

Initial Draft Terms for Permanent Supportive Housing at 2122 152nd Ave NE

Interlocal Agreement between King County and the City of Redmond

PURPOSE

The purpose of the Interlocal Agreement is to define the coordination between the County, City of Redmond, and the Operator of the Permanent Supportive Housing located at 2122 152nd Ave NE to the benefit of people experiencing homelessness as defined in the Health Through Housing (HTH) Implementation Plan. This agreement serves to formalize the County management, allocation of services and operating funds, and corresponding requirements for the supportive housing.

COMMON DEFINITIONS

"Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW. RCW 36.70A.030.

PERFORMANCE MEASUREMENT AND EVALUATION

Terms governing performance measurement and evaluation are needed to align metrics and benchmarks with the expectations of the HTH Initiative. Contracting organizations should be required to use the Homeless Management Information System (HMIS) to collect client-level data.

All relevant measures and requirements should be collected, managed, and reported. The County should be responsible for collecting and monitoring this information. The expectation is that all contracted organizations will participate fully in the reporting and evaluation.

COMMUNICATION

Terms are needed to ensure ongoing communications between King County, City of Redmond, the operator, and service providers. A communications plan should be developed and include a schedule for routine meetings between the parties to discuss performance of the supportive housing, to work on unexpected challenges, and to resolve issues. The plan should also include a schedule for reports to the King County and Redmond City Councils that provide a performance summary and answer questions regarding site performance. These meetings and reports should be more frequent during the first year of operations.

DISPUTE RESOLUTION

A dispute resolution process should be included in the Interlocal Agreement to facilitate the prompt elevation and resolution of disputes that arise regarding operation of the supportive housing use consistent with the terms and obligations of the Interlocal. The dispute resolutions model developed for coordination with Sound Transit will be used to inform the development of this process.

CHANGES TO THE INTERLOCAL AGREEMENT

The Interlocal should include a process for amending the agreement.

Items for King County to Require of Any Operator:

1. Supportive housing use staffing required for 24 hours per day and seven days per week (24/7 staffing).
2. No designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).
3. Compliance with applicable registration and notification requirements for registered sex offenders.
4. Controlled access to the supportive housing use.
5. Coordination with local service providers and Redmond's Homeless Outreach Administrator to identify eligible homeless individuals who are living in, near, or who have ties to the Eastside.
6. Access or connection to behavioral health treatment (including substance use disorder) and services.
7. Access or connection to employment assistance.
8. Access or connection to housing-related services to help residents gain, maintain, or increase housing stability (e.g., tenant education and supports).
9. No car camping on the property.
10. A plan for routine and emergency communications with first responders.
11. Routine repair and maintenance of the property and upkeep in a manner free of litter and unkept or dead vegetation.

Terms to be Developed Following Operator Selection

1. A Community Relations Plan shall be developed to address:
 - a. Potential impacts on nearby businesses and/or residences including a proposed mitigation approach.
 - b. Expectations between the local community, site operators, service providers, and city representatives (e.g., data and performance measures, program descriptions and services offered, opportunities to volunteer and donate, etc).
 - c. An identified "Neighborhood Liaison," a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.
2. A safety and security plan shall be developed in consultation with and approved by the Redmond Police Department.
3. Program rules and/or code of conduct shall be developed in consultation with site operators, service providers and those who have a lived experience of homelessness.
 - a. Program rules and/or code of conduct shall describe occupant expectations and consequences for failing to comply. When possible, consequences and corrective actions should move residents along a progressive path to a place of greater responsibility and improved outcomes for the resident.
 - b. The code of conduct shall at a minimum address the following topics:
 - i. The use of alcohol and recreational marijuana;
 - ii. The use of illegal drugs;
 - iii. The sale of illegal drugs;
 - iv. Threatening or unsafe behavior; and
 - v. Weapon possession.