

King County
Housing Authority

Stimulating The Local Economy

Creating and Preserving Jobs

Investing in Public Infrastructure

Improving Energy Efficiency and
Reducing Greenhouse Gases

Lowering Future Operating Costs

Enhancing Quality of Life



In 2009, the King County Housing Authority received \$23.5 million from the American Recovery and Reinvestment Act, also known as ARRA, to tackle a backlog of capital repairs and make energy-efficiency improvements to 24 public housing communities.

As one of Washington's largest weatherization agencies, KCHA also received \$4.9 million in ARRA funding from the federal Department of Energy to increase the energy efficiency of homes in our region owned or occupied by low-income households.

These funds have enabled KCHA to contract with over 206 private firms who are employing over 1,470 workers in living wage construction jobs in our community. The economic impact of this activity is estimated to be pumping \$60 million into our local economy.



Why the ARRA Funds Matter

Much of the King County Housing Authority's public housing was built in the 1960s and '70s. While well maintained, this housing has languished from years of underfunding for critically needed repairs. As a result, KCHA has accumulated a backlog of deferred capital needs – from rehabilitation and system replacements to energy-efficiency improvement projects.

This is why the ARRA funding is so important. The infusion of new dollars has given KCHA the opportunity to start catching up on these much-needed housing repairs that enhance the quality of life for our residents and the appearance of the housing for the surrounding community. Furthermore, the money is extending the lifespan of a valuable public asset, reducing utility costs and greenhouse gases, and equally importantly, providing much-needed living wage jobs that strengthen the local economy.

These construction projects are helping to offset declining private investment in our region. Studies have shown that every dollar invested in public housing repairs generates \$2.12 in downstream spending in the community. The workers employed on our construction projects are doing a variety of things – buying food, paying mortgages – that keep other people employed as well. This is key to helping reinvigorate the local economy.

This Booklet Outlines How Your ARRA Dollars Are Being Invested by KCHA in King County.



Sixth Place Apartments in White Center

Rendering of
new apartment units
at Greenbridge



■ Increasing Affordable Housing Resources

Project Cost:	\$6.7 million
Start Date:	July 2010
Number of Units When Completed:	24 new affordable rental housing units
Expected Completion Date:	June 2011

Project Description:

The construction of 24 additional housing units at Greenbridge, KCHA's 96-acre, Three-Star Built Green™ master-planned community in White Center. This project will also complete a portion of the site-wide trail system and finish a public road with sidewalks. The Sixth Place project is anticipated to employ 150 workers.



Southridge House in Federal Way



Porous masonry
before upgrade



Completed
project



■ Preserving a Valuable Public Asset

Project Cost:	\$2 million
Start Date:	December 2009
Number of Units:	80
Completion Date:	September 2010

Project Description:

To solve the problem of moisture seeping into the building's structure, the exterior of Southridge House was sealed with a weather-resistant barrier and wrapped with a layer of rigid insulation, which was covered with a fiber cement siding rain screen. Energy-efficient windows were installed. The new façade not only extends the lifespan of the building's exterior, it provides a more modern and attractive face to the surrounding community. In addition, six units will be converted to full Uniform Federal Accessibility Standards for residents with disabilities. (See UFAS Modifications project description on page 7.)

Valli Kee Homes in Kent



Before upgrade



After upgrade



Valli Kee
Townhomes

■ Lowering Operating Costs

Project Cost:	\$2.6 million, including \$2.1 million in ARRA funds
Start Date:	March 2010
Number of Units:	114
Energy-efficiency Results:	Energy costs will be reduced by 13 percent
Expected Completion Date:	December 2010

Project Description:

The original building envelopes from 1968 have been substantially upgraded, including new roofs, siding, windows, and doors. Extensive attic work, including increased insulation will significantly decrease energy costs. In addition, four units will be converted to full Uniform Federal Accessibility Standards for residents with disabilities. (See UFAS Modifications project description on page 7.)

Wayland Arms in Auburn



Entrance before
upgrade



New, accessible
entrance



■ Increasing Energy Efficiency

Project Cost:	\$426,582
Start Date:	August 2009
Number of Units:	67
Completion Date:	December 2009

Project Description:

A new, accessible entrance was installed to the front of the building. The old boiler was replaced with an energy-efficient model, and thermostatic controls were placed in all units. Energy-efficient lighting with sensors was installed in all indoor hallways. Emergency exits were upgraded.



Cascade Apartments in Kent Eastside Terrace in Bellevue

Project Cost: \$2.36 million
Start Date: July 2009
Total Units at Both Properties: 158
Completion Date: December 2009

Project Description:
All concrete walkways were replaced to improve safety and ramped to meet accessibility standards. A drainage system that connected downspouts to the city storm water system was installed. All parking lots were repaved. At Cascade, street lighting and walkway lighting were installed throughout the property, as was a new playground.



■ Preserving and Creating Living Wage Jobs

Uniform Federal Accessibility Standards (UFAS) Modifications



■ Improving Quality Of Life

Project Cost:	\$3.85 million
Start Date:	August 2010
Number of Units:	59 apartment units at 17 public housing complexes around King County
Estimated Completion Date:	May 2011

Project Description:

Because KCHA's public housing was built in the 1960s and '70s, it was constructed decades before the Americans with Disabilities Act recognized the importance of providing equal opportunities, including housing opportunities, to persons with disabilities. To allow elders and persons with disabilities to live independently, selected conventional apartment units are being converted to comply with Uniform Federal Accessibility Standards (UFAS), involving modifications to bathrooms, kitchens, and living areas. Appliances, interior doors, and flooring will also be replaced. When this project is completed, nearly 5 percent of KCHA's subsidized units will be UFAS compliant.



Green Communities and Energy Efficiency Upgrade Projects

Forest Glen in Redmond

Project Cost:	\$1.5 million
Start Date:	October 2010
Number of Units:	40
Resource Savings:	Utility consumption, including water, will be reduced by an estimated 25 percent
Expected Completion Date:	April 2011

Project Description:

Old baseboard heaters are being removed and replaced with ductless split system heat pumps, and exterior siding, windows, and entry doors replaced. The exterior wall cavities will be re-insulated, and roofing insulation blown in. The roofs are also being replaced, and new water efficient toilets, faucet aerators, and showerheads installed.

Boulevard Manor in Boulevard Park

Project Cost:	\$1.6 million
Start Date:	December 2010
Number of Units:	70
Resource Savings:	Utility consumption, including water, will be reduced by an estimated 25 percent
Expected Completion Date:	July 2011

Project Description:

Old baseboard heaters are being removed and replaced with ductless split system heat pumps. Bath fans are being replaced, and new water efficient toilets, faucet aerators, and showerheads installed.

Rendering of proposed energy-efficiency upgrades at Briarwood



Briarwood in Shoreline

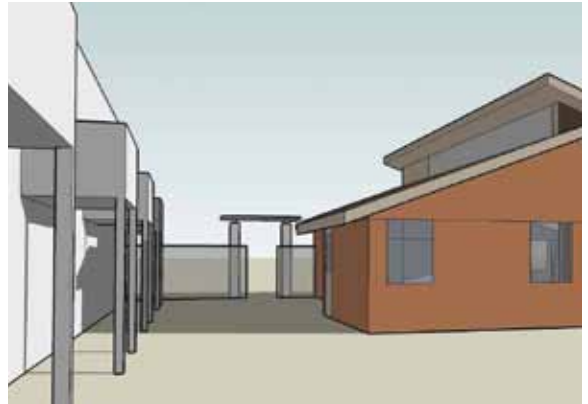
■ Reducing Greenhouse Gases, Conserving Resources

Project Cost:	\$1.7 million
Start Date:	August 2010
Number of Units:	70
Resource Savings:	Utility consumption, including water, will be reduced by an estimated 28 percent
Expected Completion Date:	January 2011

Project Description:

Building envelope renovations include replacing failing vinyl siding with recycled content fiber cement siding, installing new energy-efficient windows, and replacing the roof with an ENERGY STAR roofing system. New decks, deck doors and handrails, replacement of bathroom fans with ENERGY STAR fans, and installation of water efficient 1.0 gallons per flush toilets will complete the improvements. In addition, three units will be converted to full Uniform Federal Accessibility Standards for residents with disabilities. (See UFAS Modifications project description on page 7.)

Pacific Court Community Building in Tukwila



■ Improving Quality Of Life

Project Cost:	\$285,000
Start Date:	October 2010
Number of Units Served:	52
Expected Completion Date:	July 2011

Project Description:

Construction of a community facility for the residents of Pacific Court Apartments, a public housing complex that provides permanent housing and supportive services to 52 extremely low-income individuals with disabilities, many of whom were chronically homeless prior to residency. The community building will provide office space for the coordinated delivery of supportive services as well as gathering space for the residents. The 1,456 square-foot, fully ADA accessible facility will have offices for a site manager, case managers, and counselors. Kitchen facilities, an activity room, and computer lab will also be available for residents' use. The building incorporates an open floor plan with high ceilings and an abundance of windows.

Weatherization



■ Increasing Energy Efficiency and Reducing Greenhouse Gases

ARRA Allocation: \$4.9 million

Number of Units:

ARRA funds will allow KCHA to improve energy efficiency at more than 1,100 units, including privately owned single-family homes, mobile homes, and multifamily properties. Low-income residents of both publicly and privately owned homes will benefit from lower utility bills. Reduced consumption will assist regional energy demand reduction goals.

Project Description:

Weatherization assistance includes installation of insulation, energy-efficient lighting, replacing dysfunctional furnaces, and sealing furnace ducts or other areas where heated air might be leaking into unheated spaces or the outdoors. KCHA's weatherization program has two goals. One is to help low-income residents with their cost of housing. The second is to reduce the nation's overall energy consumption and greenhouse gas emissions. The ARRA funds are providing significant resources in helping us achieve these goals.

Park Lake Homes II Demolition



Site plan for the redeveloped Seola Gardens community

■ Preserving or Creating Living Wage Jobs

Project Cost: \$2.23 million,
including
\$607,546
in ARRA funds

Start Date: September 2009

Completion Date: February 2010

Project Description:

Demolition and abatement of existing distressed housing units to make way for a redeveloped community called Seola Gardens (see page 13), with attractive, new, rental housing, for-sale homes, on-site community services, and parks and trails.





Seola Gardens in White Center



■ Over the course of construction, more than 600 workers are expected to be employed.

Project Cost: \$76 million, including \$1.3 million in ARRA funds

Start Date: April 2010

Number of Units: The new community will feature 177 attractive new rental units and 100-130 for-sale homes.

Estimated Completion Date: 2014

Project Description:

Seola Gardens will transform the former Park Lake Homes II, a severely deteriorated public housing project, into a new mixed-income community. In addition to offering an array of affordable housing choices, it will be interspersed with parks, pea patch gardens, a trail system, and public art. Seola Gardens will also host a Head Start preschool program and a new community center with resources for all ages. When completed, Seola Gardens will house about 300 households.

Community Buildings

Eastside Terrace
Community Center



■ Number of people served: 472 families, including 656 children, will have access to the services provided at these six community buildings

A primary goal of the Housing Authority is to assist children in low-income households to succeed academically and in life. To support this, KCHA is upgrading community centers at six federally assisted housing communities: Burndale Homes and Firwood Circle in Auburn, Eastside Terrace, Spiritwood, and Hidden Village in Bellevue, and Valli Kee Homes in Kent. The expanded facilities will help more children with academic support, recreational programs, and life skills development and assist their parents with adult learning opportunities, career development, and supportive services.

Community Buildings

Burndale Homes
Community Center



Valli Kee Homes
Community Center



Project Cost: \$5.36 million

Estimated Start Date: Early 2011

Number of Units: 472

Estimated Completion Date: Late 2012

Project Description:

This project will entail the renovation and expansion (Firwood Circle, Hidden Village, and Eastside Terrace) or new construction (Burndale Homes, Spiritwood, and Valli Kee Homes) of community centers at six assisted housing communities. Common features will include main activity rooms, classrooms, computer rooms, kitchens, and office space for staff and service providers.

Firwood Circle
Community Center



Recently Completed: Birch Creek, Revitalized Public Housing Community in Kent



■ Over the course of construction, 887 people were employed.

Project Cost: \$55 million
Number of Units: 262
Completed: June 2010

Project Description:

The dingy, densely-packed and box-like buildings of the former Springwood Apartments have been replaced with cheerful, energy-efficient apartment homes with pitched roofs and patios. Building exteriors were redesigned, and faded vinyl siding replaced with modern materials and new detailing. Unit interiors were fully renovated with new wall finishes, fixtures, doors, cabinetry, countertops, trim, and floor coverings. A half bath was added to all the remodeled units as well as a full-sized washer and dryer. Each remodeled unit also has new heating and ventilating systems, better insulation, and new fire alarm and sprinkler systems. Thirteen units were remodeled to be fully accessible for residents with disabilities. The project has received a 4-Star Built Green™ rating. The new community also sports multiple outdoor recreation spaces and two state-of-the-art (one certified LEED Silver) community facilities to serve the needs of Birch Creek families and the greater Kent community.



With its \$28.4 million in ARRA funds, KCHA has moved swiftly and strategically to tackle a backlog of deferred capital repairs and make energy-efficiency improvements to its public housing and to the homes of hundreds of low-income renters and homeowners. All told, these “stimulus” dollars will touch 24 cities and unincorporated areas throughout the County.

By the time KCHA has completed all its ARRA projects, the agency will have employed more than 1,470 workers in a variety of trades — from laborers and electricians to roofers and plumbers — and improved about 1,800 housing units. Our residents, households on fixed incomes, and families in low-wage jobs will also benefit from this investment in our public housing through safer and more efficient housing. And taxpayers will benefit because more efficient buildings will yield water, energy, and dollar savings.

Because ARRA funds allowed KCHA to address a number of accumulated capital needs, agency funds that would have been spent to make some of these improvements have been freed for other critical projects, including the redevelopment of deteriorated public housing communities. It has also allowed the creation of new community facilities that offer services to help our adult residents become more self sufficient and their children to succeed in school and gain other important life skills. These projects have created or preserved 950 additional jobs, over and above those fostered by the ARRA program.

The ARRA program has enabled KCHA to:

Preserve or create over 1,470 jobs, many in green technologies

Improve energy efficiency and reduce greenhouse gas emissions

Add years of viable life to important public housing resources

Lower the cost of operation of public housing to taxpayers

Improve the safety, comfort, and quality of life for thousands of King County residents

KCHA ARRA Projects in Your Community



This map of KCHA communities and the location key on the following page, serve to pinpoint investments in public housing projects throughout King County.

ARRA Projects in the 1st Congressional District

- 1 **Ballinger Homes**
2200 NE 201st Pl
Shoreline 98155
- 2 **Briarwood**
● 18026 Midvale Ave. N
Shoreline 98133
- 3 **Casa Juanita**
9821 NE 122nd St
Kirkland 98034
- 4 **Forest Glen**
8610 164th Ave. NE
Redmond 98052
- 5 **Juanita Trace**
13137 107th Pl NE
Kirkland 98034
- 6 **Wells Wood**
18100 142nd Ave. NE
Woodinville 98072

ARRA Projects in the 7th Congressional District

- 7 **Boulevard Manor**
12039 Roseberg Ave. S
Boulevard Park 98168
- 8 **Northridge House**
1540 NE 177th St.
Shoreline 98155
- 9 **Northridge II**
1530 NE 177th St.
Shoreline 98155
- 10 **Park Lake Homes II**
10900 4th Pl SW
Seattle 98148
- 11 **Seola Gardens**
10900 4th Pl SW
Seattle 98148
- 12 **Sixth Place Apartments
at Greenbridge**
9800 Eighth Ave. SW
Seattle (White Center) 98106
- 13 **Yardley Arms**
1000 SW 130th St.
Burien 98146

ARRA Projects in the 8th Congressional District

- 14 **College Place**
1249 145th Pl. SE
Bellevue 98007
- 15 **Eastridge House**
120 W Sunset Way
Issaquah 98027
- 16 **Eastside Terrace**
704 147th Pl NE
Bellevue 98007

ARRA Projects in the 9th Congressional District

- 17 **Brittany Park**
18265 First Ave. S
Normandy Park 98148
- 18 **Cascade Apartments**
● 20500 106th Ave. SE
Kent 98031
- 19 **Evergreen Court**
33014 19th Lane S
Federal Way 98003
- 20 **Munro Manor**
630 S 152nd St.
Burien 98148
- 21 **Pacific Court**
Community Center
4028 S. 146th
Tukwila 98146
- 22 **Riverton Terrace**
● 14440 41st Ave. S
Tukwila 98168
- 23 **Southridge House**
● 30838 14th Ave. S
Federal Way 98003
- 24 **Valli Kee Homes**
● 23401 104th Ave. SE
Kent 98031
- 25 **Wayland Arms**
● 307 S Division St.
Auburn 98001

■ KCHA upgrades and new construction projects utilizing ARRA funding.

● KCHA UFAS projects utilizing ARRA funding to improve handicapped accessibility.

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