to income generating benefits.

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**Veterans Housing Stability Strategy 3**

**Age-in-Place Supports**

**Allocation:** $30,000

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**Housing Stability Strategy 3.D**

**HOUSING STABILITY ASSISTANCE PROGRAM**

**Concept:** This allocation contributes to the VSHSL’s Housing Stability Assistance Program (HSAP), a program intended to assist low-income owner-occupants who reside in King County and who are enrolled in the County’s property tax exemption program remain in their homes. The HSAP will be primarily funded by VSHSL seniors proceeds and is one of several programs within the Age-in-Place strategy for senior housing stability. This allocation to the HSAP from VSHSL veterans proceeds will fund HSAP payments for veterans who qualify due to 100 percent service-connected disability but who are not age 61 or older. The concept for the HSAP is discussed in greater detail in the section on Seniors Housing Stability Strategies.

**Term:** This allocation would be made in 2018 and reserved for use until exhausted or until the HSAP ceases as a program, whichever occurs first.

**Rationale:** The HSAP’s purpose is to ensure that seniors, 100 percent disabled veterans, and persons retired due to a disability who qualify for the property tax exemption program do not experience increased housing instability because of the VSHSL.
Veterans Housing Stability Strategy 5  
Preventing Inappropriate Housing Loss

Allocation: $400,000

Concept: This strategy allocates $400,000 for housing counseling services,^{16} legal aid or alternative dispute resolution services that promote housing stability for veterans and their families by preventing housing loss because of improper evictions, improper foreclosures, unlawfully discriminatory or illegal landlord practices, or other actions or conditions that can precipitate housing loss. This strategy would also promote housing stability by allowing as an eligible use legal aid or veteran service officer assistance to apply for federal, state or local benefits—including applications for and appeals of U.S. Department of Veterans Affairs benefits—that can increase a veteran’s ability to pay for stable housing or receive in-home supports.

Term: These funds would be for award through competitive bidding and use in 2018.

Rationale: Eviction has a lasting impact on individuals and families experiencing homelessness. Unpaid arrears that often result from a legal eviction proceeding can damage credit for years. A person with an eviction on their record faces extraordinary difficulty securing affordable housing in the future. Mindful of the effects that an eviction may have on a veteran’s future ability to rent, many other veterans and their families choose to vacate a tenancy under threat of eviction without assistance in understanding whether the threat of eviction holds legal merit. As discussed earlier in this transition plan, national studies have shown that legal representation in eviction proceedings and other legal proceedings increases rates at which landlord-tenant and housing laws are properly applied. Housing counseling services, in addition to legal aid or alternative dispute resolution services, can also help to prevent the housing loss of veterans, military servicemembers and their respective families.

Veterans Housing Stability Strategy 6  
King County Veterans Program Rental & Financial Assistance Funds

Allocation: $400,000

Concept: Supplement the current VHSL’s King County Veterans Program (KCVP) investment by allocating additional funds to be used for rental and financial assistance payments to veterans seeking services at KCVP.

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^{16} For the purposes of this Strategy 5, “housing counseling services” means a counselor-to-client assistance that addresses unique financial circumstances and housing issues, and focuses on overcoming specific obstacles to achieving a housing goal such as remediating credit, addressing a rental dispute, raising awareness about critical housing topics such as predatory lending practices, fair lending and fair housing requirements, avoiding foreclosure, or resolving a financial crisis.
**Term:** This transition plan’s allocation to KCVP Rental and Financial Assistance Funds would be a one-time supplement for use by KCVP in 2018.

**Rationale:** The KCVP is King County’s state-mandated veterans assistance program.\(^{17}\) Like other current VHSL activities, KCVP has received a flat level of levy-funding from the VHSL since 2012. In 2017, KCVP is receiving significantly increased demands on its veterans assistance funds, and is for the first time since 2006 projecting more funds requested than available. KCVP staff report that increased rents across King County and increased costs of living generally are contributing to higher per-veteran costs when providing rental and financial assistance.

### Veterans Housing Stability Strategy 7
**Promoting Home Ownership**

**Allocation:** $500,000

**Concept:** This strategy allocates $500,000 for a revolving home ownership and foreclosure prevention loan fund that assists veterans, and military servicemembers and their respective families. The revolving loan fund under this strategy may fund 1) costs associated with purchasing a home and 2) costs associated with preventing loss of a home through foreclosure or other actions to collect on housing-related debt or lien. Family members of veterans or military servicemembers are only eligible under this strategy if their veteran or servicemember family member will be living in the home as their primary residence for the purchase of which assistance is being sought or lives in the home as their primary residence for which foreclosure assistance is being sought.

**Term:** These funds would be for award through competitive bidding and for use in 2018.

**Rationale:** Home ownership is an important contributor to long-term and intergenerational housing and financial stability. King County’s relatively expensive housing prices and cost of living can prevent veterans, military servicemembers and their respective families from attaining homeownership or maintaining ownership of homes they already own. Funds provided under this strategy would ensure that homeownership is part of the set of solutions available to promote housing stability for King County’s overall population of veterans, military servicemembers and their respective families by both providing loans to help support home purchase and preventing home loss through financial support to address foreclosure or other actions related to housing-related debt or liens.

\(^{17}\) See RCW 73.08.010
King County’s older adult population faces multiple risk factors for housing instability. High rates of financial insecurity; insufficient supplies of affordable and supportive housing; health and community-harming effects of social isolation; and high rates of disease, injury and disability all conspire to increase housing instability for seniors in King County. The effect is amplified by a rapidly aging population. More than 232,000 residents in King County are age 65 and older, and over 300 of those are centenarians (age 100+). By 2040, 25 percent of the residents of King County will be over the age of 60, up from 18 percent today. Some parts of King County are already nearly 30 percent seniors. While overall longevity is increasing, significant disparities based on race and place persist. Residents in south Bellevue can expect to live ten years longer than those in south Auburn.

Older adults—especially the “older old”—experience many vulnerabilities:

- The majority of the 60+ population (78 percent) have one or more chronic health conditions, with significantly higher rates of poverty and disability based on race and place.
- As many as 35 percent are women living alone.
- More than 107,000 people in Washington State have Alzheimer’s disease or other dementias, and that number is expected to double in the next 25 years.
- Elder abuse is on the rise. In 2014, the Washington State Adult Protective Services reported a 48 percent increase in reports of crimes against older adults in a five-year time span, with more than 7,000 allegations of abuse and neglect in King County in 2015.
- The challenge of caring for vulnerable elders impacts all generations. Of those turning 65 today, one out of three will need long-term services and supports in the future. Unpaid family caregivers—spouses, adult children and others—provide the bulk of this care without significant support or training.

While the older adult population has grown, federal, state and county investments in this population have significantly declined in recent years. King County’s Area Agency on Aging (operated by the City of Seattle) reports a $3 million reduction in program dollars in the last five years while at the same time serving 12,000 additional clients. King County’s historic General Fund investments in older adults declined by 87 percent from 1998 to 2017 due to lack of available discretionary funds. Federal funding to Public Health—Seattle & King County for healthy aging was discontinued. These trends are exacerbated by the divestment in the older adult population by private charities, which have eliminated more than $1.7M in senior-specific funding since 2015.

Single-person households are the most likely to be cost burdened, and many single person households are seniors. Seventy-seven percent of senior renters live by themselves. Seniors benefit tremendously from remaining in their homes and aging-in-place, but seniors often require specialized supports to be healthy and safely housed.

Costs typically associated with helping seniors age-in-place are best analyzed in comparison to the costs in reduced quality of life and longevity, premature institutionalization, and increased medical care that can come from removing seniors from the homes and communities they’ve
Seniors living on fixed incomes are particularly vulnerable to the rising housing costs in King County. Older adults often cannot compete in today’s rental market and many face eviction, financial predation or tax foreclosures as fixed incomes lag behind the growth in housing and medical costs. Senior center directors report the majority of the calls they receive are related to lack of affordable housing. Additionally, seniors often experience challenges with mobility and an increased occurrence of disabilities as they age. Mobility challenges complicate or eliminate the option for senior residents to stay in their homes or age in place. Some of these challenges can be eased by homemaker, chore and adult care services, but free or low-cost options are rare and insufficient. Again, however, the costs associated with relatively minor support services are worthwhile investments because aging in place is proven to be more cost effective than expensive, annual nursing facility costs. This transition plan recognizes that supporting seniors so that they can age in-place is better for seniors, better for communities and better for reducing costs.

**Transition Plan Housing Stability Strategies for Seniors and their Caregivers**

This transition plan allocates proceeds controlled by Ordinance 18555, Section 4.B.2, toward four strategies that promote housing stability for seniors and their caregivers: capital and operations funding, master leasing and shallow rent subsidies, age-in-place supports, and prevention of inappropriate housing loss. Should the funding levels allocated below not be expended before the adoption of an implementation plan, continued spending on these strategies and programs at the allocation levels included in the following sections is subject to appropriation and to inclusion of these in the council-adopted implementation plan.

As appropriate, allocations made within this section distinguish between allocations specifically for seniors who are veterans and allocations available generally to seniors, irrespective of veteran status. The purpose of distinguishing between the two categories of seniors allocations is to enable demonstration that this transition plan satisfies the Ordinance 18555 requirement that at least 50 percent of Section 4.B.2 proceeds are spent to provide regional health and human services for seniors who are veterans and their families and caregivers.

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18 Brennan, Maya. “For Owners and Renters, Home Modification Assistance Can be a Lifeline,” *How Housing Matters.* August 2017
Seniors Housing Stability Strategy 1
Capital and Operating Funds

Allocations:
- $4,500,000 for Senior Veterans
- $1,460,000 for Seniors

Housing Stability Strategy 1.A
CAPITAL

*Concept:* The capital component of this strategy refers to the use of VSHSL proceeds to invest in building new units of affordable housing or purchasing existing buildings and either renovating them to create new affordable housing units or preserving existing units of affordable housing.

Selection processes for which capital projects to fund with VSHSL proceeds will consider whether and how a capital project creates affordable housing connected to other senior-serving or senior veteran-serving systems. Examples may include creation of housing units that are appropriate for senior veterans with VA-case managed VASH vouchers but who have not been able to find housing in the private rental markets.

*Term:* Capital funds allocated in this transition plan would be committed in 2018 through a Request for Proposals (RFP) or other King County procurement processes.

*Rationale:* Since 2006, the Veterans and Human Services Levy has funded capital projects and contributed to the creation of more than 2,000 units of affordable housing for veterans and vulnerable populations. In community engagement processes and online surveys, one of the most consistent responses to questions about how to promote housing stability for seniors, senior veterans and their caregivers was to build more affordable housing or otherwise increase the stock of affordable housing.

Seniors stakeholders in community feedback sessions have repeatedly emphasized the importance of creating affordable housing that allows seniors and seniors to age in place.

Housing Stability Strategy 1.B
OPERATING AND SERVICES FUNDS

*Concept:* In addition to the requirement for capital to build affordable housing, operating funds are necessary to provide supportive services, maintain facilities, hire staff to operate the building, and in some cases, subsidize rent for tenants with low income. Buildings that have previously received capital funding from VHSL continue to require funding to operate. Other affordable housing buildings that were not built with VHSL capital may have some of their units encumbered with and obligation to serve veterans by receiving VSHSL-funded operating funds. For example, housing authorities, nonprofit housing providers or government jurisdictions may operate senior housing communities whose continued operation may remain or be made possible through awards of VSHSL-provided operating funds. Typically, operating funds administered by King County contribute to a five-year funding commitment, which is renewable every five years.
Term: Operating funds allocated in this transition plan would be committed in 2018 through Notice of Funds Availability, Request for Proposal or other King County procurement processes.

Rationale: Once built, affordable and supportive housing requires ongoing support to remain effective, affordable, habitable, and available to future tenants. Provision of operating funds has been a constant approach of the current VHSL and this transition plan adds to the current VHSL’s support for operations funds in 2018.

Seniors Housing Stability Strategy 2
Master Leasing and Shallow Rent Subsidies

Allocations:
- $2,625,000 for Senior Veterans
- $405,000 for Seniors

Concept: Master Leasing is a model of affordable housing provision in which a nonprofit entity would contract with King County to fully lease (“master lease”) from a landlord or housing provider a block of affordable housing units for an extended period of time. The nonprofit would then manage the block of units, making the units available to tenants who may be otherwise ineligible or unable to compete for rental housing. The landlord or building owner receives the advantage of full occupancy over an extended period of time without incurring costs associated with tenant turnover. Examples of likely target populations for Master Leasing are senior veterans who have been issued a VASH voucher but have been unable to utilize the voucher or senior veterans and their families and caregivers experiencing homelessness. This program would also utilize the risk pool from the existing landlord liaison program in case there were any damage to a master leased unit. The risk pool provides additional incentive for landlords to take a chance on tenants who they might not otherwise rent to in a tight rental market.

Term: This transition plan’s allocations for Master Leasing would be for a 30-month pilot program, targeted to begin operations by Summer 2018 and to end operations at the end of 2020.

Rationale: Master Leasing has the potential to add an effective new strategy to King County’s approach to promoting housing stability for residents. Master Leasing offers a more responsive method than capital for quickly providing affordable housing units that may be otherwise unavailable to low-income or no-income renters. In addition to providing a shorter investment-to-effect interval when compared to capital, Master Leasing is likely to yield affordable housing units at a lower-per unit cost in the short and medium terms. Over long timelines, capital projects are likely to become cheaper per unit in the aggregate. Within the six-year term of the VSHSL, Master Leased units would likely remain cheaper per unit.
Concept: Shallow rent subsidies are short-term or small-amount rent subsidies that help stabilize a client in housing by supplementing the rent. Subsidies may either be administered directly by King County or through a competitively bid contract. A portion of the shallow rent subsidies will be used for low-income seniors and senior veterans who, because of criminal justice involvement, face housing barriers. Such persons include those involved in the VITAL program or the Law Enforcement Assisted Diversion (LEAD) program and who reside in affordable housing units supported by King County's transit-oriented development bonds, as allocated by Motion 14687 (TOD housing) and/or in affordable housing units in other publicly-funded affordable housing programs targeting persons at zero to thirty percent of area median income. Shallow rent subsidies under this concept may either be provided to the tenant or may be provided to a landlord or housing provider to avoid creating income for a tenant. Shallow rent subsidies may be used to either prevent a person from becoming homeless or to assist a currently homeless person in gaining and maintaining housing. This strategy’s goal is to help seniors and senior veterans gain or maintain housing through short-term provision of significant subsidy or longer-term provision of a relatively small subsidy to allow a senior to complete a tenancy without an eviction or to prevent a senior from becoming homeless.

Term: This transition plan’s allocations for Shallow Rent Subsidies would be for an 18-month pilot program, targeted to begin operations by Summer 2018 and to end operations at the end of 2019.

Rationale: Seniors and senior veterans, many of whose incomes are fixed, are particularly susceptible to displacement or entering homelessness based on relatively small increases in rent and housing costs. A shallow rent subsidy for seniors, including senior veterans, may provide an essential means to allow seniors to age-in-place and remain near support networks by mitigating the effects of increased housing costs. Participants in shallow rent subsidies would also be connected with other VSHSL-funded services for seniors and veterans in order to increase access to income generating benefits.

Seniors Housing Stability Strategy 3
Age-in-Place Supports

Allocations:
- $1,415,000 for Senior Veterans
- $780,000 for Seniors

Concept: Home repair is a subsidy provided to complete a repair that is impacting the livability of a dwelling. Improvements could include replacing a failing roof, upgrading a heating system or affecting an emergency sewer repair. Depending on household income and the level of the repair, the funds may be provided as either a grant or a loan.
This transition plan’s allocations for the Senior Housing Repair Program are for expenditure in 2018.

Aging in place is widely regarded as a powerful contributor to longevity and quality of life as seniors age. Seniors may not have the income flexibility or the physical ability to attempt or afford major home repairs that could keep a home suitable for continued habitation. The availability of low or interest free loans to maintain homes and conduct basic repair will allow seniors to protect what is likely their largest financial asset, reduce the need to engage with potentially predatory financial institutions, and allow a person to remain in the home and community that gives them the best chance of aging healthily.

**Housing Stability Strategy 3.B**
**AGE-IN-PLACE SENIOR HOME MODIFICATIONS**

Home modification would identify accessibility or mobility barriers within the unit, and proceed to add features to improve the unit’s usability for the client. Examples include grab bars at staircases or in showers, expanding doorways to accommodate wheelchairs, or installation of entry ramps.

This transition plan’s allocations for Age-in-Place Senior Home Modifications would be for expenditure in 2018.

As with senior home repair, senior home modifications can help a person remain in the home and network that provides the best chance at healthy aging and avoiding premature institutionalization. Doorway expansions, handle conversions, ramp installations, and similar modifications can allow a person to receive in-home medical care and can keep a person engaged, even as they lose mobility.

**Housing Stability Strategy 3.C**
**AGE-IN-PLACE BEST PRACTICES RESEARCH AND DEVELOPMENT**

No more than $80,000 would be allocated to research practices, technologies or programs that can help seniors age in place.

This transition plan’s allocations for Age-In-Place best practices research and development would be for expenditure in 2018.

Lessons learned from contracts or activities funded by this strategy would inform longer term age-in-place supports for the remainder of the VSHSL period.

**Housing Stability Strategy 3.D**
**HOUSING STABILITY ASSISTANCE PROGRAM**

This allocation contributes to the VSHSL’s Housing Stability Assistance Program (HSAP), a program intended to assist low-income owner-occupants who reside in King County and who are enrolled in the County’s property tax exemption program remain in their homes. The HSAP will be primarily funded by VSHSL seniors proceeds and is one of several programs within the Age-in-Place strategy for senior housing.
Veterans, Seniors and Human Services Levy | Transition Plan

stability. This allocation to the HSAP from VSHSL seniors proceeds will fund HSAP payments for qualified persons age 61 or older. The HSAP will provide housing stability assistance payments to persons who are enrolled in the King County Assessor-administered senior tax exemption program. Payment amounts will be based on an amount indexed to the average taxable value of properties participating in the tax exemption program. The property owner's level of exemption under the senior tax exemption program will determine the amount of HSAP payment the property owner will receive. The senior tax exemption program has three levels of exemption based on the person's income. The HSAP program will use these same three levels, with some HSAP recipients receiving half of the indexed amount, some receiving the indexed amount, and some receiving 1.5 times the indexed amount.

Term: This allocation will be made in 2018 and for use in 2018 and subsequent years until exhausted or until the HSAP ceases as a program, whichever occurs first. The HSAP is intended to operate during the VSHSL levy term until the state law providing for senior property tax exemptions, RCW 84.36.381, is amended to include certain levy lid lifts within the class of property taxes eligible for exemption. Ordinance 18555, Section 8, articulates a mechanism by which the VSHSL may eventually become subject to exemption if RCW 84.36.381 is amended.

Rationale: The HSAP's expenditures serve the fundamental purpose of supporting low income seniors, 100 percent disabled veterans, and persons retired due to a disability who qualify for the state's senior property tax exemption program so that they do not experience increased housing instability because of the VSHSL.

Seniors Housing Stability Strategy 5 Preventing Inappropriate Housing Loss

Allocation: $400,000

Concept: This strategy allocates $400,000 for housing counseling services, legal aid or alternative dispute resolution services that promote housing stability for seniors by preventing housing loss because of improper evictions, improper foreclosures, unlawfully discriminatory or illegal landlord practices, or other actions or conditions that can precipitate inappropriate housing loss. This strategy would also promote housing stability by allowing as an eligible use legal or advocacy assistance to apply for federal, state or local benefits like social security or medical benefits that can increase a senior's ability to pay for stable housing.

Term: These funds would be for award through competitive bidding and use in 2018.

Rationale: Eviction has a lasting impact on individuals and families experiencing homelessness. Unpaid arrears that often result from a legal eviction proceeding can damage credit for years. A person with an eviction on their record faces extraordinary difficulty securing affordable housing in the future. As discussed earlier in this transition plan, national studies have shown that legal representation in eviction proceedings and other legal proceedings increases rates of success. Seniors may in particular be

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susceptible to inappropriate housing loss based on predatory lending practices or due to an inability to afford legal services while living on a fixed income. Housing counseling services, in addition to legal aid or alternative dispute resolution services, can also help prevent the housing loss of seniors and their caregivers.
Promoting Housing Stability for Vulnerable Populations

This transition plan allocates VSHSL proceeds to fund five new major strategies that promote housing stability for vulnerable populations\(^22\) in King County. These strategies are in addition to the current VHSL vulnerable populations services that this transition plan continues, some of which also promote housing stability. Should the funding levels allocated below not be expended before the adoption of an implementation plan, continued spending on these strategies and programs at the allocation levels included in the following sections is subject to appropriation and to inclusion of these in the council-adopted implementation plan.

King County is experiencing a housing and homelessness crisis, adversely impacting vulnerable populations. King County’s Affordable Housing Strategy identifies the importance of households with special needs having access to specialized housing.\(^23\) An individual or household may be faced with mental illness, substance use disorder and domestic violence. Helping vulnerable populations achieve housing stability requires strategies that meet immediate needs as well as addressing root causes.

Housing Barriers

Vulnerable populations who are experiencing homelessness will benefit from connecting housing to other programs where these individuals receive services ("system-connected housing"). Effective strategies offer supportive services without erecting barriers to access. Of the vulnerable populations the VSHSL will serve, there is a subsection of persons who require significant access to medical and behavioral health systems, but who currently receive insufficient care. Vulnerable populations may be working with multiple service systems and need more specialized housing that directly meets their needs. For example, vulnerable populations experiencing acute or chronic behavioral health conditions may require specialized housing that promotes access to care or that reduces exposure to other risk factors. A significant challenge in providing housing for some vulnerable populations is in properly balancing harm reduction and housing first approaches with appropriately robust services, all while affirming a person’s dignity.

A good example of persons who require a significant amount of services and housing that does not have barriers to entry are individuals the County has termed Familiar Faces. Familiar Faces

\(^{22}\) This transition plan incorporates the Ordinance 18555 definition of vulnerable population:

"Vulnerable population" means persons or communities that are susceptible to reduced health, housing, financial or social stability outcomes because of current experience of or historical exposure to trauma, violence, poverty, isolation, bias, racism, stigma, discrimination, disability or chronic illness. Examples of vulnerable populations include, but are not limited to survivors of domestic violence; survivors of sexual assault; survivors of human trafficking, including labor trafficking and sex trafficking; survivors of commercial sexual exploitation; persons who identify as lesbian, gay, bisexual, transgender, queer or intersex; persons with a disability; African Americans and other persons of color who have been disproportionately impacted by policies and practices resulting in housing instability or housing insecurity; family caregivers for persons with a disability; immigrants and refugees; low-income residents of rural communities; persons living in poverty; persons at risk of or experiencing homelessness; youth involved in the child welfare system, including youth in the foster care system, and young adult alumni of the child welfare system; minors who have been separated from both parents and other relatives and are not being cared for by an adult who, by law or custom, is responsible for doing so; persons reentering society from criminal justice system involvement; and persons at risk of criminal justice system involvement due to disproportionate practices of enforcement, mental illness or substance use disorders.

are individuals who have been booked in the King County jail four or more times in a twelve-month period. The number of individuals considered Familiar Faces is approximately 1,400 individuals each year. The most serious offense committed by 40 percent of the individuals was “noncompliance,” which is frequently “failure to appear.” Of these 1,400 individuals, 94 percent have a behavioral health condition. Nearly 20 percent have been in detox. Ninety-two percent have an acute medical condition. The majority of Familiar Faces are homeless. The County examined 61 services, outside of jail and court, and found that 66 percent of Familiar Faces utilized one or more services such as emergency medical services and outpatient behavioral health.

Figure 11: Familiar Faces Service Utilization

Based on total service utilization, King County spent about $35 million serving the Familiar Faces population in 2014, or an average of about $28,000 for each Familiar Face. Eighty-seven percent of the estimated resources spent on Familiar Faces were devoted to criminal justice or crisis response programs, which primarily deal with the negative results of behavioral health disorders, such as crime or mental health crises.
By investing VSHSL proceeds in housing that is connected to services, the County can shift county investments from high-cost systems such as the jail to services that stabilize vulnerable populations in the community. Stabilizing vulnerable populations instead of incarcerating them is better for the person and for the budget.

For other vulnerable populations, housing barriers may look different. Survivors of domestic violence and sexual assault may require significant financial support to overcome financial abuse or exploitation. Some survivors may carry their abusers’ poor credit or rental histories. Many survivors also require elevated levels of privacy or confidentiality to keep abusers from continuing the abuse.

**PARTNERSHIPS AND LEVERAGE NEEDED FOR SUCCESS**

Veterans, Seniors and Human Services Levy funds represent an important source of funds to support vulnerable populations experiencing homelessness. To achieve the biggest impact, additional sources of support are needed to align strategies, funding and care approaches to produce the best results for people struggling with housing insecurity or homelessness.

Additional partnerships with other operators are crucial to ensure systems collaborate to improve lives of vulnerable populations. Potential system partners include King County’s cities, medical/behavioral health providers, human service providers and housing authorities.

Partnerships are crucial to support planning around leveraging additional fund sources. Funding sources like the Seattle Housing Levy, A Regional Coalition for Housing (ARCH), Medicaid, housing authorities, Mental Illness and Drug Dependency (MIDD) tax, Low Income Housing tax credits, state and city budgets could have a larger impact if they were combined with VSHSL proceeds to achieve the same objectives. By leveraging additional funding sources, VSHSL proceeds could go further in helping implement additional capital, operations and services for vulnerable populations (e.g. King County invests $80,000, and incorporates additional tax credits and state funds to create a bigger funding pool).
King County invests in multiple services for vulnerable populations, whether through inpatient mental health treatment, detox, medical respite programs for people experiencing homelessness, the sobering center, or case management on the streets. At every community meeting, participants emphasized that without housing, chances of achieving success for these individuals were greatly diminished. Homelessness is a major factor in people relapsing after inpatient treatment or recidivating in the criminal justice system for “failure to appear”, trespass or other charges that may be related to a behavioral health condition or being homeless.

One of the reasons people are exiting inpatient treatment or jail into homelessness is that the definitions of homelessness under federal and state law exclude people who are exiting institutions even though that person was homeless the moment they entered the institution. Veterans, Seniors and Human Services Levy funds, because they do not carry these same restrictions, can be used to house people who are not eligible for some of the housing funded by federal and state funds.

In order to improve outcomes for people receiving these King County-funded services and to achieve better outcomes with the County’s investments, the VSHSL will connect people exiting treatment systems with housing. For example, as described in the sections below, housing capital and operating funds will be competitively bid for organizations that house people coming directly from inpatient mental health treatment, detox or the medical respite program. Shallow rent subsidies or master leasing can assist people who are beginning their recovery journey and need rent subsidy while they work with their case manager and employment navigators to re-enter the workforce. Connecting housing with these programs will improve outcomes for both the service and housing investments and better assist people who are trying to make changes in their lives.

Currently, VHSL programs show the effectiveness of connecting housing with existing services. Client Care Coordination (VHSL Activity 3.6), showed that by housing individuals with complex behavioral health issues, medical needs and criminal justice involvement, over $7 million in expensive system costs such as emergency room visits was avoided.

### Vulnerable Populations Housing Stability Strategy 1

#### Capital and Operating Funds

**Allocation:** $5,505,000

### Housing Stability Strategy 1.A

**CAPITAL**

**Concept:** The capital component of this strategy refers to the use of VSHSL proceeds to invest in building new units of affordable housing or purchasing existing buildings and either renovating them to create new affordable housing units or preserving existing units of affordable housing.

Selection processes for which capital projects to fund with VSHSL proceeds will consider whether and how a capital project creates affordable housing connected to other vulnerable population-serving systems. Examples may include creation of housing units that are connected to systems for people who have medically complex conditions in addition to behavioral health challenges, people existing inpatient treatment such as

25 See e.g. the definition of “chronically homeless” in 24 C.F.R. §578.3.
detox or inpatient mental health treatment or criminal justice system diversion programs such as those serving people enrolled in the Familiar Faces initiative.

**Term:** Capital funds allocated in this transition plan would be committed in 2018 through a Request for Proposals (RFP) or other King County procurement processes.

**Rationale:** Since 2006, the Veterans and Human Services Levy has funded capital projects and contributed to the creation of more than 2,000 units of affordable housing for veterans and vulnerable populations. In community engagement processes and online surveys, one of the most consistent responses to questions about how to promote housing stability was to build more affordable housing or otherwise increase the stock of affordable housing.

Stakeholder groups familiar with the needs of vulnerable populations have consistently identified how system-connected housing could make more effective existing services for vulnerable populations. For example, advocates for survivors of domestic violence and sexual assault identify shortages of safe housing for fleeing survivors who may not have immediate access to income or who may lack sufficient credit history (or who may carry the bad credit of their abuser). This transition plan proposes to build upon the VHSL’s historical success in creating new affordable housing units by allocating new VSHSL funds for capital.

### Housing Stability Strategy 1.B

**OPERATING AND SERVICES FUNDS**

**Concept:** In addition to the requirement for capital to build affordable housing, operating funds are necessary to provide supportive services, maintain facilities, hire staff to operate the building, and in some cases, subsidize rent for tenants with low income. Buildings that have previously received capital funding from VHSL continue to require funding to operate. Other affordable housing buildings that were not built with VHSL capital may have some of their units encumbered with an obligation to serve vulnerable populations by receiving VSHSL-funded operating funds. Building owners receive a five-year funding commitment, which is renewable every five years.

**Term:** Operating funds allocated in this transition plan would be committed in 2018 through Notice of Funds Availability, Request for Proposal or other King County procurement processes.

**Rationale:** Once built, affordable and supportive housing requires ongoing support to remain effective, affordable, habitable, and available to future tenants. Provision of operating funds has been a constant approach of the current VHSL and this transition plan adds to the current VHSL’s support for operations funds in 2018.
Vulnerable Populations Housing Stability Strategy 2
Master Leasing and Shallow Rent Subsidies
Allocation: $2,185,000

Housing Stability Strategy 2.A
Master Leasing

Concept: Master Leasing is a model of affordable housing provision in which a nonprofit entity would contract with King County to fully lease (“master lease”) from a landlord or housing provider a block of affordable housing units for an extended period of time. The nonprofit would then manage the block of units, making the units available to tenants who may be otherwise ineligible or unable to compete for rental housing. The landlord or building owner receives the advantage of full occupancy over an extended period of time without incurring costs associated with tenant turnover. Examples of likely target populations for Master Leasing include participants in criminal justice system diversion efforts where criminal justice system contact is attributable to underlying behavioral health conditions or the effects of disparate enforcement practices. This program would also utilize the risk pool from the existing landlord liaison program in case there was any damage to a master leased unit. The risk pool provides additional incentive for landlords to provide housing for tenants who might not otherwise be competitive to rent in a tight rental market.

Term: This transition plan’s allocations for Master Leasing would be for a 30-month pilot program, targeted to begin operations by Summer 2018 and to end operations at the end of 2020.

Rationale: Master Leasing has the potential to add an effective new strategy to King County’s approach to promoting housing stability for residents. Master Leasing offers a more responsive method than capital for quickly providing affordable housing units that may be otherwise unavailable to low-income or no-income renters. In addition to providing a shorter investment-to-effect interval when compared to capital, Master Leasing is likely to yield affordable housing units at a lower-per unit cost in the short and medium terms. Over long timelines, capital projects are likely to become cheaper per unit in the aggregate. Within the six-year term of the VSHSL, Master Leased units would likely remain cheaper per unit.

Housing Stability Strategy 2.B
Shallow Rent Subsidies

Concept: Shallow rent subsidies are short-term or small-amount rent subsidies that help stabilize a client in housing by supplementing the rent. Subsidies may either be administered directly by King County or through a competitively bid contract. A portion of the shallow rent subsidies will be used for low-income clients who, because of criminal justice involvement, face housing barriers. Such persons include those involved in the VITAL program or the Law Enforcement Assisted Diversion (LEAD) program and who reside in affordable housing units supported by King County’s transit-oriented development bonds, as allocated by Motion 14687 (TOD housing) and/or in affordable housing units in other publicly-funded affordable housing programs targeting persons at zero to thirty percent of area median income. Shallow rent subsidies under this concept may either be provided to the tenant or may be provided to a landlord or housing provider...
to avoid creating income for a tenant. Shallow rent subsidies may be used to either prevent a person from becoming homeless or to assist a person who is currently homeless in gaining and maintaining housing. The goal with this strategy is to help a member of a vulnerable population gain or maintain housing through short-term provision of significant subsidy or longer-term provision of a relatively small subsidy while the household works with other service systems to seek employment, obtain job-related education or training, or to apply for income-generating public benefits.

Term: This transition plan’s allocations for Shallow Rent Subsidies would be for an 18-month pilot program, targeted to begin operations by Summer 2018 and to end operations at the end of 2019.

Rationale: A number of King County residents participate in human services systems that would be more effective if linked to responsive access to stable housing. These include people being served through strategies such as the Familiar Faces Initiative. As an example, the VITAL outreach team that funds wrap-around services for people who are Familiar Faces is funded by the current VHSL (activity 2.5.A), so dedicated access to shallow rent subsidies that will help stabilize VITAL participants will align VSHSL investments in outreach, supportive services and housing stability.

Vulnerable Populations Housing Stability Strategy 3
Age-in-Place Supports

Allocation: $10,000

Housing Stability Strategy 3.D
HOUSING STABILITY ASSISTANCE PROGRAM

Concept: This allocation contributes to the VSHSL’s Housing Stability Assistance Program (HSAP), a program intended to assist low-income owner-occupants who reside in King County and who are enrolled in the County’s property tax exemption program remain in their homes. The HSAP will be primarily funded by VSHSL seniors proceeds and is one of several programs within the Age-in-Place strategy for senior housing stability. This allocation to the HSAP from VSHSL vulnerable populations proceeds will fund HSAP payments for persons who qualify due to being retired due to a disability but who are not age 61 or older. The concept for the HSAP is discussed in greater detail in the section on Seniors Housing Stability Strategies.

Term: This allocation would be made in 2018 and reserved for use until exhausted or until the HSAP ceases as a program, whichever occurs first.

Rationale: The HSAP’s purpose is to ensure that seniors, 100 percent disabled veterans, and persons retired due to a disability who qualify for the property tax exemption program do not experience increased housing instability because of the VSHSL.
### Vulnerable Populations Housing Stability Strategy 4

#### Enhanced Shelter Partnership

**Allocation:** $1,000,000

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**Concept:** This allocation will provide operating and service assistance to King County’s first Homeless Navigation Center, located near Seattle’s International District. The Navigation Center is built on the success of a similar effort in San Francisco and adheres to shelter best practices for extended operating hours and provision of services. By providing a place that meets all their basic needs, homeless individuals and couples are able to begin to address their barriers to housing and connect with outreach and service workers on site. The primary focus of a navigation center is to successfully move people to permanent housing as quickly as possible.

**Term:** This allocation would be made in 2018 for expenditure in 2018.

**Rationale:** Many of the individuals who have agreed to use the Navigation Center have complex barriers including opioid addiction, mental health challenges and criminal justice involvement. Programs such as the Navigation Center require multiple partners in order to ensure the program’s sustainability.
New Senior Center Investments

This transition plan allocates $3,500,000 for potential awards to senior centers in King County in 2018. This allocation will be drawn from VSHSL proceeds governed by Ordinance 18555, Section 4.B.2.

**Concept:** Senior centers in King County—including community centers with significant senior-focused programming or specific senior programs—will be notified and able to respond to a King County-administered Request For Qualification (RFQ) process to apply for VSHSL proceeds to fund the provision in 2018 of regional health and human services for seniors and their caregivers.

Prior to execution of the RFQ process that will govern distribution of these funds, DCHS will convene a work group to define “senior center” for the purpose of establishing which entities are eligible for these allocated funds. The work group will also provide DCHS with advice to ensure all senior centers across King County receive notice of the RFQ process to promote equitable access.

Examples of eligible expenditures for which senior centers may apply through the RFQ shall include:

- caregiver respite services
- provision of social work for seniors
- outreach and application assistance for senior property tax exemptions or housing stability programs funded by King County
- provision of nutrition services, including meals-on-wheels and congregate meals
- transportation services for limited mobility or homebound seniors
- senior center facility maintenance or upgrades that enhance the ability of senior centers to serve seniors
- expansion of senior center operating hours in order to provide additional services for seniors and their caregivers.

Procurement processes for this allocation will be concurrent with the procurement process for senior center technical assistance and capacity building funds that is described in the capacity building and technical assistance section of this plan.

**Term:** This transition plan allocates $3,500,000 in this section for distribution and use in 2018.

**Rationale:** There are at least 39 senior centers in King County, the majority of which are underutilized due to limited budgets and resources that constrain operating hours or underfund evidence-based programs that can promote social engagement, healthy living and housing stability for seniors. This strategy would leverage the latent capacity within the existing senior center system to increase contacts and engagement with seniors across King County. Assessments of contracts let under authority of this strategy would inform any future proposals for senior center funding as part of the execution of the VSHSL Implementation Plan.
Technical Assistance and Capacity Building

Ordinance 18555, Section 4.A, requires at least one percent of each year’s levy proceeds to be used to fund technical assistance and capacity building. Under Section 1.H, technical assistance and capacity building means

Assisting small organizations, partnerships and groups to enable such entities to provide regional health and human services and capital facilities funded by the [Veterans, Seniors and Human Services] levy proceeds. Assistance may include, but is not limited to, providing or funding legal, accounting, human resources and leadership development services and support.

The Office of Economic and Financial Analysis’ August 2017 Forecast projects the VSHSL’s 2018 proceeds to be $52,366,358. One percent of the 2018 projected proceeds is $523,367.

The transition plan allocates $525,000 for technical assistance and capacity building (TA/CB). The funds shall be used for three purposes in 2018, as described below. Should this funding not be expended before the adoption of an implementation plan, continued spending on these strategies and programs at the allocation levels included in this transition plan is subject to appropriation and inclusion of these in the council-adopted implementation plan.

Technical Assistance and Capacity Building for Senior Centers

This transition plan allocates $250,000 for use as TA/CB by senior centers. The definition of "senior centers," for purposes of technical assistance and capacity building investments, will be the same as the definition of "senior centers" for purposes of the new senior center investments described earlier in this transition plan. That definition will include as King County senior centers community centers with significant senior-focused programming or specific senior programs. Senior centers in unincorporated King County or other senior centers that substantiate the provision of services to substantial portions of seniors and caregivers residing in unincorporated King County, subject to further definition during the implementation of the King County procurement process, may be eligible under this section for awards of TA/CB funds of up to $30,000. Other senior centers may be eligible for awards of TA/CB funds of up to $30,000 as well. Actual award amounts would result from a King County application process and be subject to availability of funds. Actual award amounts resulting from the application process may be less than the maximum or requested amounts. Applications for and awards of senior center TA/CB funds shall be concurrent with the RFQ application process for and awards of senior center funding described in the “New Senior Center Investments” section of this transition plan.

Eligible expenditures of TA/CB building funds for senior centers shall be defined within the application process, consistent with Ordinance 18555. Examples of eligible capital purchases or services that enable senior centers to provide regional health and human services to seniors and their caregivers shall include:

- Capital purchases of information systems to assist senior center staff in meeting reporting requirements
- Translation of materials or programming to improve senior center contact with and services for limited English speaking seniors and caregivers
- Leadership development services and support for senior center staff
- Accounting, legal, or human resources services and support
- Other expenditures identified by senior centers in an application for an award of TA/CB funds.
Technical Assistance and Capacity Building for Providers of Current VSHL Services that are Continued by this Transition Plan

This transition plan allocates $225,000 for TA/CB to small organizations, partnerships and groups that receive VSHL funding pursuant to this transition plan. Senior centers are not eligible recipients of funds from this $225,000 allocation. TA/CB awards shall be limited to $20,000 per recipient entity. Actual award amounts would result from a King County competitive application process and be subject to availability of funds. Actual award amounts resulting from the application process may be less than the maximum or requested amounts. What constitutes a small organization, partnership or group shall be defined by DCHS before DCHS releases the RFP or RFQ seeking applications for these funds.

Eligible expenditures of TA/CB building funds for VSHL-funded entities shall be defined within the application process, consistent with Ordinance 18555. Examples of eligible capital purchases or services that enable VSHL-funded entities to provide regional health and human services to veterans, seniors and vulnerable populations shall include:

- Capital purchases of information systems to assist in meeting reporting requirements
- Translation of materials or programming to improve contact with and services for limited English speaking veterans, seniors and vulnerable populations
- Leadership development services and support for staff
- Accounting, legal, or human resources services and support
- Other expenditures, consistent with Ordinance 18555, identified in an application for TA/CB funds by VSHL-funded small organizations, partnerships and groups that receive VSHL funding.

Technical Assistance for Small Organizations, Partnerships and Groups that Apply for VSHSL Funding After Adoption of the VSHSL Implementation Plan

This transition plan allocates $50,000 for use by DCHS or its contractors to offer technical assistance (TA) to small organizations, partnerships and groups that wish to apply for VSHSL funding after adoption of the VSHSL Implementation Plan.

Ordinance 18555 requires the Executive to transmit the implementation plan in March 2018. Once adopted by ordinance, the implementation plan will govern VSHSL expenditures until December 31, 2023.

The purpose of these TA funds will be to enable small organizations, partnerships and groups equitable access to application processes for VSHSL funds. Eligible expenditures of TA shall be defined within the RFP or other King County procurement process, consistent with Ordinance 18555. Examples of eligible expenditures of these funds shall include:

- Grant writing or other services to assist in application development or submission
- Translation services that allow limited English speaking persons to understand and respond to VSHSL requests for proposals or qualification
- Bidder workshops that screen proposal or other application materials for sufficiency and assist in proposal or application refinement
- Legal, accounting, human resources or other assistance required to help small organizations, partnerships or groups to understand or comply with organizational requirements or certifications required by King County in responsive applications for VSHSL funding in the implementation plan
• Other expenditures, consistent with Ordinance 18555, that assist a small organization, partnership or group in applying for VSHSL funds.
Tracking the Number of Homeless Senior Veterans Who Obtain Housing

Ordinance 18555, Section 4.B.2, requires that

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\text{until either (a) seventy-five percent of the number of those seniors, who are also veterans or military servicemembers in King County and who as of the enactment date of this ordinance are homeless, obtain housing or (b) a total of twenty-four million dollars from the levy proceeds, except those levy proceeds described in subsection B.1 of this section, or from other funds administered by King County or both are spent to house seniors who are also veterans or military servicemembers in King County, whichever comes first, as least fifty percent of the levy proceeds described in [subsection B.2] shall be used to fund capital facilities and regional health and human services for seniors who are also veterans or military servicemembers and their respective caregivers and families.}
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Additionally, Ordinance 18555, Section 7.A.4, requires the transition plan to include a

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\text{Methodology to determine the number of seniors who are also veterans or military servicemembers and who are homeless as of the date of enactment of [Ordinance 18555] and to track the number of veterans and military servicemembers who obtain housing over the term of the [VSHSL] and the plan to implement that methodology and tracking…}
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What was the enactment date of Ordinance 18555?

Ordinance 18555 was enacted on July 21, 2017. The Council passed Ordinance 18555 on July 20, 2017 and the Executive signed the ordinance the next day, making July 21, 2017 the date of enactment.

How many senior veterans were homeless on July 21, 2017?

As of July 21, 2017, there were 422 homeless veterans age 55 or older experiencing homelessness in King County. The number of 422 actively homeless veterans was calculated by DCHS using the King County Homeless Management Information System (HMIS), Coordinated Entry for All System (CEA) and then de-duplicating and reconciling reports from both of those systems with a report from the U.S. Department of Veterans Affairs Puget Sound Health System. Homeless veterans are defined as persons tracked by HMIS, CEA and the VA who self-identified as veterans and as of July 21, 2017:

- completed an assessment through Coordinated Entry for All but had not yet moved into permanent housing or transitional housing
- were enrolled in a shelter program in HMIS
- received a voucher or subsidy but had not yet moved into a permanent housing unit
- were enrolled in a day shelter or street outreach program within the 90 days preceding July 21, 2017
- were enrolled in a homelessness prevention or supportive services only program and indicated that they were homeless when they entered the program
- left a program in HMIS for a non-permanent housing situation or a place not meant for human habitation within the 90 days preceding July 21, 2017.
How many senior veterans must obtain housing to satisfy the first condition defined within Ordinance 18555, Section 4.B.2?

Seventy-five percent of 422 is 317. Unless sooner lifted by expenditure of at least $24 million dollars, the requirement to spend at least 50 percent of VSHSL proceeds controlled by Section 4.B.2 will cease to operate once 317 homeless senior veterans obtain housing.

What will constitute “obtaining housing” for an actively homeless senior veteran?

DCHS will use the same systems and partners to identify senior veterans who obtain housing as DCHS uses to determine the number of homeless senior veterans. Senior veterans will be counted as housed if:

- The veteran is placed in housing through VASH or Supportive Services for Veteran Families (SSVF) as verified by the VA Puget Sound
- The veteran enrolls in a transitional housing program
- The veteran enrolls in a permanent housing program (including Rapid Re-Housing with a move-in date)
- The veteran is removed from the Coordinated Entry Community Queue after self-resolving their housing crisis
- The veteran successfully exits any program to permanent housing, defined as a Permanent Supportive Housing or another permanent housing program; an owned or rented unit, with or without subsidy; or voluntarily staying with friends or family permanently.

How will DCHS track and report the number of senior veterans experiencing homelessness who obtain housing?

DCHS evaluation staff will monthly track the number of homeless senior veterans who obtain housing. DCHS evaluation staff will track this information though use of the HMIS and CEA systems and in partnership with the U.S. Department of Veterans Affairs. The combined system protocol of combining, de-duplicating and reconciling information from HMIS, CEA, and the VA will be used. DCHS began tracking the number of homeless senior veterans who obtained housing for the purpose of reporting progress against the 317 veteran goal as of July 21, 2017, the VSHSL Ballot Measure Ordinance’s date of enactment.

DCHS will regularly update the Council on the status of how many homeless senior veterans have obtained housing through the provision of a quarterly update memorandum. These quarterly update memoranda will be provided from DCHS directly to Councilmembers until 317 of homeless senior veterans have obtained housing. DCHS will provide Councilmembers with the first update memorandum in March 2018. Once 317 homeless senior veterans have obtained housing pursuant to the methodology described in this plan, the Executive shall transmit for Council review and acceptance by motion a report certifying that at least 317 homeless senior veterans have obtained housing.
Criteria to Address Geographic Differences in Housing Costs and a Streamlined Process to Review and Approve VSHSL Capital Facilities

Addressing Geographic Variations in Housing Costs
This transition plan allocates VSHSL proceeds for housing stability strategies, but it does not direct specific recipients of VSHSL funding (except for the section continuing current VHSL services). Specific awards of new funding will be executed through competitive bidding processes or other county procurement processes in accordance with the controlling laws and regulations. Those procurement processes will be used to distribute fund amounts based on allocations made within the adopted version of this plan.

With over two million residents, King County’s housing and human services needs vary across the region. This plan requires that all RFPs shall consider subregional variations in measures and indices of household income as well as variations in measures or indices of typical housing costs. This requirement is intended to ensure that competitive bidding processes do not unduly disadvantage subregions of King County where high average or median incomes may mask concentrations of poverty within them, even as those impoverished persons or communities contend with the higher than average housing costs that often occurs in subregions with higher than average incomes. DCHS staff will consult with stakeholders, Councilmembers or their delegates to finalize appropriate criteria that account for subregional variations in income and housing costs. These criteria may vary between VSHSL housing stability strategies.

It is important to note that any housing facility or service program funded by DCHS is intended for the use of any King County resident, regardless of where they live within the region. New housing projects such as the system-connected facilities identified in this transition plan are intended to serve people exiting various system-based institutions, including the criminal justice, behavioral health and medical systems. As such, these buildings will meet a critical regional need. Contracting terms will ensure that all otherwise eligible King County residents are eligible for use of VSHSL-funded housing stability capital and services, regardless of where in King County those capital facilities or services may be located or provided.

More flexible programs such as master leasing and shallow rent subsidies will be awarded and allocated in such a way that units are distributed throughout the county. This will be controlled by a competitive RFP process that is informed by current housing needs data. Other programs, such as Housing Repair, have a long history of striving to allocate resources equitably throughout the region. Active outreach and marketing of these service programs has been shown to ensure regional distribution.

Streamlined Capital Review Process
Ordinance 18555 requires the transition plan to include a process to “streamline the review and approval of capital facilities.” At the same time, considering the complexity, total cost and longevity of capital investments, it is imperative that DCHS thoroughly review both the soundness of project proposals and the organizational and financial health of the project sponsors. To meet the objectives of both a streamlined review and responsible analysis of proposal strength, DCHS is modifying its project review and underwriting process.
As part of that process improvement, all capital projects will be reviewed by a single credit committee made up of subject matter experts in affordable housing, transit-oriented development, finance and other relevant disciplines. Before the credit committee reviews potential projects, subject matter experts from inside and outside King County government will provide analyses and comments on all project proposals in order to inform credit committee review. Areas of expertise of subject matter experts who perform pre-credit committee reviews will include human services, transit, housing type (homeless, homeownership) and other areas of expertise. These comments will be incorporated into the project review documents that will then be provided to the credit committee for their review and final recommendations.

By capturing subject matter expert project reviews to complement staff underwriting prior to proposal review by the credit committee, members of the credit committee will have more information on which to base their analyses and will have additional context to focus their scrutiny of proposals. As a result, credit committee members will be able to provide higher quality reviews more efficiently. DCHS will receive more focused feedback from the credit committee. The final result will be higher quality guidance from the credit committee upon which the DCHS director can approve final funding decisions. DCHS will employ this new process in the decision-making process for commitment of capital funds allocated by this VSHSL Transition Plan.