

# Central Houghton Neighborhood Association (CHNA)

## Special Meeting

### Tuesday, December 6, 2022, 6 p.m.

### Meeting Notes

The City of Kirkland is developing a draft Permanent Supportive Housing Agreement (PSHA) between the City and King County and a draft Services Agreement (SA) between the County and the future operator of the designated permanent supporting housing facility at the former La Quinta Inn in Kirkland. The working draft PSHA and working draft SA were presented to the City Council at its November 15 meeting. Links to the [Council's meeting packet](#) and [the video of the meeting](#) (item 3.b.) were sent out in advance of our meeting. It was recommended that people interested in the permanent supportive housing project review these materials.

The Central Houghton Neighborhood Association held a Special Meeting on December 6, 2022, to allow our neighborhoods to learn more about these draft agreements. We also invited the Lakeview Neighborhood Association to join us, since the facility is located within their neighborhood boundaries. The meeting also provided a forum for residents and businesses in the Central Houghton and Lakeview Neighborhoods to ask questions and make suggestions to address specific concerns about the facility that can be addressed in these agreements.

The meeting was held in-person in the City Council chambers at City Hall. (CHNA has been meeting virtually since spring of 2020 due to the Covid-19 pandemic. We have continued to meet virtually because [Fire Station 22 is undergoing a major renovation](#). Other options for meeting places within the neighborhood, such as Northwest University and Emerson School were not available.)

Larry Toedtli, president of CHNA, welcomed and thanked the 25 or so members of the community that attended. He opened by stating that the use of the former La Quinta Inn is a King County project. The project is consistent with state law and is moving forward.

Larry introduced Jim Lopez, City of Kirkland Deputy City Manager for External Affairs, who is leading the city's efforts in these agreements. He also introduced Mayor Penny Sweet and Don Robinson (Senior Community Engagement Coordinator). Larry thanked the city for joining us and for allowing us to use the City Council chambers for the meeting. Larry noted that the timing of the meeting is appropriate because the city has **tentatively scheduled a Public Hearing on the agreements for Tuesday January 3.**



Jim Lopez give a presentation on the background of the project, including the term sheet adopted by the City Council in March 2022 as part of [R-5522](#). **His presentation packet is attached to the distribution email and is available on the CHNA web site – [houghtonlives.com](http://houghtonlives.com).** He noted that the term sheet provides the guide for the legal agreements he is working on with King County. He provided an overview of the criteria for people to get housing at the facility. These are summarized as follows on the City’s [Health Through Housing](#) web page:

**Definition:** Permanent supportive housing offers permanent, subsidized housing with 24/7 wraparound services (basic needs, medical care, case management) for those identified as chronically homelessness. Chronic homelessness is defined as either (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, OR (2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years.

**Criteria:** Unhoused resident with a disabling condition who has been continuously homeless for a year or more or living with a disabling condition and has experienced four episodes of homelessness in the last 3 years.

Jim said there will be 121 housing units, treated like apartments. He noted that the County has agreed to a minimum of 35 percent (42) of the beds will be able to be referred by the City of Kirkland (or their designated service providers). These rooms will be prioritized through the Coordinated Entry for All matrix. (See page 12 of the attached presentation packet).

The remaining 65 percent will be through local referrals – see page 13 of the presentation packet. Jim noted that the City has priority for up to 30 percent (36) of total rooms that are included in the local referral part of the agreement if they can be filled within 90 days. He said that the referrals will build from existing local service providers, such as the United Methodist Church parking program, the women’s shelter, and similar facilities.

Jim also discussed other elements of the draft agreements related to sex offenders, the proximity to the schools, resident code of conduct (which is not drafted yet). The code of conduct will be largely governed by state and local laws, including the tenant landlord requirements. He stated that the facility operator had not been selected yet.



**Jim noted that the next steps, as currently planned, include a Public Hearing at the January 3, 2023, City Council meeting. The Public Hearing would be followed by City council action at their January 17 meeting.**

The meeting was opened for comments and questions. We focused on topics that would /should be addressed in the agreements. We provided 3 by 5 cards for people to write their comments/questions down as they entered the Council chambers. People could also ask questions from their chairs. We had a good discussion which covered a wide range of topics. The following summarizes many of the topics that were covered.

The topics included:

- Background checks
- County screening criteria
- Who is excluded from living at the facility
- How someone may get evicted, and where would they go
- Desire for approval of the code of conduct by City Council in a public forum instead of by City Manager
- Residents of the facility that may do drugs outside of the facility (i.e., in other parts of our community)
- What happens if a resident of the facility is convicted of crimes outside the facility
- Staffing
- Security plans
- Kirkland police roles and staffing/coverage
- Is camping within the City legal (it is if beds/facility space within the city is not available; Jim noted that the 121 beds will help address that by opening space in other shelters/facilities)
- The types of medical, mental health and job placement services that will be available (and if they are on-site)
- Performance measures and how the community will be able to track them –
  - What standards (national, local) are they based on
  - On-site
  - Off-site
  - Positive results, as well as impacts
  - Community Advisory Board
  - Other
  - Learning process and feedback loop
- List of facilities across the United States that are successful and serve as best practices
- A desire to delay the proposed January 3 Public Hearing on the agreements due to the complexity of the materials, the holiday weekend, and the desire to allow people more time to review the next draft agreements (beyond the typical Friday afternoon Council packet for a Tuesday meeting).

Larry asked Jim if the city would post the November 15 drafts of the agreements to the Health Through Housing web page to make them easier for people to locate. Jim stated that the city would do that.

Larry thanked Jim, Don, and Mayor Sweet for hosting our meeting, the discussion, and listening to our community concerns and questions. Hopefully these will help guide development of the draft agreements, so the facility and surrounding community are good neighbors to each other.

Larry closed by informing people how they can provide comments to the city staff and City Council. These include:

- Signing up to speak for items from the audience at next week's (Tuesday December 13) Council meeting. See Public Comment Instructions on [City Council web page](#). The meeting agenda and packet can be accessed [here](#).
- Sending in written comments via the [Health Through Housing](#) web page on the City's web site - [Public Comment - Permanent Supportive Housing \(openforms.com\)](#). You also can sign up for email notices about the project from that web page.
- In addition, you can send emails to the City Council, either as a group or to specific councilmembers. All of the City Council email addresses can be accessed from the Council web page (link above). The email address for the full council is [CityCouncil@kirklandwa.gov](mailto:CityCouncil@kirklandwa.gov). Email addresses and city phone numbers for individual councilmembers are included under their bio under the Meet the Council section of the web page.
- When the City holds the public hearing (currently planned for January 3), you can also send in written comments, as well as sign up to speak (virtually or in person). The Council agenda for the Public Hearing will include links with instructions for the public hearing.