



**SPECIAL  
MEETING OF THE  
BOARD OF COMMISSIONERS**

**HYBRID MEETING**  
**Tuesday, February 21, 2023**

**Webinar Meeting:**

**<https://kcha-org.zoom.us/j/86317394130>**

**Meeting ID: 863 1739 4130**

Dial by your location  
1 253 215 8782 US (Tacoma)

**King County Housing Authority  
700 Andover Park West  
Tukwila, WA 98188**



# **SPECIAL HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA**

February 21, 2023 - 3:00 p.m.

King County Housing Authority - West Wing Conference Room  
600 Andover Park West, Tukwila, WA 98188

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**I. Call to Order**

**II. Roll Call**

**III. Public Comment**

**IV. Approval of Minutes 1**

A. Board Meeting Minutes – January 17, 2023

**V. Approval of Agenda**

**VI. Consent Agenda 2**

A. Voucher Certification Reports for December 2022

**VII. Resolutions for Discussion**

**A. Resolution No. 5746 – Selection of Independent 3**  
Third-Party Certified Public Accounting Firm

## **VIII. Briefings & Reports**

A. Fourth Quarter 2022 Write-Off Report	<b>4</b>
B. 2022 Year End Capital Expenditure & Planned Projects	<b>5</b>
C. 2022 Year End Investment Report	<b>6</b>
D. Asset Management Overview Report	<b>7</b>

## **IX. Executive Director Report**

<b>X. KCHA in the News</b>	<b>8</b>
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## **XI. Commissioner Comments**

## **XII. Executive Session**

A. (To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency (RCW 42.30.110 (1) (i)).)

## **XII. Adjournment**

*Members of the public who wish to give public comment: We are now accepting public comment during the meeting or written comments. Please send your requests for public comment to the Board Coordinator via email to [kamir@kcha.org](mailto:kamir@kcha.org) prior to the meeting date. If you have questions, please call 206-574-1206.*

# T A B N U M B E R

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**MEETING MINUTES  
OF THE  
KING COUNTY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
HYBRID SPECIAL MEETING**

**Tuesday, January 17, 2022**

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**I. CALL TO ORDER**

The special monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Tuesday, January 17, 2023. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:00 p.m.

**II. ROLL CALL**

**Present:** Commissioner Doug Barnes (Chair) (via Zoom), Commissioner Regina Elmi (via zoom) and Commissioner TerryLynn Stewart (via Zoom).

**Excused:** Commissioner John Welch

**III. PUBLIC COMMENT**

Resident Cindy Ference gave public comment.

**IV. APPROVAL OF MINUTES**

A. Board Meeting Minutes – December 19, 2022

B. Special Board Meeting Minutes – January 5, 2023

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved the December 19, 2022 and the January 5, 2023 Meeting Minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved the January 17, 2023 hybrid Special Board of Commissioners' meeting agenda.

**VI. CONSENT AGENDA**

A. Voucher Certification Reports for November 2022

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner John Welch, the Board unanimously approved the January 17, 2023 hybrid Special Board of Commissioners' meeting consent agenda.

## **VII. RESOLUTIONS FOR DISCUSSION**

- A. **Resolution 5744** – Amending the Bylaws of the Housing Authority of the County of King.

Dan Watson, Special Advisor to the Executive Director explained the only changes are the time of the King County Housing Authority Board of Commissioner's Meeting to 3:00pm.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5744.

- B. **Resolution No. 5745** – Authorizing the Acquisition of the Plum Court Apartments in Kirkland.

Tim Walter, Senior Director of Development and Asset Management gave details of the Acquisition of the Plum Court Apartments.

Comments of Commissioners were made.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5745.

## **VIII. BRIEFINGS & REPORTS**

- A. Fourth Quarter 2022 Procurement Report

Saeed Hajarizadeh, Deputy Executive Director – Chief Administrative Officer gave the summary of the report.

## **IX. EXECUTIVE DIRECTOR REPORT**

Dan Watson, Advisor to the Executive Director and Anneliese Gryta, Deputy Executive Director of Housing Assistance Programs gave news updates.

- Recap of the 2023 Budget – The Safety and Security budget is three times larger than last year, showing the priority for our staff, residents, participants and community.
  - Increased personnel
  - Capital investments
  - Planning of future investments
  - New Technology – improvements
  - Inaugural Director of Safety and Security – this will bring in house the level of expertise to coordinate better internally.

- Recap of the security issue. We have the presence of an off duty Tukwila Police Officer and additional presence of three additional security officers as well as mobile patrols at our sites.
- Immediate Evictions are only when there is a clear threat to our staff or to our property. We have had an adverse ruling by applying the CARES act to say that even in a situation of violence or property damage, a 30 day notice is required to move forward. We do need to act quickly when there are threats, but they are very rare. We are appealing this decision. The CARES Act was intended for non-payment of rent, but we have to address the other.
- We have received 32 more Emergency Housing Vouchers from HUD, that we are very pleased with.
- There's quite a bit going on in Olympia related to affordable housing. We are working on our own piece of legislation that would allow for lending money and partnering with private entities. Right now we are pretty much restricted to working with non-profit's.
- The Governor is pushing towards additional funding for housing. Land use initiatives, allowing for duplex development in single family zones.

**X. KCHA IN THE NEWS**

None.

**XI. COMMISSIONER COMMENTS**

None.

**XII. ADJOURNMENT**

Chair Barnes adjourned the meeting at 3:59 p.m.

**THE HOUSING AUTHORITY OF THE  
COUNTY OF KING, WASHINGTON**

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**DOUGLAS J. BARNES**, Chair  
Board of Commissioners

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**ROBIN WALLS**  
Secretary

# T A B N U M B E R



**To:** Board of Commissioners

**From:** Mary Osier, Accounting Manager

**Date:** February 7, 2022

**Re: VOUCHER CERTIFICATION FOR DECEMBER 2022**

I, Mary Osier, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claims represented by the vouchers listed below were just obligations of the Housing Authority of the County of King, and that I am authorized to authenticate and certify said claims.

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Mary Osier  
Accounting Manager  
February 7, 2022

Bank Wires / ACH Withdrawals		7,167,882.35
	<i>Subtotal</i>	<b>7,167,882.35</b>
Accounts Payable Vouchers		
Key Bank Checks - #343268-343836		7,634,561.13
Tenant Accounting Checks - #11790-11813		6,424.95
	<i>Subtotal</i>	<b>7,640,986.08</b>
Payroll Vouchers		
Checks - #93261-93264 & 93279-93307		114,457.59
Direct Deposit		2,171,920.45
	<i>Subtotal</i>	<b>2,286,378.04</b>
Section 8 Program Vouchers		
Checks - #641598-642039		327,214.94
ACH - #564062-566839		20,123,604.89
	<i>Subtotal</i>	<b>20,450,819.83</b>
Purchase Card / ACH Withdrawal		804,990.89
	<i>Subtotal</i>	<b>804,990.89</b>
	<b>GRAND TOTAL</b>	<b>\$ 38,351,057.19</b>

TO:

THE BOARD OF COMMISSIONERS, HOUSING AUTHORITY OF  
THE COUNTY OF KING, WASHINGTON

FROM:

Wen Xu, Director of Asset Management

I, Wen Xu, do hereby certify under penalty of perjury that the claims represented by the wire transactions below were just, due, and unpaid obligations against the Housing Authority, and that I, and my designees, are authorized to authenticate and certify said claims.

Wen Xu

Date

Property	Wired to Operating Account for Obligations of Property			Notes:
	Date	Wire Transaction	Claim	
SALMON CREEK	12/01/2022	\$ 6,532.25	Monthly Bank fees	
SALMON CREEK	12/01/2022	\$ 5,546.87	Monthly Bank fees	
Tall Cedars	12/01/2022	\$ 6,020.50	AP	
Argyle	12/07/2022	\$ 50,382.12	AP & Payroll	
Ballinger Commons	12/07/2022	\$ 67,713.18	AP & Payroll	
Bellepark	12/07/2022	\$ 5,331.40	AP	
Cottonwood	12/07/2022	\$ 24,365.76	AP & Payroll	
Cove East	12/07/2022	\$ 75,551.58	AP & Payroll	
Emerson	12/07/2022	\$ 73,891.13	AP & Payroll	
GILMAN SQUARE	12/07/2022	\$ 34,523.13	AP & Payroll	
Hampton Greens	12/07/2022	\$ 52,592.23	AP & Payroll	
Juanita View	12/07/2022	\$ 11,732.73	AP & Payroll	
Kendall Ridge	12/07/2022	\$ 22,070.20	AP	
Kirkland Heights	12/07/2022	\$ 75,857.07	AP & Payroll	
Landmark	12/07/2022	\$ 12,218.43	AP	
Meadowbrook	12/07/2022	\$ 330,754.80	AP & Payroll	
NIA	12/07/2022	\$ 31,633.90	AP & Payroll	
Riverstone	12/07/2022	\$ 11,924.38	AP	
SALMON CREEK	12/07/2022	\$ 69,961.47	AP & Payroll	
SEOLA CROSSING LLC	12/07/2022	\$ 49,555.46	AP & Payroll	
SEOLA CROSSING LLC	12/07/2022	\$ 33,150.11	AP & Payroll	
Surrey Downs	12/07/2022	\$ 52,195.67	AP & Payroll	
Villages at South Station	12/07/2022	\$ 53,976.04	AP & Payroll	
Woodside East	12/07/2022	\$ 59,912.08	AP	
ALPINE RIDGE	12/08/2022	\$ 10,804.23	AP & Payroll	
ARBOR HEIGHTS	12/08/2022	\$ 18,298.73	AP & Payroll	
Aspen Ridge	12/08/2022	\$ 16,599.57	AP & Payroll	
Auburn Square	12/08/2022	\$ 40,558.36	AP & Payroll	

Carriage House	12/08/2022	\$ 21,944.86	AP & Payroll	
Carrington	12/08/2022	\$ 19,864.47	AP & Payroll	
CASCADIAN	12/08/2022	\$ 36,615.29	AP & Payroll	
Colonial Gardens	12/08/2022	\$ 18,870.61	AP & Payroll	
FAIRWOOD	12/08/2022	\$ 67,503.19	AP & Payroll	
HERITAGE PARK	12/08/2022	\$ 42,105.05	AP & Payroll	
Juanita View	12/08/2022	\$ 25,062.97	AP & Payroll	
LAURELWOOD	12/08/2022	\$ 17,142.63	AP & Payroll	
Meadows	12/08/2022	\$ 38,169.78	AP & Payroll	
Newporter	12/08/2022	\$ 58,607.18	AP & Payroll	
OVERLAKE	12/08/2022	\$ 37,526.81	AP & Payroll	
Parkwood	12/08/2022	\$ 16,471.40	AP & Payroll	
Pinewood Village	12/08/2022	\$ 36,690.71	AP & Payroll	
RAINIER VIEW I	12/08/2022	\$ 10,378.37	AP	
RAINIER VIEW II	12/08/2022	\$ 10,550.29	AP	
Salish	12/08/2022	\$ 55,937.30	AP & Payroll	
Sandpiper East	12/08/2022	\$ 150,949.82	AP & Payroll	
SI VIEW	12/08/2022	\$ 5,720.33	AP	
SOUTHWOOD SQUARE	12/08/2022	\$ 9,429.05	AP & Payroll	
Timberwood	12/08/2022	\$ 23,288.26	AP & Payroll	
Vashon Terrace	12/08/2022	\$ 404.37	AP	
Walnut Park	12/08/2022	\$ 57,455.14	AP & Payroll	
WINDSOR HEIGHTS	12/08/2022	\$ 72,427.44	AP & Payroll	
Woodridge Park	12/08/2022	\$ 44,934.74	AP & Payroll	
ALPINE RIDGE	12/09/2022	\$ 100,000.00	Distribution	
ARBOR HEIGHTS	12/09/2022	\$ 50,000.00	Distribution	
Argyle	12/09/2022	\$ 311,000.00	Distribution	
Auburn Square	12/09/2022	\$ 160,000.00	Distribution	
Ballinger Commons	12/09/2022	\$ 1,000,000.00	Distribution	
Bellepark	12/09/2022	\$ 275,000.00	Distribution	
Carriage House	12/09/2022	\$ 120,000.00	Distribution	
Carrington	12/09/2022	\$ 419,240.00	Distribution	
Colonial Gardens	12/09/2022	\$ 170,000.00	Distribution	
Cottonwood	12/09/2022	\$ 60,000.00	Distribution	
Cove East	12/09/2022	\$ 100,000.00	Distribution	
Emerson	12/09/2022	\$ 700,000.00	Distribution	
FAIRWOOD	12/09/2022	\$ 50,000.00	Distribution	
GILMAN SQUARE	12/09/2022	\$ 400,000.00	Distribution	
Hampton Greens	12/09/2022	\$ 670,000.00	Distribution	
HERITAGE PARK	12/09/2022	\$ 300,000.00	Distribution	

Juanita View	12/09/2022	\$ 739,094.38	Distribution	
Kendall Ridge	12/09/2022	\$ 556,000.00	Distribution	
Kirkland Heights	12/09/2022	\$ 1,672,264.64	Distribution	
Landmark	12/09/2022	\$ 120,000.00	Distribution	
LAURELWOOD	12/09/2022	\$ 115,000.00	Distribution	
Meadows	12/09/2022	\$ 80,000.00	Distribution	
Newporter	12/09/2022	\$ 240,000.00	Distribution	
Parkwood	12/09/2022	\$ 75,000.00	Distribution	
Pinewood Village	12/09/2022	\$ 454,325.00	Distribution	
Riverstone	12/09/2022	\$ 400,000.00	Distribution	
Salish	12/09/2022	\$ 428,000.00	Distribution	
Sandpiper East	12/09/2022	\$ 500,000.00	Distribution	
SOUTHWOOD SQUARE	12/09/2022	\$ 390,000.00	Distribution	
Surrey Downs	12/09/2022	\$ 355,000.00	Distribution	
Tall Cedars	12/09/2022	\$ 50,000.00	Distribution	
Timberwood	12/09/2022	\$ 640,000.00	Distribution	
Villages at South Station	12/09/2022	\$ 200,000.00	Distribution	
Walnut Park	12/09/2022	\$ 250,000.00	Distribution	
Woodridge Park	12/09/2022	\$ 120,000.00	Distribution	
Woodside East	12/09/2022	\$ 535,000.00	Distribution	
Bellepark	12/14/2022	\$ 16,853.96	AP & Payroll	
Hampton Greens	12/14/2022	\$ 41,523.68	AP & Payroll	
Kendall Ridge	12/14/2022	\$ 24,321.87	AP & Payroll	
Landmark	12/14/2022	\$ 39,695.02	AP & Payroll	
OVERLAKE	12/14/2022	\$ 514,288.00	Debit and RR	
OVERLAKE	12/14/2022	\$ 500,000.00	Debit and RR	
Riverstone	12/14/2022	\$ 63,977.10	AP & Payroll	
Woodside East	12/14/2022	\$ 19,058.96	AP & Payroll	
ALPINE RIDGE	12/15/2022	\$ 2,748.05	AP	
ARBOR HEIGHTS	12/15/2022	\$ 10,392.05	AP	
Aspen Ridge	12/15/2022	\$ 6,958.98	AP	
Auburn Square	12/15/2022	\$ 15,521.41	AP	
Carriage House	12/15/2022	\$ 21,345.67	AP	
Carrington	12/15/2022	\$ 7,111.99	AP	
CASCADIAN	12/15/2022	\$ 6,819.49	AP	
Colonial Gardens	12/15/2022	\$ 956.54	AP	
FAIRWOOD	12/15/2022	\$ 10,280.49	AP	
HERITAGE PARK	12/15/2022	\$ 19,601.18	AP	
LAURELWOOD	12/15/2022	\$ 3,435.37	AP	
Meadows	12/15/2022	\$ 3,116.35	AP	



Newporter	12/15/2022	\$ 19,737.40	AP	
NIA	12/15/2022	\$ 133,899.00	AP	
OVERLAKE	12/15/2022	\$ 50,498.99	AP	
Parkwood	12/15/2022	\$ 47,135.66	AP	
Pinewood Village	12/15/2022	\$ 20,403.60	AP	
RAINIER VIEW I	12/15/2022	\$ 29,706.64	AP	
RAINIER VIEW II	12/15/2022	\$ 20,864.10	AP	
Salish	12/15/2022	\$ 23,824.62	AP	
Sandpiper East	12/15/2022	\$ 100,000.00	RR Wire	
Sandpiper East	12/15/2022	\$ 38,686.62	AP	
SI VIEW	12/15/2022	\$ 9,382.90	AP	
SOUTHWOOD SQUARE	12/15/2022	\$ 13,893.79	AP	
Tall Cedars	12/15/2022	\$ 7,947.31	AP	
Timberwood	12/15/2022	\$ 28,169.37	AP	
Vashon Terrace	12/15/2022	\$ 6,612.54	AP	
Walnut Park	12/15/2022	\$ 25,503.98	AP	
WINDSOR HEIGHTS	12/15/2022	\$ 26,619.18	AP	
Woodridge Park	12/15/2022	\$ 14,591.32	AP	
ALPINE RIDGE	12/20/2022	\$ 771.39	Bank Fees	
ARBOR HEIGHTS	12/20/2022	\$ 771.39	Bank Fees	
Argyle	12/20/2022	\$ 771.39	Bank Fees	
Aspen Ridge	12/20/2022	\$ 771.39	Bank Fees	
Auburn Square	12/20/2022	\$ 771.39	Bank Fees	
Ballinger Commons	12/20/2022	\$ 771.39	Bank Fees	
Bellepark	12/20/2022	\$ 771.39	Bank Fees	
Carriage House	12/20/2022	\$ 771.39	Bank Fees	
Carrington	12/20/2022	\$ 771.39	Bank Fees	
Colonial Gardens	12/20/2022	\$ 771.39	Bank Fees	
Cottonwood	12/20/2022	\$ 771.39	Bank Fees	
Cove East	12/20/2022	\$ 771.39	Bank Fees	
Emerson	12/20/2022	\$ 771.39	Bank Fees	
FAIRWOOD	12/20/2022	\$ 771.39	Bank Fees	
GILMAN SQUARE	12/20/2022	\$ 771.39	Bank Fees	
Hampton Greens	12/20/2022	\$ 771.39	Bank Fees	
HERITAGE PARK	12/20/2022	\$ 771.39	Bank Fees	
Juanita View	12/20/2022	\$ 771.39	Bank Fees	
Kendall Ridge	12/20/2022	\$ 771.39	Bank Fees	
Kirkland Heights	12/20/2022	\$ 771.39	Bank Fees	
Landmark	12/20/2022	\$ 771.39	Bank Fees	
LAURELWOOD	12/20/2022	\$ 771.39	Bank Fees	

Meadowbrook	12/20/2022	\$ 771.39	Bank Fees	
Meadows	12/20/2022	\$ 771.39	Bank Fees	
Newporter	12/20/2022	\$ 771.39	Bank Fees	
NIA	12/20/2022	\$ 3,856.94	Bank Fees	
OVERLAKE	12/20/2022	\$ 1,542.78	Bank Fees	
Parkwood	12/20/2022	\$ 771.39	Bank Fees	
Pinewood Village	12/20/2022	\$ 771.39	Bank Fees	
RAINIER VIEW I	12/20/2022	\$ 937.50	Bank Fees	
RAINIER VIEW II	12/20/2022	\$ 937.50	Bank Fees	
Riverstone	12/20/2022	\$ 771.39	Bank Fees	
Salish	12/20/2022	\$ 771.39	Bank Fees	
SALMON CREEK	12/20/2022	\$ 4,628.33	Bank Fees	
Sandpiper East	12/20/2022	\$ 771.39	Bank Fees	
SEOLA CROSSING LLC	12/20/2022	\$ 6,171.11	Bank Fees	
SI VIEW	12/20/2022	\$ 375.00	Bank Fees	
SOUTHWOOD SQUARE	12/20/2022	\$ 771.39	Bank Fees	
Surrey Downs	12/20/2022	\$ 771.39	Bank Fees	
Tall Cedars	12/20/2022	\$ 771.39	Bank Fees	
Timberwood	12/20/2022	\$ 771.39	Bank Fees	
Vashon Terrace	12/20/2022	\$ 2,314.17	Bank Fees	
Villages at South Station	12/20/2022	\$ 771.39	Bank Fees	
Walnut Park	12/20/2022	\$ 771.39	Bank Fees	
WINDSOR HEIGHTS	12/20/2022	\$ 771.39	Bank Fees	
Woodridge Park	12/20/2022	\$ 771.39	Bank Fees	
Woodside East	12/20/2022	\$ 771.39	Bank Fees	
Argyle	12/21/2022	\$ 50,527.01	AP & Payroll	
Ballinger Commons	12/21/2022	\$ 200,117.08	AP & Payroll	
Bellepark	12/21/2022	\$ 12,345.21	AP	
Cottonwood	12/21/2022	\$ 32,196.95	AP & Payroll & OCR	
Cove East	12/21/2022	\$ 56,420.72	AP & Payroll & OCR	
Emerson	12/21/2022	\$ 36,859.57	AP & Payroll	
GILMAN SQUARE	12/21/2022	\$ 84,031.92	AP & Payroll	
Hampton Greens	12/21/2022	\$ 49,075.78	AP	
Juanita View	12/21/2022	\$ 19,429.14	AP & Payroll & OCR	
Kendall Ridge	12/21/2022	\$ 17,062.15	AP	
Kirkland Heights	12/21/2022	\$ 63,654.92	AP & Payroll & OCR	
Landmark	12/21/2022	\$ 3,479.17	AP	
Meadowbrook	12/21/2022	\$ 47,982.03	AP & Payroll	
Riverstone	12/21/2022	\$ 9,695.50	AP	
SALMON CREEK	12/21/2022	\$ 47,991.02	AP & Payroll & OCR	

SEOLA CROSSING LLC	12/21/2022	\$	56,592.23	AP & Payroll & OCR	
SEOLA CROSSING LLC	12/21/2022	\$	56,525.14	AP & Payroll & OCR	
Surrey Downs	12/21/2022	\$	54,288.26	AP & Payroll	
Villages at South Station	12/21/2022	\$	58,093.21	AP & Payroll	
Woodside East	12/21/2022	\$	14,003.01	AP	
ALPINE RIDGE	12/22/2022	\$	10,413.30	AP & Payroll	
ARBOR HEIGHTS	12/22/2022	\$	23,134.31	AP & Payroll	
Aspen Ridge	12/22/2022	\$	24,486.27	AP & Payroll	
Auburn Square	12/22/2022	\$	32,554.37	AP & Payroll	
Bellepark	12/22/2022	\$	14,642.90	AP & Payroll	
Carriage House	12/22/2022	\$	26,181.16	AP & Payroll	
Carrington	12/22/2022	\$	66,546.98	AP & Payroll	
CASCADIAN	12/22/2022	\$	17,626.81	AP & Payroll	
Colonial Gardens	12/22/2022	\$	18,286.30	AP & Payroll	
FAIRWOOD	12/22/2022	\$	79,052.37	AP & Payroll	
HERITAGE PARK	12/22/2022	\$	17,365.95	AP & Payroll	
LAURELWOOD	12/22/2022	\$	28,923.58	AP & Payroll	
Meadows	12/22/2022	\$	15,665.66	AP & Payroll	
Newporter	12/22/2022	\$	29,708.07	AP & Payroll	
OVERLAKE	12/22/2022	\$	33,084.66	AP & Payroll	
Parkwood	12/22/2022	\$	25,605.17	AP & Payroll	
Pinewood Village	12/22/2022	\$	11,861.19	AP & Payroll	
RAINIER VIEW I	12/22/2022	\$	4,114.32	AP	
RAINIER VIEW II	12/22/2022	\$	905.44	AP	
Riverstone	12/22/2022	\$	37,126.82	AP & Payroll	
Riverstone	12/22/2022	\$	24,392.01	AP & Payroll	
Riverstone	12/22/2022	\$	12,126.77	AP & Payroll	
Riverstone	12/22/2022	\$	715.00	AP & Payroll	
Salish	12/22/2022	\$	44,274.84	AP & Payroll	
Sandpiper East	12/22/2022	\$	70,675.20	AP & Payroll	
SI VIEW	12/22/2022	\$	3,209.61	AP	
SOUTHWOOD SQUARE	12/22/2022	\$	15,988.35	AP & Payroll	
Timberwood	12/22/2022	\$	20,696.24	AP & Payroll	
Vashon Terrace	12/22/2022	\$	1,474.64	AP	
Walnut Park	12/22/2022	\$	28,632.83	AP & Payroll	
WINDSOR HEIGHTS	12/22/2022	\$	32,696.88	AP & Payroll	
Woodridge Park	12/22/2022	\$	53,785.96	AP & Payroll	
Ballinger Commons	12/28/2022	\$	12,961.88	AP	
Bellepark	12/28/2022	\$	19,026.54	AP & Payroll	
Hampton Greens	12/28/2022	\$	163,779.89	AP & Payroll	

Kendall Ridge	12/28/2022	\$ 32,974.42	AP & Payroll	
Landmark	12/28/2022	\$ 19,693.89	AP & Payroll	
Meadowbrook	12/28/2022	\$ 179,522.35	AP	
Riverstone	12/28/2022	\$ 46,431.71	AP & Payroll	
Woodside East	12/28/2022	\$ 27,913.20	AP & Payroll	
ALPINE RIDGE	12/29/2022	\$ 16,052.33	AP & Management fee & OCR	
ARBOR HEIGHTS	12/29/2022	\$ 12,406.94	AP & Management fee & OCR	
Aspen Ridge	12/29/2022	\$ 5,390.38	AP & Management fee & OCR	
Auburn Square	12/29/2022	\$ 41,166.22	AP & Management fee & OCR	
Carriage House	12/29/2022	\$ 10,662.98	AP & Management fee & OCR	
Carrington	12/29/2022	\$ 9,088.64	AP & Management fee & OCR	
CASCADIAN	12/29/2022	\$ 10,418.81	AP & Management fee & OCR	
Colonial Gardens	12/29/2022	\$ 6,653.38	AP & Management fee & OCR	
FAIRWOOD	12/29/2022	\$ 39,311.61	AP & Management fee & OCR	
HERITAGE PARK	12/29/2022	\$ 10,895.11	AP & Management fee & OCR	
LAURELWOOD	12/29/2022	\$ 4,655.82	AP & Management fee & OCR	
Meadows	12/29/2022	\$ 10,112.20	AP & Management fee & OCR	
Newporter	12/29/2022	\$ 7,806.49	AP & Management fee & OCR	
OVERLAKE	12/29/2022	\$ 13,439.32	AP & Management fee & OCR	
Parkwood	12/29/2022	\$ 6,397.86	AP & Management fee & OCR	
Pinewood Village	12/29/2022	\$ 9,469.88	AP & Management fee & OCR	
Salish	12/29/2022	\$ 10,258.33	AP & Management fee & OCR	
Sandpiper East	12/29/2022	\$ 28,734.12	AP & Management fee & OCR	
SOUTHWOOD SQUARE	12/29/2022	\$ 4,772.84	AP & Management fee & OCR	
Tall Cedars	12/29/2022	\$ 18,555.32	AP	
Timberwood	12/29/2022	\$ 22,761.89	AP & Management fee & OCR	
Vashon Terrace	12/29/2022	\$ 8,750.00	AP	
Walnut Park	12/29/2022	\$ 11,455.00	AP & Management fee & OCR	
WINDSOR HEIGHTS	12/29/2022	\$ 24,520.35	AP & Management fee & OCR	
Woodridge Park	12/29/2022	\$ 24,529.34	AP & Management fee & OCR	
<b>Total</b>	<b>258 Wires</b>	<b>\$ 19,649,851.20</b>		

# T A B N U M B E R

3



**To:** Board of Commissioners

**From:** Windy Epps, Director of Finance

**Date:** February 15, 2023

**Re:** Resolution 5746 – Approving Selection of Independent CPA Firm

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Resolution No. 5742 authorizes the Housing Authority to enter into a contract with an independent Certified Public Accounting firm to conduct its 2022 audit.

Washington State Auditor's Office (SAO) is the auditor of record in the State of Washington for all public housing authorities. The SAO has allowed housing authorities to hire independent Certified Public Accountants to conduct their Single Audits as required by federal and state law. The SAO will continue its annual Accountability Audits as done in the past.

KCHA obtained bids for its audit and has selected CohnReznick LLP to conduct the 2022 audit.

**THE HOUSING AUTHORITY OF THE COUNTY OF KING**

**RESOLUTION NO. 5746**

**SELECTION OF INDEPENDENT THIRD-PARTY CERTIFIED PUBLIC ACCOUNTING  
FIRM TO CONDUCT THE FEDERAL SINGLE AND FINANCIAL STATEMENT AUDIT  
OF THE KING COUNTY HOUSING AUTHORITY**

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**WHEREAS**, the State of Washington, Office of the State Auditor, Division of Audit Services may accept Federal Single and Financial Statement audit reports in lieu of the audit required by RCW 43.09.260; and

**WHEREAS**, King County Housing Authority's Deputy Executive Director, Finance Director, and Financial Reporting Manager have solicited cost estimates from three qualified firms; and

**WHEREAS**, firm experience and qualifications, staff experience and qualifications, approach, and cost have been evaluated for each of the three responding firms; and

**WHEREAS**, CohnReznick LLP was selected based on the aforementioned evaluation criteria.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE COUNTY OF KING:**

The selection of the CohnReznick,LLP to perform the Federal Single and Financial Statement Audit is hereby authorized by the Board of Commissioners of the Housing Authority of the County of King.

**ADOPTED AT THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING  
THIS 21<sup>st</sup> DAY OF FEBRUARY, 2022.**

**THE HOUSING AUTHORITY OF THE  
COUNTY OF KING, WASHINGTON**

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**DOUG BARNES**, Chair  
Board of Commissioners

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**ROBIN WALLS**  
Executive Director and Secretary-Treasurer

# T A B N U M B E R





**TO:** Board of Commissioners

**FROM:** Mary Osier, Accounting Manager

**DATE:** February 1, 2023

**RE:** 4TH Quarter 2022 Summary Write-Offs

During the fourth quarter of 2022, tenant accounts totaling \$14,120 were deemed uncollectable and written off. This represents a 15% increase from the previous quarter. Overall, past due rents owed to KCHA accounted for \$2,648 (19%) of the total and cleaning/damage charges accounted for \$6,121 (44%) of the total. Security deposits in the amount of \$2,320 were retained to offset 17% of the total charges. Per policy, all accounts with a balance owed of \$100 or more will be forwarded to KCHA's contracted collection agency. A total of \$361 was recovered by the collection agency during the fourth quarter for payments to accounts that were sent to the collection agency.

	<b>Total WRITE-OFFS</b>	<b>YTD WRITE-OFFS</b>
Rent Balance Forward to Vacate Month	\$ 5,351	\$ 21,403
Retro Rent Write-offs	\$ -	\$ -
<b><u>VACATE CHARGES:</u></b>		
Rent Delinquent in Vacate Month	\$ 2,648	\$ 6,787
Cleaning & Damages	\$ 6,121	\$ 24,431
Paper Service & Court Costs	\$ -	\$ -
Miscellaneous Charges	\$ -	\$ 3,660
Total Charges	<u>\$ 8,769</u>	<u>\$ 34,878</u>
Total All Charges	<u>\$ 14,120</u>	<u>\$ 56,281</u>
<b><u>CREDITS:</u></b>		
Security Deposits	\$ (2,320)	\$ (5,475)
Miscellaneous Payments & Credits	\$ (410)	\$ (7,900)
Total Credits	<u>\$ (2,730)</u>	<u>\$ (13,375)</u>
<b>Total Net Write-offs</b>	<b><u>\$ 11,390</u></b>	<b><u>\$ 42,906</u></b>
<b>Net Write-offs by Portfolio</b>		
KCHA	\$ 9,889	\$ 30,912
Green River II	\$ -	\$ -
Soosette Creek	\$ 1,248	\$ 1,993
Zephyr	\$ 160	\$ 160
Fairwind	\$ 93	\$ 4,058
Vantage Point	\$ -	\$ 5,783
Spiritwood Manor	\$ -	\$ -
	<b><u>\$ 11,390</u></b>	<b><u>\$ 42,906</u></b>

**Write-off and Collection Summary  
2020 - 2022**

<b>NET WRITE-OFFS</b>			
	<b>2020</b>	<b>2021</b>	<b>2022</b>
January to March	15,086	12,833	13,230
April to June	44,958	10,694	7,699
July to September	7,239	10,130	10,587
October to December	16,312	22,867	11,390
<b>TOTAL</b>	<b>83,595</b>	<b>56,523</b>	<b>42,906</b>

<b>NET COLLECTIONS</b>			
	<b>2020</b>	<b>2021</b>	<b>2022</b>
January to March	3,068	827	3,256
April to June	499	283	466
July to September	377	2,803	982
October to December	1,382	1,558	361
<b>TOTAL</b>	<b>5,327</b>	<b>5,470</b>	<b>5,065</b>

# T A B N U M B E R

5



**TO:** Board of Commissioners

**FROM:** Nikki Parrott

**DATE:** February 21, 2023

**RE:** **2022 Year End Capital Expenditure Report & 2023 Planned Projects**

This report provides a detailed summary of capital expenditures in 2022, and planned capital work for 2023. It summarizes the activities in four departments: Capital Construction and Weatherization; the Greenbridge Department; Asset Management/Development; and, Housing Management.

The total amount budgeted in 2022 for capital projects planned and managed by these departments, was \$30,731,067. Actual expenditures totaled \$33,036,454 or 108% of the budgeted amounts. The table below summarizes 2022 capital expenditures.

Department	Project Category	No. of projects	2022 Budget	2022 Year End Expenditures*	% Expended
Construction	Public Housing	8	\$7,287,829	\$10,477,298	144%
Construction	509 Properties	3	\$3,494,744	\$2,231,969	64%
Construction	Other	2	\$1,830,641	\$1,026,905	56%
	<b>Subtotal</b>	<b>13</b>	<b>\$12,613,214</b>	<b>\$13,736,172</b>	<b>109%</b>
Weatherization (KCHA-owned projects)	<b>Subtotal</b>	<b>7</b>	<b>--</b>	<b>\$1,384,296</b>	<b>--</b>
Greenbridge Depart.	Greenbridge Land Development	10	\$1,567,632	\$1,180,980	75%
	<b>Subtotal</b>	<b>-</b>	<b>\$1,567,632</b>	<b>\$1,180,980</b>	<b>75%</b>
Asset Mgmt.	Bond Properties	15	\$4,510,000	\$3,079,815	68%
Asset. Mgmt.	HOP	3	\$1,675,000	\$90,790	5%
Asset. Mgmt.	Tax Credit	2	\$310,000	\$305,338	98%
Asset Mgmt.	Other Unbudgeted	10	-	\$5,579,665	n/a
	<b>Subtotal</b>	<b>30</b>	<b>\$6,495,000</b>	<b>\$9,055,608</b>	<b>139%</b>
Housing Mgmt.	Unit Upgrades	140	\$4,833,611	\$4,886,322	101%
Housing Mgmt.	Small Repairs	272	\$5,221,610	\$2,793,076	54%
	<b>Subtotal</b>	<b>412</b>	<b>\$10,055,221</b>	<b>\$7,679,398</b>	<b>77%</b>
<b>All Construction</b>	<b>Total</b>		<b>\$30,731,067</b>	<b>\$33,036,454</b>	<b>108%</b>

## Capital Construction – 2022 Budget and Expenditures

The Capital Construction and Weatherization Department primarily handles major renovation projects and construction of community facilities within existing KCHA public housing and some project-based Section 8 developments. The Department is responsible for identifying, prioritizing, planning, and scoping major capital repairs and improvements, primarily for KCHA's federally assisted housing inventory. The Department also administers the Low-Income Weatherization Assistance Program and routinely coordinates funding for energy conservation improvements in capital projects.

Expenditures in 2022 included unbudgeted funds necessary to complete several 2021 projects that experienced supply chain delays in 2021, as well as unbudgeted projects the need for which emerged after the 2022 capital projects budget was approved.

Expenditures for 2022 projects include:

Project	Project Cost
Ballinger Homes Envelope (Unbudgeted in 2022; Carryover from 2021)	\$537,445
Casa Juanita Heating	\$1,130,008
Gustaves Manor Envelope	\$2,956,874
Illahee Apartments Roofing (Unbudgeted)	\$227,473
Kings Court Site Improvements	\$238,821
Kirkland Place Bridge (Unbudgeted in 2022; Carryover from 2021)	\$374,818
Lake House Deck Surface Repair	\$176,773
Lake House Waste Lines (Unbudgeted in 2022; Carryover from 2021)	\$133,544
Mardi Gras Roof	\$583,112
Mardi Gras Waste Lines	\$328,201
Mardi Gras Water Lines (Unbudgeted in 2022; Carryover from 2021)	\$469,990
Park Royal Elevated Walkways & Roof	\$1,478,220
Southridge House Roof	\$418,819
Sunnydale Interior & Exterior Upgrades (Unbudgeted; will carryover to 2023)	\$282,757
Woodcreek Lane Roof & Site Improvements	\$536,587
Youngs lake Envelope & Roof	\$1,133,668
Youngs Lake Sewer Main	\$663,174

### Projected vs. Planned Expenditures in 2022

The Capital Construction and Weatherization Department's overall 2022 construction expenditures on KCHA-owned or controlled buildings was \$13,736,172, or 109% of the budget. In addition, the Department spent \$1,384,296 in funding from the Low-Income Weatherization Assistance Program to complete energy conservation improvements at seven (7) KCHA owned properties.

## Capital Construction – 2023 Projects

In 2023, Capital Construction is budgeting \$13,952,703 for the design and construction of 18 new projects and three (3) that will carry over from 2022. In 2023 the Department will again undertake multiple projects to improve building systems, replace envelopes, and upgrade site components. Major new projects planned for 2023 are as follows:

Project	Project Cost
Birchcreek Perimeter Fencing (Carryover from 2022)	\$436,184
Brookside Envelope	\$455,000
Burien Park Elevators	\$1,012,967
Burien Park Fire Monitoring System Upgrade	\$647,021
Burien Park Roof	\$830,744
Burndale Homes Office TI & Envelope	\$419,275
Eastridge House Fire Monitoring Systems Upgrade	\$323,511
Eastridge House Elevator Rehabilitation (Carryover from 2022)	\$427,500
Glenview Homes Envelope & Roof	\$476,941
Illahee Envelope	\$977,113
Illahee Sewer Main	\$341,350
Juanita Trace Attic Ventilation	\$121,012
Munor Manor Roof	\$716,625
Northwood Elevator	\$587,948
Northwood Square Fire Monitoring System Upgrades	\$323,511
Northwood Square Site Improvements	\$341,250
Park Royal Site Improvements	\$495,950
Southridge House Fire Monitoring System Upgrades	\$323,511
Westminster Manor Envelope & Roof	\$2,513,199
Woodcreek Lane Envelope Phase 2	\$958,343
600 Building Elevator Rehabilitation (Carryover from 2022)	\$427,500

### **Greenbridge – 2022 Activities**

The Greenbridge Department works to support and monitor builder partners to be able to complete phased property sales and to facilitate the construction of infrastructure and homes after the land is sold. Examples include providing developer extension assignments for all utilities for phased development, extending the Division 8 plat for an additional 3 years, inspection and turnover of completed and sold homes to the Greenbridge Association, and working with HUD to obtain needed disposition letters for releases of restrictive covenants and removal of land from the PIC system.

The Greenbridge budget for 2022 was \$1,567,632. The Greenbridge budget consists of both capital and expense line items. Total expenditures for 2022 were \$1,180,980 which was approximately 75.3% of the budget. Cost savings resulted from reduced staffing and using outside consultant support for construction management. The department has also slowed studies of future development property to allow for the North Highline Plan Update to be completed and better understand approved changes in zoning.

The status of builder support and land sales activities is summarized below:

#### Wind Rose

All 31 Wind Rose homes have been sold and turned over to the Greenbridge Association. Staff continues to work with Conner Homes to finalize deeds and easements to turn over the three (3) parks and a trail section in the first quarter of 2023 to the Association for maintenance. Right of way planting, alleys, and water quality and detention ponds are under Conner Homes' maintenance until completion of construction permits from performance to maintenance bonds.

### Materra

Conner Homes completed sales of all 80 homes in Materra. All homes have been turned over to the Greenbridge Association for maintenance. Staff continues to work with Conner Homes to finalize deeds and easements to turn over the two (2) parks and a trail section to the Greenbridge Association for maintenance in second quarter of 2023. Right of way planting, alleys, and water quality and detention ponds are under Conner Homes' maintenance until completion of construction permits from performance to maintenance bonds.

### Brio

BDR Homes completed and sold all homes in the Brio development and all homes have been turned over to the Greenbridge Association for Maintenance; however BDR Homes is still having financial difficulty. The alley access curb repair, final lift and permit close-out have not been completed.

### Altamura

Conner Homes has sold 11 of 29 homes in Phase 1 of Greenbridge Division 8, with the balance under construction. For Phase 2 they have completed infrastructure construction and will be starting to build homes in the second quarter, and they are in the final stages of design review for Phase 2. Closing on the land sale for Phase 3 (26 homes and three tracts for park and alley construction) is planned for early in the second quarter of 2023. Anticipated land sale revenue is \$5,200,000.

The Greenbridge Department is also working to maintain and expand land use entitlement and prepare parcels for future development, as well as expand public art in the community. Following is a summary of the status of these activities:

### Abatement & Demolition Lot 1 (Former Head Start) and Orphan Home

The former Head Start building adjacent to White Center Heights Elementary, and a vacant home on SW 102<sup>nd</sup> Street were abated for hazardous materials and demolished. A study is underway to develop a vision for a child education center collocated and complementing the Educare and the White Center Heights Elementary School.

### Notch Planning Effort

The Notch property is located on the northeast portion of Greenbridge. A study is planned for development of housing options including a market rate condominium for sale project or affordable rental housing. The study is in the beginning stages.

### Orphan Lot Planning Effort

There are 6 lots scattered around Greenbridge located around 5<sup>th</sup> Ave SW and on 8<sup>th</sup> Ave SW. Staff have been working with the King County and the North Highline Plan Update to entitle this land for higher density. Lots located around 5<sup>th</sup> Ave SW have been recently approved from the original zoning of R-6 to R-18. A study to determine the best use for home construction on these lots is in progress.

### Public Art

A piece titled Treasure Stone, located in Cornerstone Park (4<sup>th</sup> Ave SW and SW Roxbury St), was installed on the crest of the hill. The large stone used for this piece was found onsite and the bronze inlay is composed of poetic words which celebrate the immigrant population experience of many of the KCHA residents at Greenbridge.

KCHA, in collaboration with King County Metro and a local artist, will install artwork on four bus shelters at Greenbridge. Artwork for the first two shelters was recently delivered to Metro for installation.

#### Revenue from Home and Land Sales Activity

The Greenbridge Department generated \$192,917 in revenue through profit participation and sewer credit sales in 2022, \$158,483 from the sale of four (4) homes in Materra and \$34,434 from sewer credit sales for 11 homes in Altamura. Revenue from land sales is a primary funding source for the Greenbridge development.

#### **Greenbridge - 2023**

The Greenbridge Department budget for 2023 is \$1,979,888. For 2023, the department has created more specific budget categories to better track capital line items and expense line items. The categories include Greenbridge Division 8, Orphan Lots on 5<sup>th</sup> and 8<sup>th</sup> Avenue, Seola Gardens, Greenbridge Notch Multi-family, Former Greenbridge Head Start, and Greenbridge Other.

#### **Development/Asset Management– 2022 Projects**

The Development and Asset Management Departments collaborate on the initial development of Low Income Housing Tax Credit (LIHTC) financed new construction and renovation projects, with Development staff securing all financing including investor provided LIHTC equity, public funding and debt financing, and with Asset Management managing construction, lease-up, tax credit delivery, and contract compliance. Asset Management's construction group oversees both the larger LIHTC projects and capital improvement work on Bond, Tax Credit and Homeownership Program (HOP) mobile home properties within Asset Management's portfolio, such as roof replacements, building envelope upgrades, deck repairs, exterior painting, asphalt/concrete, plumbing system replacements, etc.

In 2022, Asset Management expended slightly over \$9 million or 137% of its original capital projects budget of \$6,495,000. One major non-budgeted project was the addition of Kirkland Heights Building 8 which was renovated as a mockup or test case for the larger LIHTC renovation that is scheduled to start in late 2023. The Building 8 Renovation will allow the Development Team to establish design and cost data for the remaining renovation of existing buildings and to develop a working relationship with the City of Kirkland's permit departments. This test case project will continue into 2023 and the amount that has been spent in 2022 is \$3,408,161. There were eight other non-budgeted projects that were added including roofing and fire restorations as well as fire alarm systems required by the fire marshals. In other cases, such as the site improvement project at Rainier View Mobile Home Park, work was postponed for another year because of difficulty in completing negotiations with Black Diamond to authorize needed zoning and site condition waivers as well as approve a final site plan. In addition, the elevator project at Meadowbrook, which was originally budgeted for 2021, continued to be delayed from a prolonged permit and design review process, but was finally completed in 2022. Several other smaller capital projects started at the end of 2022 but will not be complete until 2023 because of design and permit delays. A few projects were delayed because initially all bids were rejected and the projects were put out for re-bid.

Completed projects included:



<b>Project</b>	<b>Project Cost</b>
Arbor Heights Asphalt	\$57,460
Ballinger Commons Roofing	\$204,400
Carriage House Asphalt	\$40,350
Cascadian Plumbing	\$1,060,770
Cascadian Fire Alarm System (Continuing in 2023)	xx
Emerson Deck Repairs	\$45,858
Emerson Asphalt	\$90,370
Gilman Square Pool	\$53,399
Gilman Square Fence	\$59,350
Heritage Park Asphalt	\$61,280
Landmark Roofing	\$84,320
Meadowbrook Elevator	\$931,038
Riverstone Asphalt	\$ 85,900
Sandpiper East Asphalt	\$165,690
Villages at South Station	\$42,445
Woodside East Asphalt	\$97,185
Friendly Village Asphalt (HOP)	\$50,390
Vantage Glen Asphalt (HOP)	\$40,400
Nia Apartments Interior Painting (Tax Credit)	\$51,200
Nia Solar (Tax Credit)	\$254,138
Kirkland Heights Building 8 Renovations (Dev/AM)	\$3,408,161
Meadows on Lea Hill Fire Alarms C	\$235,000
Fairwood Backflow devices	\$20,000
Friendly Village Lift Station (Continued from 2021)	\$120,000
Newport/Salish Siding& Permit Closeouts	\$25,000
Newport/Salish Roofing	\$84,188
Landmark Flat Roofs Re-Bid (Continuing in 2023)	\$335,000
Windsor Heights Roofing Building P (Continuing in 2023)	\$117,000
Windsor Heights Building O Fire Restoration Continuing in 2023)	\$289,200
Meadowbrook Elevators (Continued from 2021)	\$946,116

### **Asset Management – 2023 Budget: Bond & HOP Capital Improvements**

For 2023, \$6,956,000 has been allocated for 50 projects in the Bond and HOP programs, \$15.5 million in initial construction work at Kirkland Heights and \$1.5 million at the Skyway Resource Center. In addition there are five projects that were originally budgeted in 2022 that will continue to track into 2023.

Project	Estimated Cost
Alpine Ridge Exterior Paint	\$60,000
Arbor Heights Asphalt*	\$50,000
Argyle Pool	\$50,000
Argyle Envelope	\$100,000
Argyle HVAC	\$100,000
Auburn Square Asphalt*	\$50,000
Ballinger Commons Pool	\$60,000
Ballinger Commons Windows	\$100,000
Bellepark East Roofing	\$25,000
Bellepark East Envelope	\$200,000
Carriage House Asphalt*	\$50,000
Carriage House Siding	\$120,000
Carrington Asphalt*	\$50,000
Cascadian Roofing	\$200,000
Cascadian Envelope	\$300,000
Colonial Gardens Fence	\$30,000
Cove East Roofing	\$35,000
Emerson Envelope	\$100,000
Emerson HVAC	\$200,000
Gilman Square HVAC	\$50,000
Hampton Greens Asphalt*	\$25,000
Heritage Park Asphalt*	\$75,000
Landmark Roofing	\$100,000
Meadowbrook Plumbing	\$500,000
Meadowbrook Other	\$300,000
Meadowbrook Other	\$50,000
Parkwood Asphalt*	\$50,000
Rainier View I Other	\$10,000
Rainier View II Other	\$6,000
Riverstone Asphalt*	\$100,000
Riverstone Pool	\$100,000
Riverstone HVAC	\$100,000
Salish Asphalt*	\$100,000
Salish Pool	\$100,000
Salish Roofing	\$200,000
Sandpiper East Asphalt*	\$50,000
Sandpiper East HVAC	\$50,000
Sandpiper East Other Bridge	\$1,000,000
Southwood Square Other	\$25,000
Surrey Downs HVAC	\$50,000
Vashon Terrace Exterior Paint	\$50,000
Villages at South Station Stairs	\$50,000
Walnut Park Asphalt*	\$100,000
Woodridge Park Asphalt*	\$50,000
Friendly Village Asphalt* (HOP)	\$50,000
Friendly Village Pool (HOP)	\$60,000
Friendly Village Other Electrical Pedestals (HOP)	\$35,000
Rainier View Expansion (HOP)	\$1,500,000
Tall Cedars Asphalt* (HOP)	\$100,000
Vantage Glen Asphalt* (HOP)	\$50,000
Kirkland Heights LIHTC (Budget TBD) (Dev/AM)	\$15,500,000
Skyway Resource Center (Budget TBD) (Dev/AM)	\$1,500,000

### Asset Management/Development – 2023 Budget: Tax Credit Projects

Kirkland Heights is one major tax credit development project in the Asset Management plan for 2022-2024. As part of a long-term plan to maximize density, the project will include the rehabilitation of existing buildings and some new construction. The site consists of 25 buildings

containing 79 2-bedroom units, 80 3-bedroom units and 20 4-bedroom townhomes for a total of 179 units. In 2022, a contract was added as a non-budgeted item for \$4,400,000 to renovate Building 8 as a test case, to construct four new additional units within an existing eight unit building by adding a third floor (four existing units on each of the first and second floor and 4 new units on a newly constructed third floor). Currently the development team has submitted for permits on all 24 remaining existing buildings, with the 11 eight unit buildings planned to receive four added units to each, and for two new buildings containing 24 new units each and a new Community Center building. Because of space limitations, parking requirements and other site related issues the total number of added units is currently targeted at 96 (48 units within the existing property by adding four new units within 12 existing buildings and 48 units of new construction within two new 24 unit buildings built on an adjacent vacant parcel within the site), bringing the total number of units to 275. The 2023 construction budget for work at the site is \$15.5 million; however, the total overall development project budget has not been finalized at this time and will depend on permit and design reviews and pending third party estimates. It is anticipated that the construction sequence will begin with two new construction buildings followed by the renovation of the 24 existing buildings and construction of the new Community Center to take full advantage of LIHTC credits. The Development Department staff will provide a comprehensive update on the overall development project at either the April or May Board of Commissioners meeting

#### **Asset Management/Development – 2023 Budget: Community Partnership Projects**

Skyway Resource Center is a community development project converting a former US Bank building into a neighborhood resource center that will provide a range of place-based human services. KCHA is acting as a fiscal agent and a development technical support role stewarding the design and construction phases, with an ultimate goal of transferring the site ownership to a Community Development Association. The existing building is approximately 4,600 SF, and the project will revamp all building systems and exterior envelope to bring the building up to code and redesign the interior layouts to house ten service provider tenants. All relevant permits have been applied for in December 2022 and awaiting permitting review comments from the King County. The project will be fully funded by public grants and donations, and the project team is actively applying for additional funding programs to close the capital funding gap. Currently, the construction budget is estimated to be at \$3.4 million total with approximately \$1.5 million equivalent construction work completed in 2023, subject to permit and design reviews. The construction is planned to commence in July/August, 2023, with nine-month construction duration.

#### **Housing Management– 2022 Projects**

The unit upgrade budget was expended at 101%, completing interior upgrades in 140 units, five (5) more than the 135 planned. The 1% expended over budget was partially due to completing one unit upgrade at an Asset Managed mobile home, which had a more robust scope of work, as well as several structural issues at multiple sites that were unanticipated. Material costs continued to be higher than anticipated. In addition, Housing Management has also completed 182 of the originally planned 224 small projects, with 32 projects (budgeted at \$1,050,302) that will be carried over and are included in the 2023 budget. This group also completed 90 other small unbudgeted projects (\$495,541) whose expenditures are included in the 2022 Small Repairs total of \$2,793,398. Examples of small projects completed or underway include:

- Property Management office renovations – includes exterior siding and COVID-19 safety Improvements
- HVAC system repairs at various commercial spaces as well as Ductless Heat Pumps installed in residential common areas

- Security camera system installations at four additional properties (Burien Park, Northwood, Paramount House, and Westminster Manor) and adding cameras to existing systems at eleven properties
- Parking lot repairs (REAC)
- Roof replacements at various sites
- Concrete/sidewalk repairs (trip hazards and REAC)
- Keyscan entry system repairs/board replacements
- Fire alarm panel monitoring, replacements and repairs and fire extinguisher replacements
- Common area/hallway carpet replacements at six mixed population properties
- Common area lobby furniture at several properties, replacing existing worn out items with easier to clean and disinfect items
- Installing smoking shelters at Briarwood, Paramount House, Cascade, and Glenview Heights
- Fencing repairs at multiple properties (REAC)
- Exterior painting of selected buildings at Birch Creek and Seola Gardens
- Cleaning contracts for properties and facilities management common areas

### **Housing Management- 2023 Budget**

For 2023, the Department has budgeted for the completion of 135 unit upgrades at various properties throughout the Property Management inventory, which represents an investment of \$5,123,374. In addition, there are 204 small projects included in the budget for 2023, estimated to cost \$4,158,102. The small projects and site support team will once again continue to focus on supporting the portfolio teams by painting approximately half of the vacated units as well as assisting in the completion of various small projects at many sites. These projects will result in higher curb appeal. Examples of these projects include the following:

- Property Management office renovations (\$50,000)
- Security camera system installations / adding cameras to existing systems at seventeen properties (\$450,000)
- Parking lot repairs - (\$395,000)
- Concrete/sidewalk repairs (\$65,000)
- Keyscan entry system repairs/board replacements (\$30,000)
- Fire alarm panel replacements and repairs / fire extinguisher replacements (\$300,000)
- Common area/hallway flooring replacements at eight properties (\$276,000)
- Common area lobby furniture at several properties (\$130,000)
- Fencing repairs at multiple properties (\$90,000)
- Cleaning contracts for properties and facilities management common areas (\$358,000)
- Work (\$375,000) at Illahee on the following:

Landscaping (clean up, bark)	\$10,000
Tree Removal	\$15,000
Gazebo Rebuild	\$75,000
Unit Door Replacement (36 units)	\$75,000
Common Area – Carpet replacements	\$75,000
Common Area - Hallway Paint	\$125,000

# T A B N U M B E R

6



**To:** Board of Commissioners

**From:** Windy Epps, Director of Finance

**Date:** February 13, 2023

**Re:** 2022 Investment Recap

---

As of December 31, 2022 King County Housing Authority had over \$2 billion in total assets including \$299.6 million in cash, cash equivalents and investments. Cash reserves are generally categorized in groups with majority being restricted to specific uses such as replacement reserves or limited to spending on program requirements. This recap summarizes the various cash segments and interest earned for the 2022 calendar year.

**Cash, Cash Equivalents, and Investments (in 1000's)**

Unrestricted	\$ 79,705
Unrestricted Within Program	13,525
Designated	132,169
Restricted	57,001
Loans	<u>17,160</u>
Total	\$ 299,560

The cash balance of \$299.6 million are split between (1) the Washington State Local Government Investment Pool (LGIP), (2) the KCHA internal investment pool, (3) cash held by trustees, 4) cash in traditional checking and savings accounts, and (5) loans to housing partners and to the Energy Performance Contract (EPC) project. Total combined yield throughout all of 2022 was 2.13%.

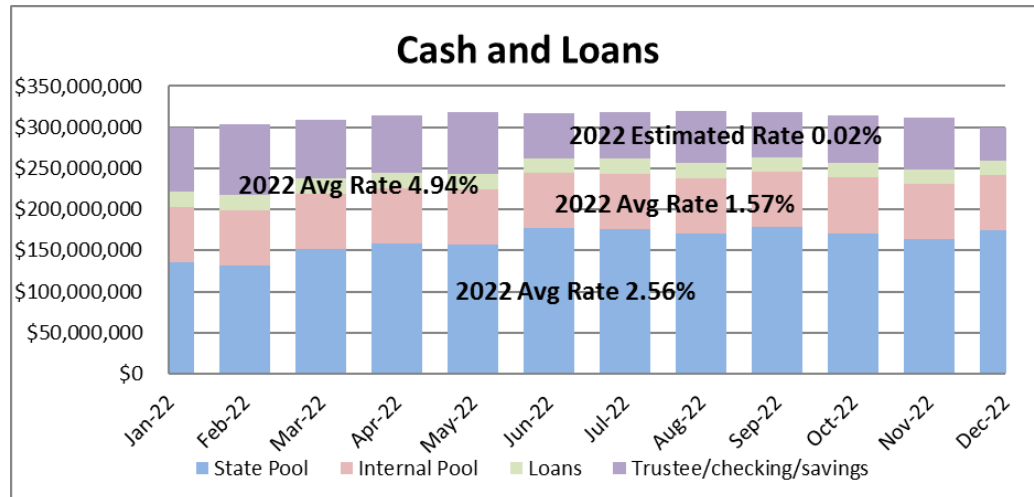
**Investment Summary (in millions) as of December 31, 2022**

	Amount	Yield	% of Total
Invested in the Local Government Investment Pool & Masterfund	\$174.5	2.56%	58.2%
Invested by KCHA	67.4	1.57%	22.5%
Cash held by trustees	16.0	0.02% *	5.3%
Cash held in checking and savings accounts	24.5	0.02% *	8.2%
Invested by KCHA	<u>\$282.4</u>	<u>1.98%</u>	<u>94.3%</u>
Cash loaned for low income housing & EPC project purposes	17.2	4.94%	5.7%
Loaned by KCHA	<u>17.2</u>	<u>4.94%</u>	<u>5.7%</u>
Total	<u><u>\$299.6</u></u>	<u><u>2.13%</u></u>	<u><u>100.0%</u></u>

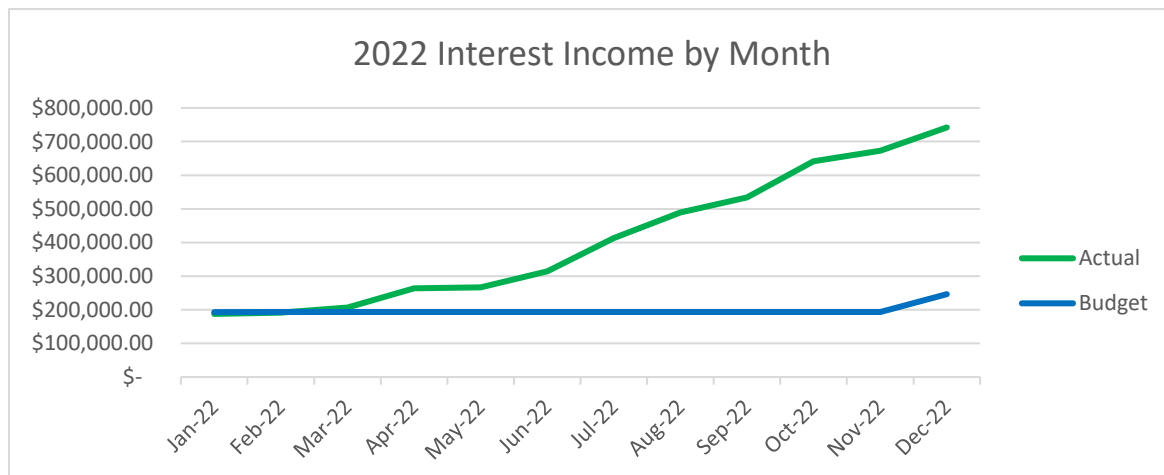
\*Estimate

## 2022 Investment Recap February 2023 Board Meeting

Of the total \$299.6 million, \$135.8 million was considered investable (excluding investments in the LGIP). The Board previously authorized an allocation of up to 60% of investable resources in the internal investment pool. At the end of 2022, 49.7% of investable resources were in the KCHA's internal pool.



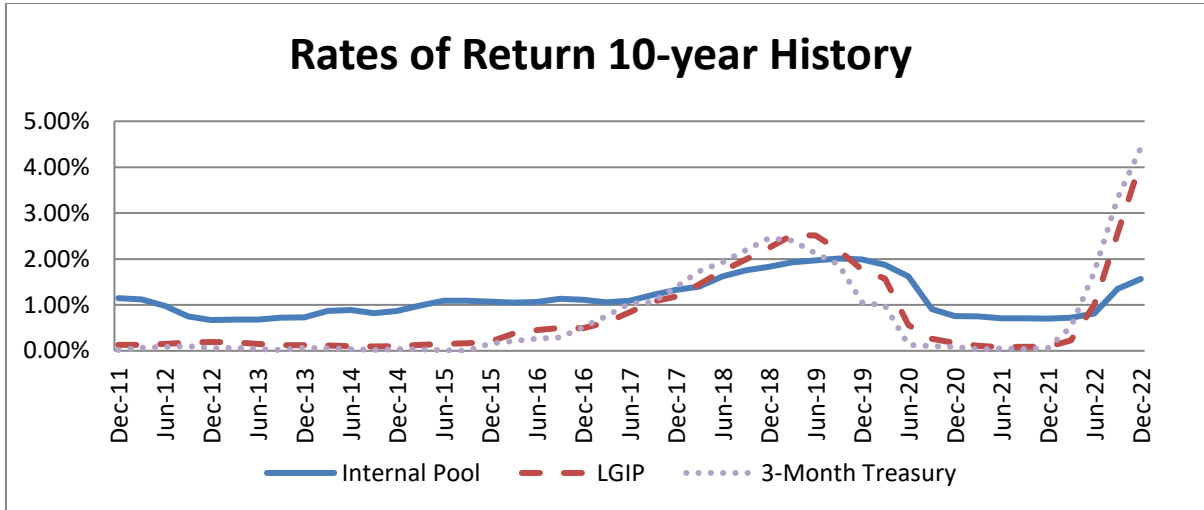
When compared to the 2022 adopted budget, earnings on KCHA's investments were approximately double, with interest income totaling \$5.0 million against a budget of \$2.4 million.



Overall, interest rates started the year low rose for the majority of the year. The LGIP closely matches the 3-month Treasury Yield as by law its average maturity length cannot exceed 60 days. As such, the LGIP was able to react to rising interest rates more quickly than KCHA's internal investment pool, yielding 2.56% for the year. In anticipation of rising interest rates, the strategy implemented for KCHA's internal investment pool largely consisted of step-investments, where rate increases are preestablished and will occur at periodic intervals over the term of the investment. However, due to the longer-term nature of the investments in the internal investment pool it yielded 1.57% for the year.

## 2022 Investment Recap February 2023 Board Meeting

The chart below illustrates the rates of return for the 3-month Treasury, the LGIP, and KCHA's internal investment pool over the last ten years. Although the internal investment pool has historically outperformed the the LGIP and 3-Month Treasury, that changed in June of 2022 when higher liquidity proved beneficial.





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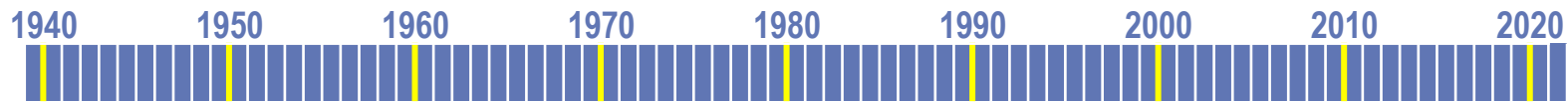
# KCHA's Development History Beyond Public Housing

January 23, 2023

# KCHA's Development History

- Acquisition & Development History by Era
- KCHA Portfolio
- Development Pipeline
  - Recent Development Projects
  - Predevelopment Pipeline
- **KCHA History not included in presentation**
  - Leased Housing Program and Tenant-based Vouchers
  - Resident Services and Social Impact activities
  - Weatherization

# Acquisition and Development by Era



PRESERVATION OF FEDERALLY ASSISTED HOUSING

MOBILE HOME PARKS

ACQUISITION OF WORKFORCE HOUSING

LOW-INCOME HOUSING TAX CREDITS

# Preservation of Federally-Assisted Housing

- Prepayments and Opt-outs
  - In 1980s, private owners of HUD- and USDA-financed housing sought to prepay mortgages and opt out of Section 8 contracts, creating a loss of affordable housing
  - Congress attempted to prohibit prepayment and offer owners incentives to stay in program
  - Many private owners chose to opt out and/or sell housing (320,000 subsidized units were lost)
- Programs impacted
  - USDA Section 515
  - FHA Section 221(d)(3) and 236
  - Section 8 New Construction
  - Section 8 Substantial Rehab
  - Section 8 Mod Rehab

# Preservation

1,278 units



## PRESERVATION OF FEDERALLY ASSISTED HOUSING

*Springwood (350), Kent*

*Spiritwood Manor (128), Bellevue  
Hidden Village (78), Bellevue  
Newport (23), Bellevue  
Parkway (41), Bellevue  
SUHRCO USDA Portfolio (104), Redmond  
Alpine Ridge (27), Various  
Heritage Park (51), Kirkland  
Southwood Square (104), Kent*

*Westminster Manor (60), Shoreline  
Chausee Section 8 Portfolio (147), Various*

*IAMAW Portfolio (157) (2019), Kirkland*



SOUTHWOOD SQUARE



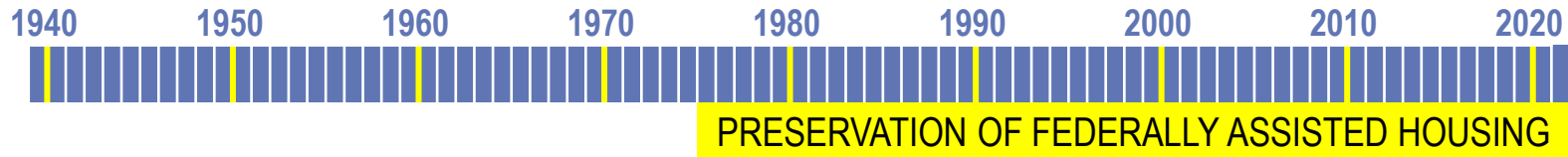
HIDDEN VILLAGE



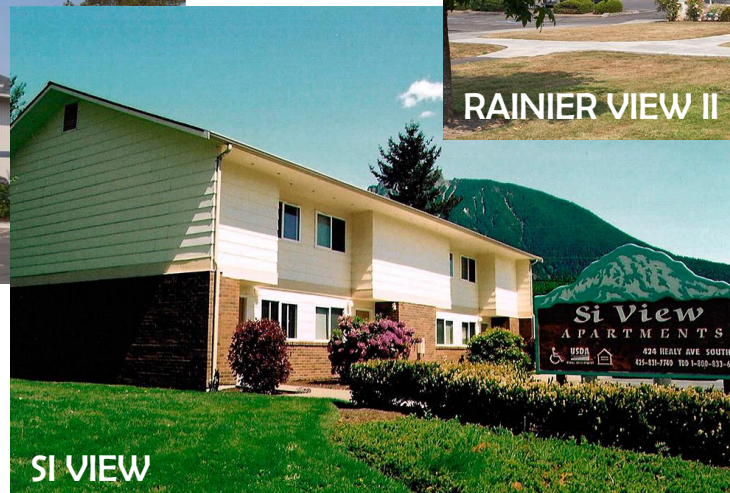


# Preservation:

## SUHRCO USDA Portfolio

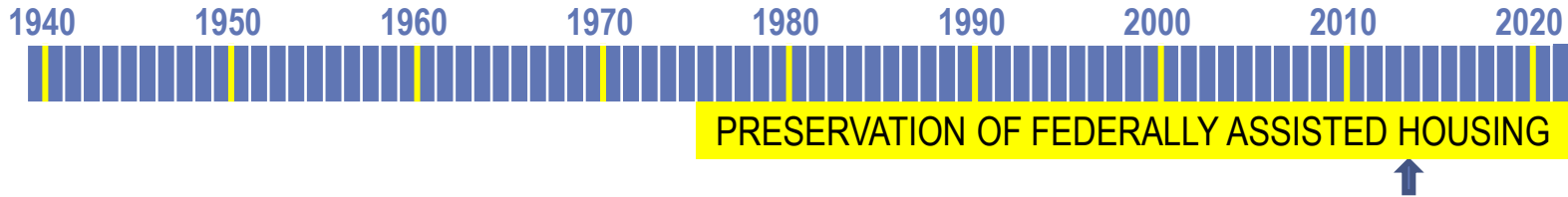


- Rainier View I (48), Enumclaw
- Rainier View II (36), Enumclaw
- Si View (20), North Bend



# Preservation:

## Chausee Portfolio



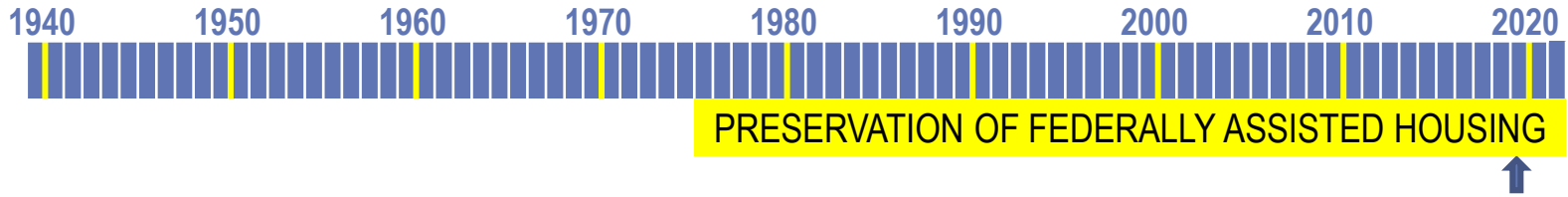
- 4 properties to KCHA
  - Bellevue Manor (66), Bellevue
  - Northwood Square (24), Auburn
  - Patricia Harris Manor (41), Redmond
  - Vashon Terrace (16), Vashon
- 5 properties to 4 other PHAs
  - Chelan County/City of Wenatchee Housing Authority
  - Bremerton Housing Authority
  - Grays Harbor Housing Authority
  - Yakima Housing Authority





# Preservation:

## IAMAW District 751 Portfolio

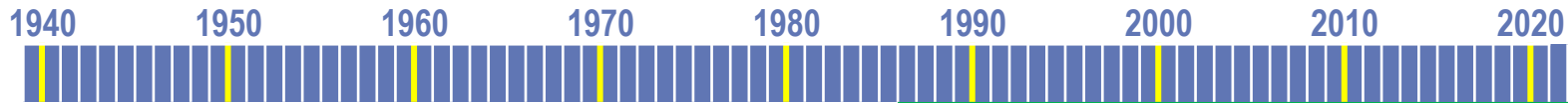


- 2 properties to KCHA
  - Juanita View (94), Kirkland
  - Kirkland Heights (180), Kirkland
- 3 properties to Seattle HA
  - Golden Sunset (92), Seattle
  - Martin Luther King (120), Seattle
  - Weller (49), Seattle



# Mobile Home Parks

665 homes



## MOBILE HOME PARKS

*Vantage Glen (164), Renton*  
*Rainier View (31), Black Diamond*  
*Tall Cedars (128), Auburn*  
*Wonderland Estates (108), Renton*

*Friendly Village (224), Redmond*



WONDERLAND ESTATES

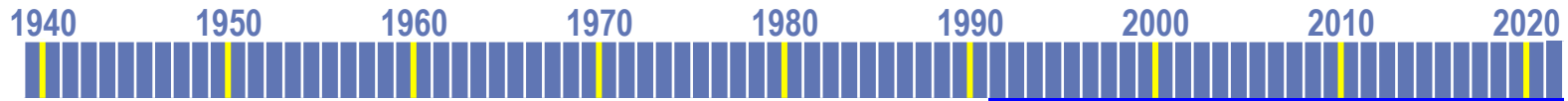


FRIENDLY VILLAGE



# Workforce Housing

4,952 units



## ACQUISITION OF WORKFORCE HOUSING



Cottonwood (75), Kent  
 Carriage House (236), SeaTac  
 Newporter (120), Bellevue  
 Cove East (190), Federal Way  
 Parkwood (90), Bellevue  
 Timberwood (240), Kent  
 Walnut Park (105), Bellevue  
 Auburn Park (140), Kent  
 Woodside Square (160), Kent  
 Aspen Ridge (244), Auburn  
 Landmark (88), Bellevue  
 Belvedere East (191), Seattle  
 Meadows at Lea Hill (118), Bellevue  
 Gilman Square (115), Auburn  
 Villages at South Station (125), Shoreline  
 Ballinger Commons (191), Issaquah  
 Riverstone Apartments (308), Tukwila  
 Emerson Apartments (207), Federal Way  
 Kendall Ridge (240), Kirkland  
 Pinewood Village (326), Bellevue  
 Argyle Apartments (108), Bellevue  
 Sandpiper East (224), Bellevue  
 The Carrington (108), Bellevue  
 Surrey Downs (122), Bellevue  
 Salish Place (136), Des Moines



# Tax Reform Act of 1986

- Established Low-Income Housing Tax Credit Program (LIHTC)
  - Section 42 of Internal Revenue Code
  - Administered by Internal Revenue Service
  - Allocated by State Housing Finance Agency
- Created to encourage investment in the construction and rehabilitation of buildings for low-income tenants
- Provides dollar-for-dollar credit that can be used to reduce federal taxes paid

# Deduction vs. Credit

## Assumptions:

- Taxable Income: \$1,000,000
- Deduction / Credit: \$220,000
- Tax Rate: 22%

### Tax Deduction

Income	\$1,000,000
- Deduction	\$220,000
Taxable Income	\$780,000
x Tax Rate	22%
Tax Owed	\$171,600

### Tax Credit

Income	\$1,000,000
x Tax Rate	22%
Tax Owed before Credit	\$220,000
- Tax Credits Claimed	-\$220,000
Tax Owed	\$0

# LIHTC Partnerships

- Developer partners with Investor to utilize LIHTC
  - 99.99% owner: Investor Partner
  - 0.01% owner: General Partner (KCHA)
- Tax benefits (tax credits and deduction of tax losses) flow to property owners based on their percentage interest

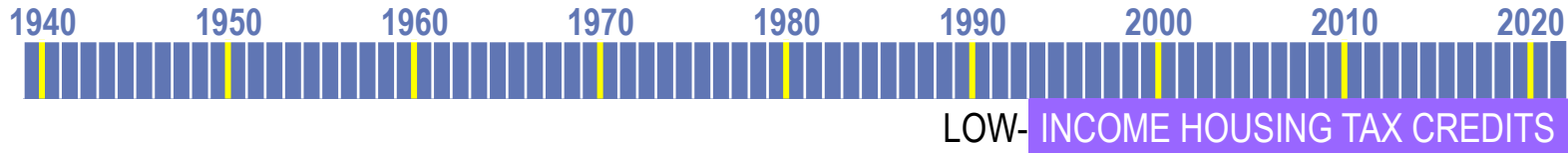
# 4% & 9% LIHTC Example

Total Development Cost	\$11,000,000
- Nondepreciable items	-\$1,000,000
<hr/> Depreciable Basis	<hr/> \$10,000,000
Eligible LIHTC Units	80%
<hr/> Tax Credit Basis	<hr/> \$8,000,000

<b>4%</b>
\$320,000
10
<hr/> \$3,200,000
0.90
<hr/> \$2,880,000

	9%
Annual Credits	\$720,000
X 10 Years	10
Total Credits	<hr/> \$7,200,000
Price per Credit	0.90
Tax Credit Equity	<hr/> \$6,480,000

# Low-Income Housing Tax Credits

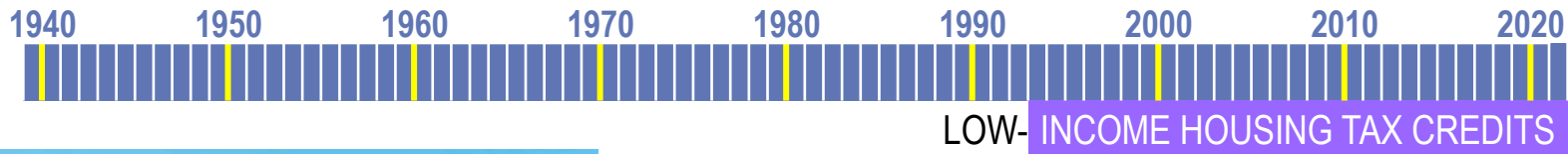


- **32 Tax Credit Deals**
  - 42 properties with 4,107 units
  - 25 properties in 17 deals have exited partnership
  - 1 resyndication (Somerset Gardens)
- **9% LIHTC**
  - 13 properties in 13 deals
- **4% LIHTC**
  - 30 properties in 20 deals
  - Original Somerset Gardens deal included 4% and 9% LIHTC



# 9% LIHTC

1,377 units



LAURELWOOD GARDENS



WINDSOR HEIGHTS



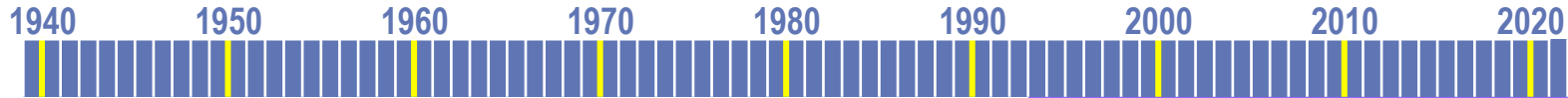
HARRISON HOUSE

Laurelwood Gardens (91), Federal Way  
 Windsor Heights (326), SeaTac  
 Somerset Gardens (90), Bellevue  
 Arbor Heights (97), White Center  
 Harrison House (94), Kent  
 Greenbridge: Seola Crossing I (82), White Center  
 Greenbridge: Seola Crossing II (105), White Center  
 Greenbridge: Nia Apartments (82), White Center  
 Greenbridge: Salmon Creek (88), White Center  
 Greenbridge: Eastbridge (91), White Center  
 Seola Gardens: Fairwind (87), White Center  
 Vantage Point (77), Renton  
 Green River Homes (59), Auburn

Legend	
Acquisition/Rehab	
Rehab of Existing Portfolio	
New Construction	

# 4% LIHTC

2,918 units



LOW-INCOME HOUSING TAX CREDITS

- Cascadian (105), Bellevue
- Woodridge Park (201), Burien
- Fairwood (176), Renton
- Heritage Park (77), Bothell
- Rural Housing Preservation (104), Various
- Alpine Ridge (42), Kirkland
- Colonial Gardens (72), Shoreline
- Southwood Square (104), Kent
- Village at Overlake Station (308), Redmond
- Valley Park (60), Auburn
- Egis Portfolio (439), Various
- Birch Creek (262), Kent
- Sixth Place (24), White Center
- Zephyr (25), White Center
- Somerset Gardens/Highland Village (95), SeaTac
- Abbey Ridge/Bellevue Manor (128), Bellevue
- Woodland North (105), Lake Forest Park
- Bellevue Manor (212), SeaTac/Bellevue



**Legend**

- Acquisition/Rehab
- Rehab of Existing Portfolio
- New Construction

# Recent Development Projects

- 2016
  - Corinthian Apartments, SeaTac (Acquisition - Rehab) 95 Units
  - Spiritwood Manor, Bellevue (Existing - Rehab)
- 2018-19
  - Somerset Gardens, Bellevue (Existing - Rehab)
  - Highland Village, Bellevue (Acquisition - Rehab) 100 Units
- 2020-2021
  - Woodland North, Lake Forest Park (Existing - Rehab)
  - Abbey Ridge, SeaTac (Acquisition - Rehab) 146 Units
  - Bellevue Manor, Bellevue (Existing - Rehab)





# Corinthian Apartments

- 3039 S 154<sup>th</sup> St(), SeaTac
- 95 workforce units
  - 0BR(), 1BR & 2BR apartments
- Acquired 2015 (orig. built 1968)
  - Acquisition Cost: \$10.1 million
  - \$106,500 per unit
- Rehabbed 2016
  - Rehab Hard Cost: \$5.1 million
  - \$54,024 per unit
- Financing Sources
  - 4% LIHTC (RBC)
    - Paired with Spiritwood Manor
  - Tax-exempt Bond Financing
    - King County Credit Enhancement
    - Public Offering
  - King County TOD
  - KCHA



# Highland Village

- 14526 NE 7th Pl, Bellevue
- 100 workforce units
  - 1BR, 2BR & 3BR apartments
- Acquired 2016 (orig. built 1975)
  - Acquisition Cost: \$20 million
  - \$263,200 per unit (76 units)
- Rehabbed 2018
  - Rehab Hard Cost: \$11.3 million
  - \$177,400 per unit (64 units)
- New Construction 2019
  - New Contr. Cost: \$10 million
  - \$278,800 per unit (36 units)
- Financing Sources
  - 4% LIHTC (RBC)
    - Paired with Somerset Gardens
  - Tax-exempt Bond Financing
  - King County TOD
  - City of Bellevue
  - State of Washington HTF
  - KCHA





# Abbey Ridge

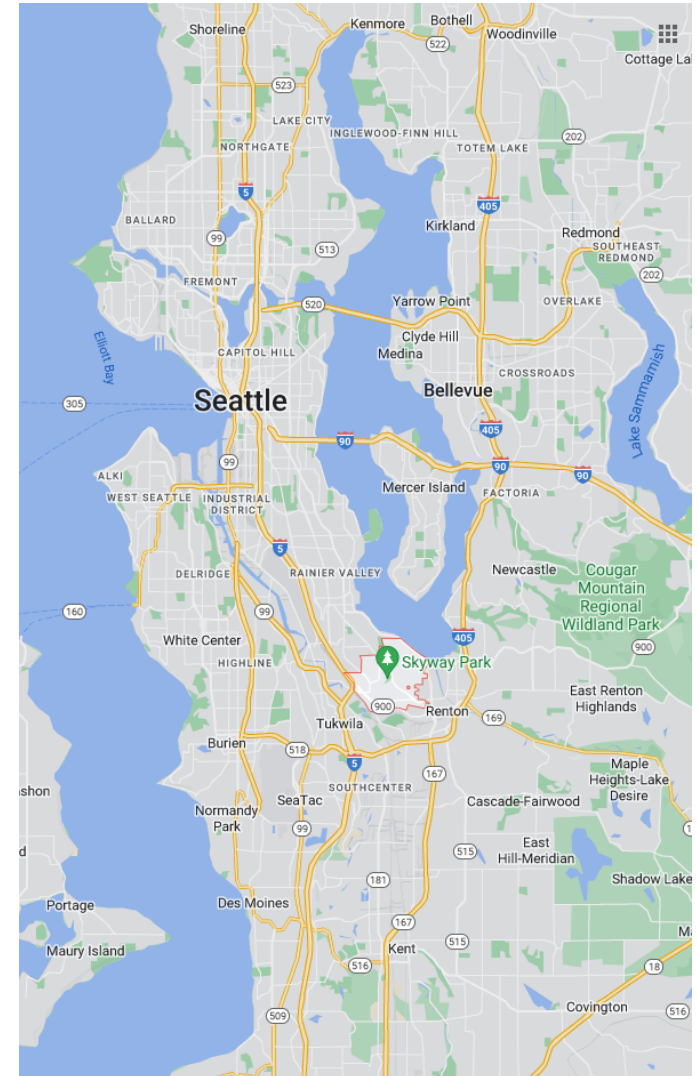
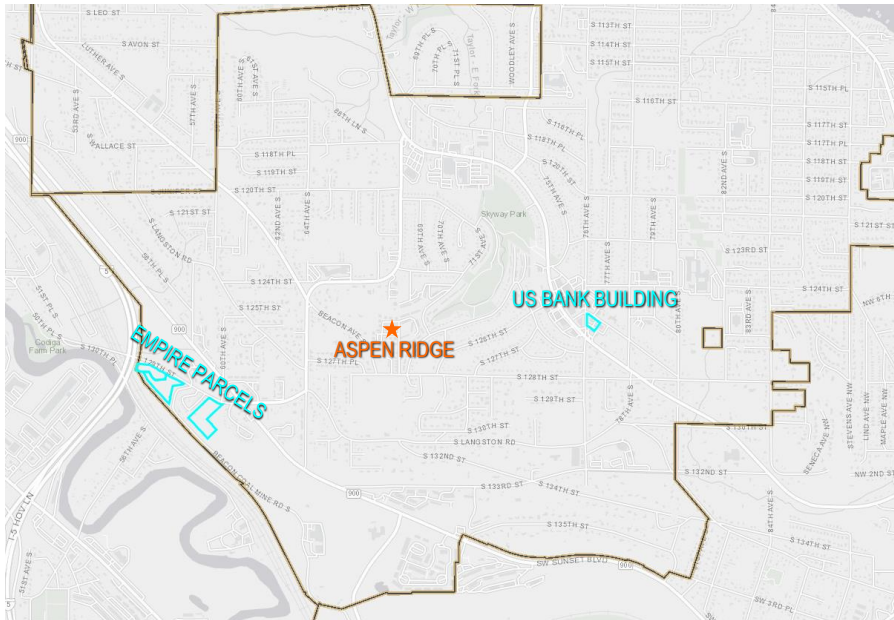
- 3035 S 204<sup>th</sup> St, SeaTac
- 146 workforce units
  - 1BR, 2BR & 3BR apartments
- Acquired 2016 (orig. built 1969)
  - Acquisition Cost: \$21.9 million
  - \$150,000 per unit
- Rehabbed 2021
  - Rehab Hard Cost: \$27.7 million
  - \$198,400 per unit
- Financing Sources
  - 4% LIHTC (RBC)
    - Paired with Bellevue Manor
  - Solar Tax Credits (RBC)
  - Tax-exempt Bond Financing
  - King County TOD
  - Weatherization Funds
  - KCHA

# Predevelopment Pipeline

- Skyway Neighborhood Projects – South KC/Skyway
- Rainier View Expansion – Black Diamond (Rural)
- Kirkland Heights Redevelopment – Eastside/Kirkland
- Trailhead (Issaquah TOD) – Eastside/Issaquah
- Greenbridge Notch Development – South KC/White Center
- Patricia Harris Redevelopment – Eastside/Redmond

# Skyway Neighborhood

- Skyway Resource Center
- Expansion of Empire View Mobile Home Park
- New County park





## A photograph of a US Bank branch building. The building is a single-story structure with a tan-colored facade and large glass windows. A prominent blue sign with the "us bank" logo stands to the left of the entrance. The entrance features a small awning. In front of the building is a paved parking lot with white parking lines, and a silver car is parked on the right side. The sky is blue with scattered white clouds, and power lines are visible overhead.



# Empire View Mobile Home Park (MHCP)



# New Park (King County)

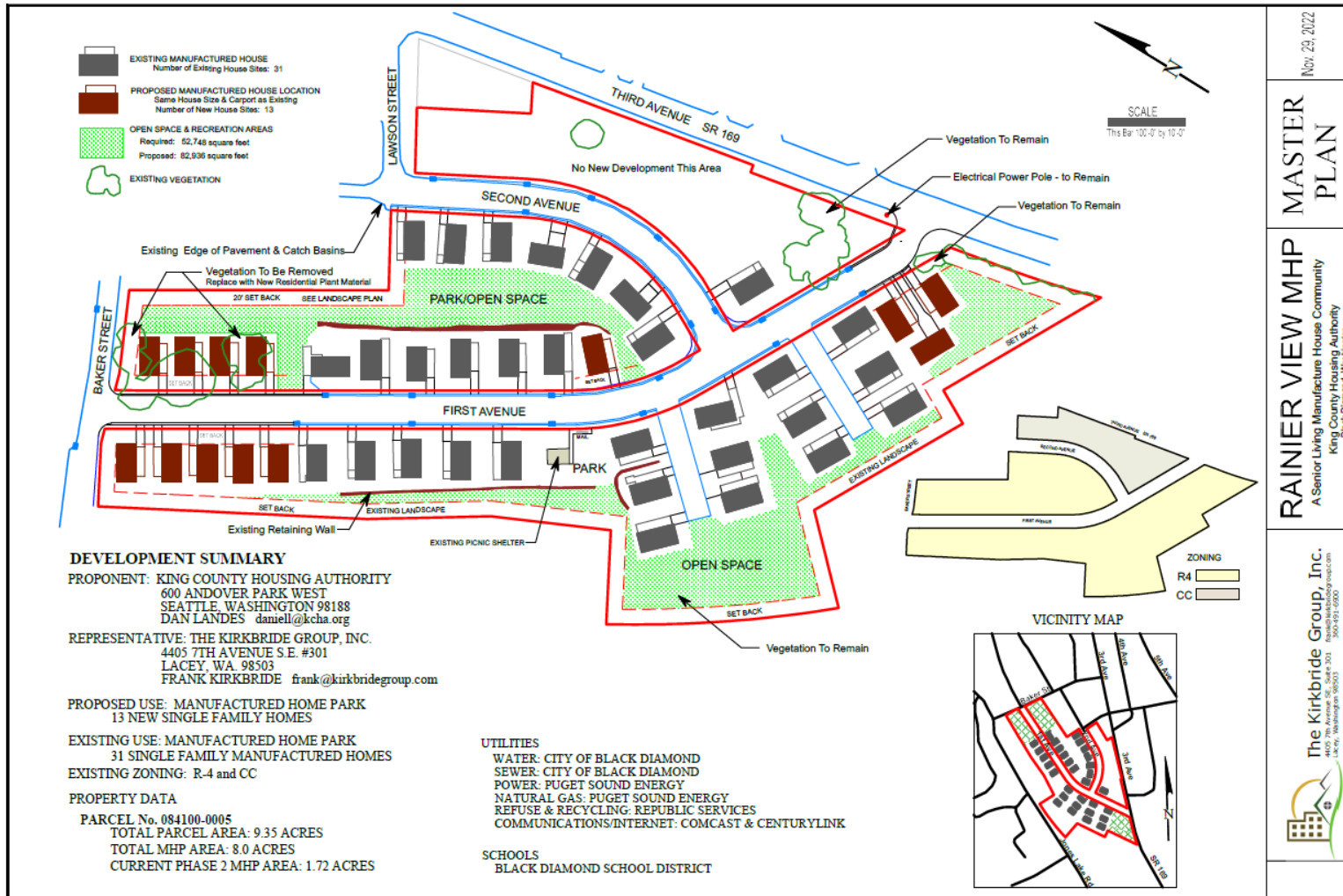


# Rainier View Expansion

- Expansion of existing mobile home park (on site of very first KCHA project)
- 13 new spaces
- 55 and older homeowners below 80% AMI
- Received funding from Washington State HTF and King County VSHSL
- Zoning issue



# Rainier View Site Plan



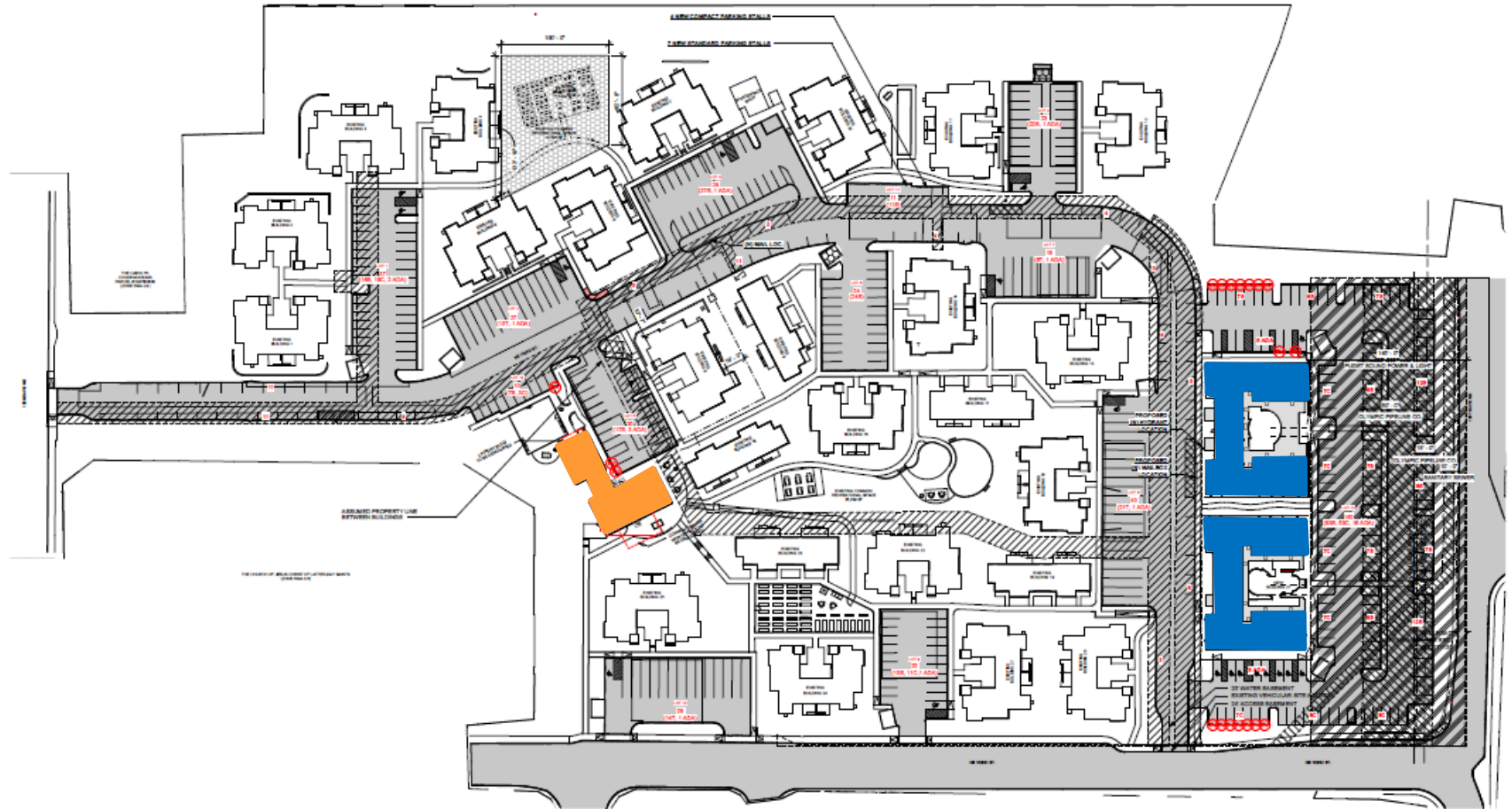
# Kirkland Heights

- Rehab and/or expansion of existing multifamily property
- 180 (existing) + 96 new units
  - 48 in 2 newly constructed buildings
  - 48 created by adding 3<sup>rd</sup> floor (4 units each) to 20 existing buildings
- 80% AMI with 106 Section 8 units
- Estimated construction start 2023
  - Rehab of test building currently underway

# Kirkland Heights: Building 8 Rehab



# Kirkland Heights Site Plan





# Trailhead (Issaquah TOD)

- Workforce housing next to transit center
- ~155 units of affordable housing
- Mixed-use, mixed-income development
- 40% and 60% AMI
- Estimated start 2024
- Purchased site 12/30/22
  - Cell tower must be relocated to nearby park
- \$12 MM committed from County, ARCH



Rendering of Issaquah TOD

# Greenbridge Notch

- Apartments/townhomes/condominium units
  - Up to 24 market rate units, or
  - 39 market rate units + 41 affordable units, or
  - 80 affordable units
- Design team engaged to study various scenarios
- Decision on plan in 2022





## Greenbridge Notch

# Patricia Harris Manor

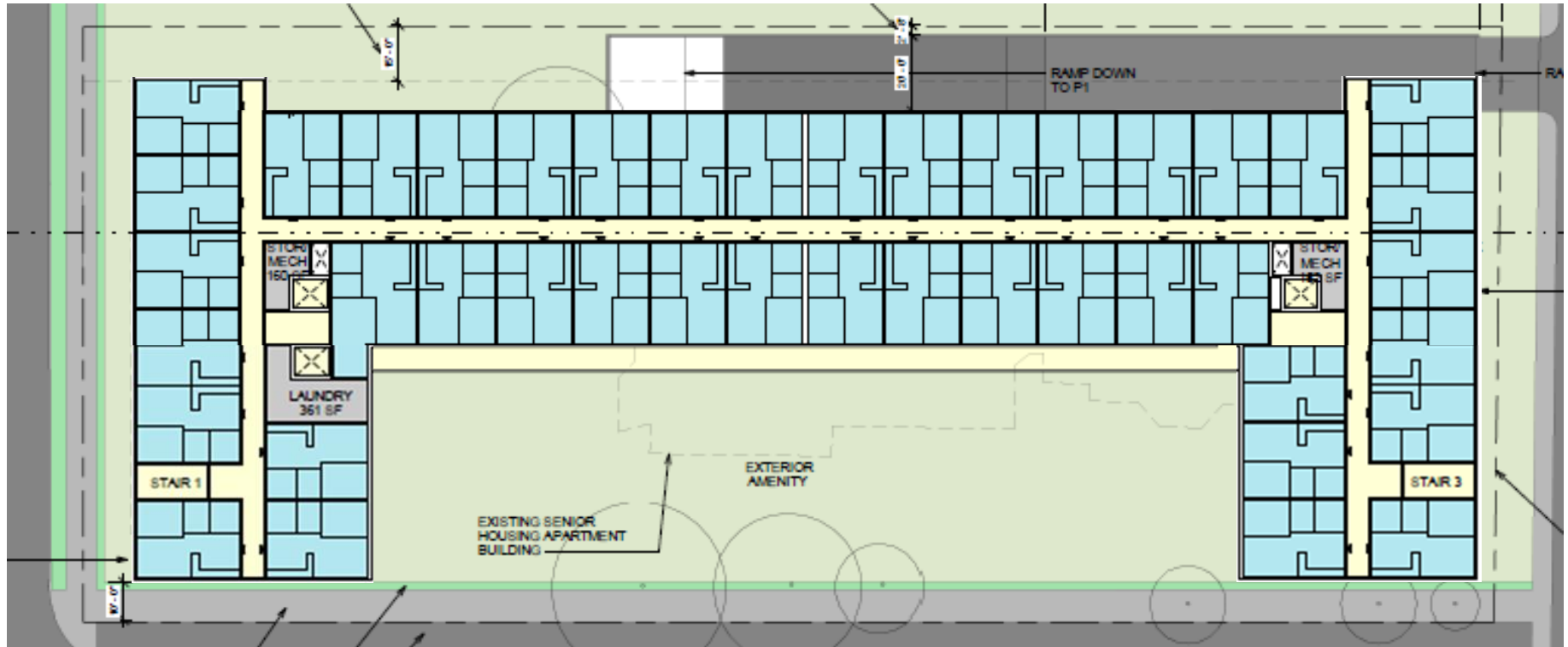
- Redevelopment of senior housing site in Redmond
- 190 – 240 units
- 60% AMI with 41 Section 8 units
- Estimated start 2024/25





Bellewood/Patricia Harris Manor, Redmond

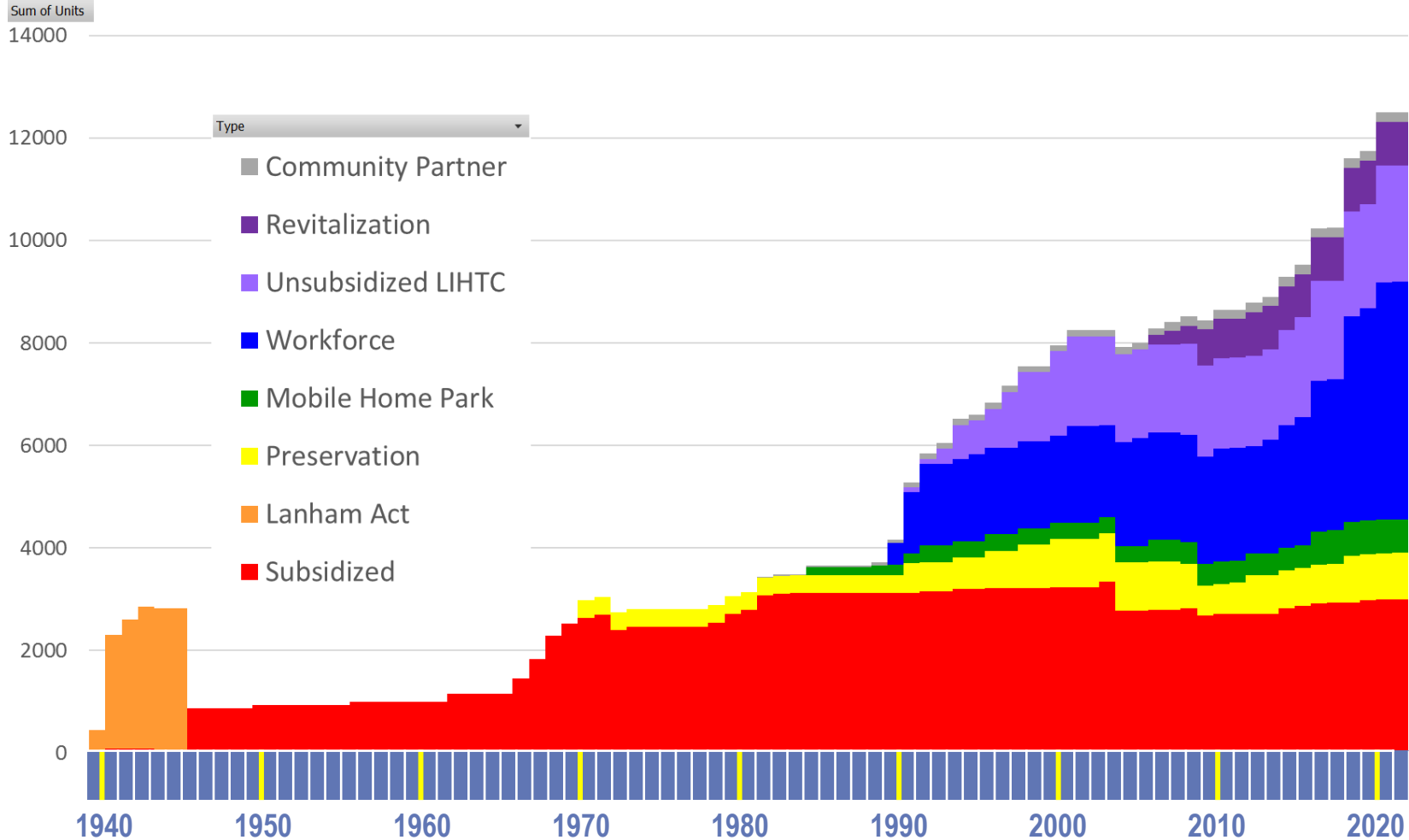




## Patricia Harris Manor Redevelopment



# KCHA Portfolio Growth



# Housing by Program Area

- **Subsidized Housing**

- Public housing: 2,513 units in 49 properties
  - Includes 2 future PH conversions (Village Plaza and Illahee)
- Project-Based Vouchers: 1,948 in 63 KCHA/MKCRF properties
  - Includes preservation projects, conversions from PH (HOPE VI 509, et. al.), targeted project-basing in other projects
- Project-Based Section 8: 41 units in one property
- Project-Based VASH: 77 units in 5 properties
- USDA: 104 units in 3 properties

- **Unsubsidized LIHTC Housing**

- 2,401 units in 23 properties up to 60% AMI

- **Workforce Housing**

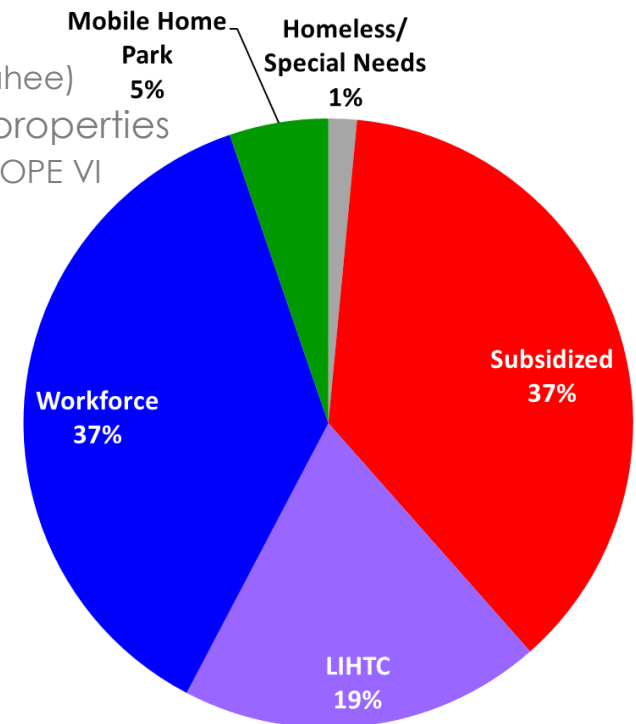
- 4,633 units in 27 properties, half at 80% AMI

- **Mobile Home Parks**

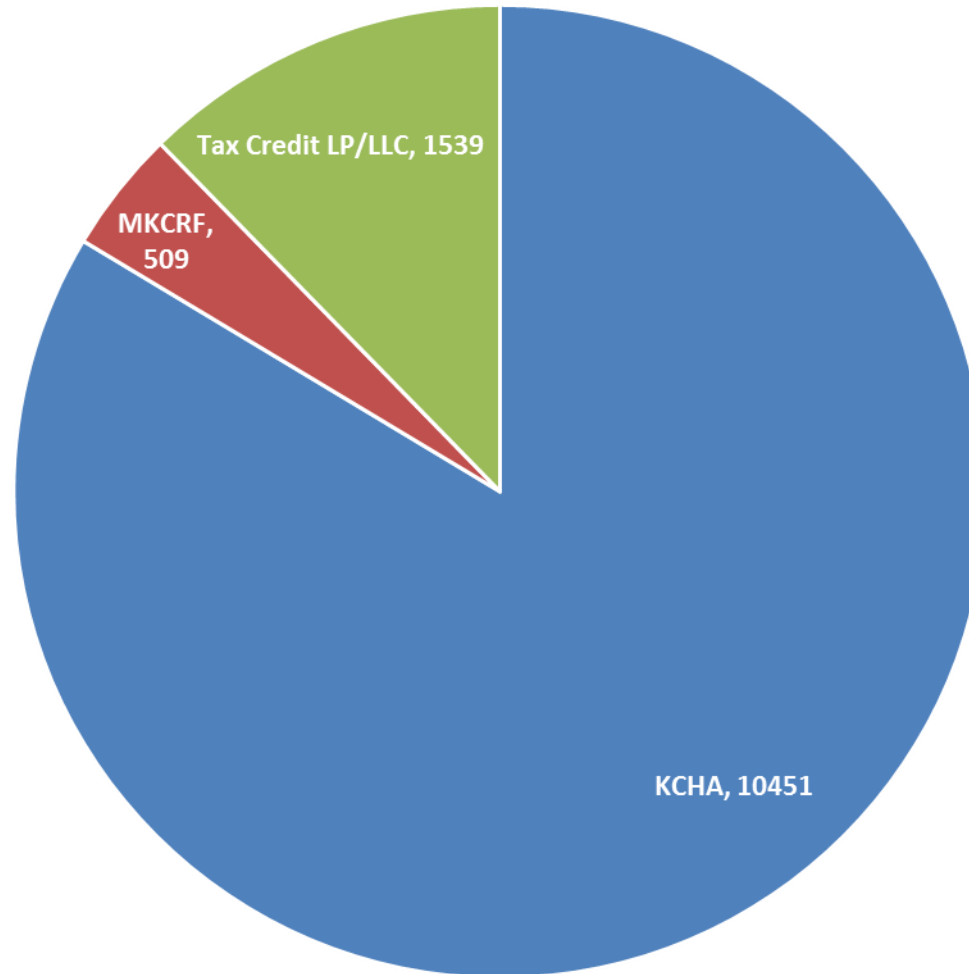
- 655 pads in 5 parks

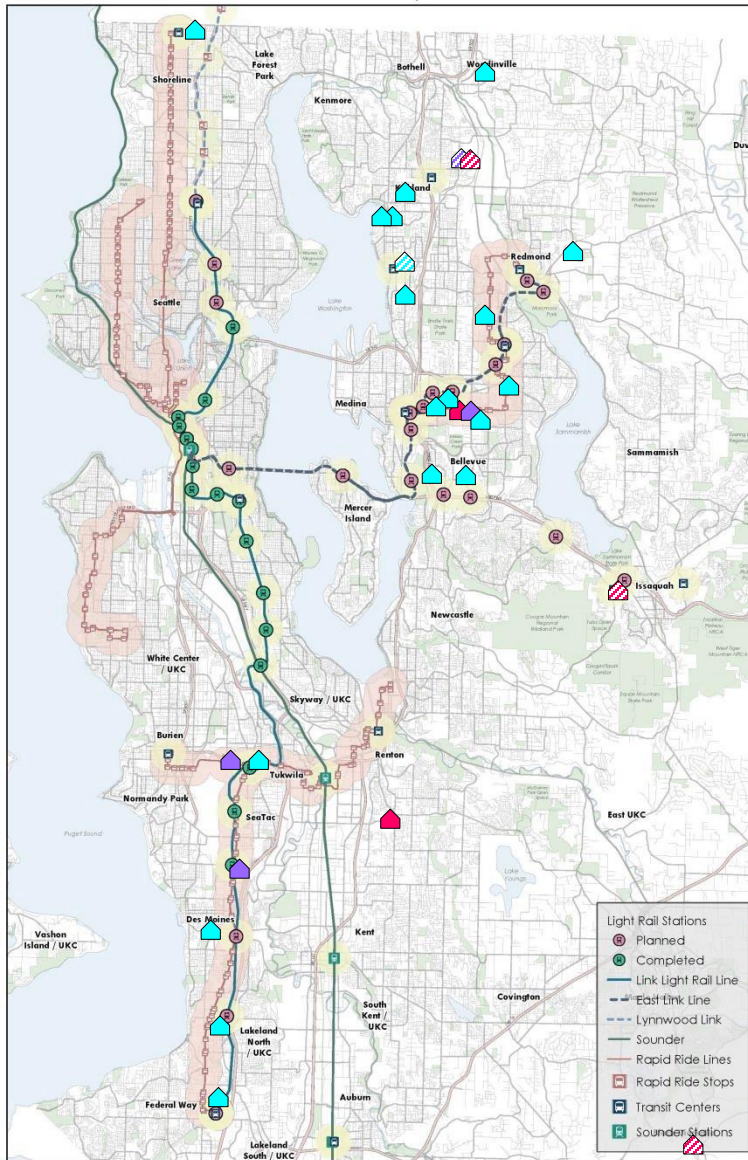
- **Homeless/Special Needs Partnerships**

- 188 subsidized units in 23 properties



# Housing by Ownership

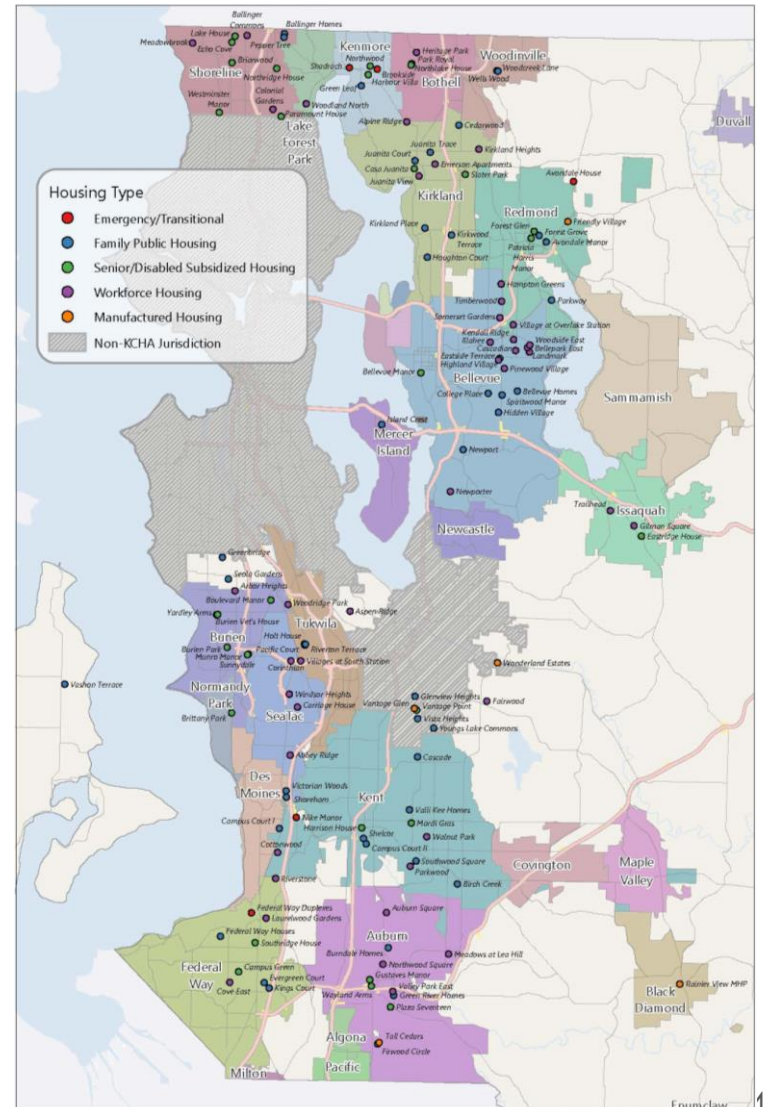
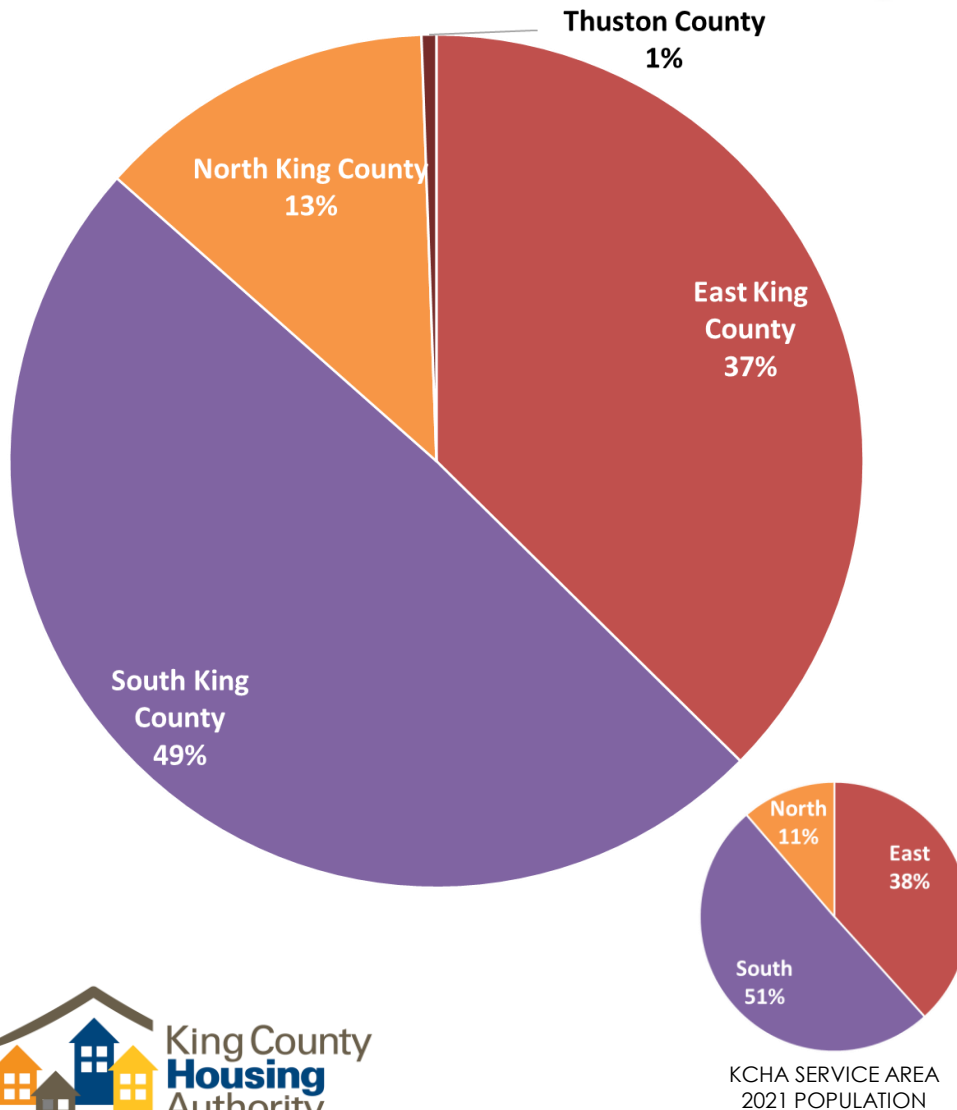




# Workforce Housing Near Transit Access

-  Acquisitions Completed
-  Acquisitions Underway
-  Acquisition/Rehabs Completed
-  Acquisition/Rehabs Underway
-  New Construction Completed
-  New Construction Predevelopment

# Housing by Location



Not Shown: Pkaring Court (Shoquahmie, Family Subsidized Housing), S View (North Bend, Family Subsidized Housing - USDA), Rainier View I (Enumclaw, Family Subsidized Housing - USDA), Rainier View II (Enumclaw, Senior/Disabled Subsidized Housing - USDA), and Casa Madrona (Olympia, Senior/Disabled Subsidized Housing). Updated 1/21/2021.

# T A B N U M B E R

8



# **KCHA IN THE NEWS**

**February 21, 2023**





## King County Housing Authority

6K followers • 262 following

Meet KCHA:  
Kevin Preston

As a Senior Development Manager, Kevin Preston has had an enormous impact on the redevelopment of two former public housing developments in White Center, now called Greenbridge and Seola Gardens. These award-winning, mixed-income, master-planned communities have been catalysts for reinvigorating White Center, transforming obsolete subsidized housing projects into vibrant, economically diverse communities, consisting of rental and homeownership opportunities. The word “community” is operative; these are not just housing developments. Kevin has spent 15 years at KCHA working on the design, permitting, and construction of these two communities. He grew up in the area and was motivated to remove barriers and assist residents in their pursuit of upward mobility and develop communities that anyone would be proud to call home. He also serves on the board of Greenbridge Association, helping to manage the community and provide services for residents. Before joining KCHA, Kevin worked for HUD and as an affordable housing development consultant. He has also owned a real estate development and investment company. Kevin has a bachelor’s degree in Psychology from Arizona State, and master’s in Education from Washington State University. He’s an avid sports fan, but is partial to Arizona State. He’s into fitness with weightlifting, hiking, yoga, and golf. He also enjoys comedy, live music, and travel. Kevin is active in his community as a member of Omega Psi Phi Fraternity, Inc.







## King County Housing Authority

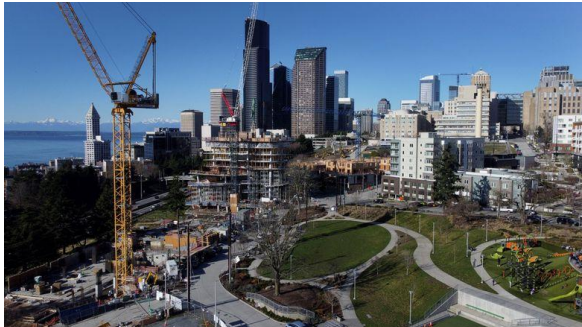
6K followers • 262 following

On Jan. 17, KCHA Executive Director Robin Walls joined other local housing leaders for a roundtable discussion with U.S. Sen. Patty Murray on solutions to address the affordable housing crisis. Robin highlighted our region's success in supporting households exiting homelessness through the Emergency Housing Voucher program and spoke about the need for a robust expansion of the Housing Choice Voucher and Housing Tax Credit programs.



# ‘Social housing’ is on the Seattle ballot, but what is it?

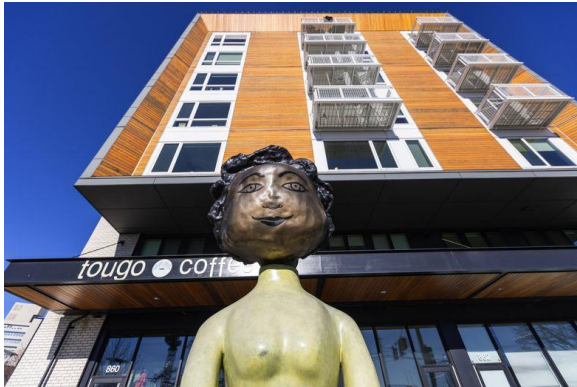
Feb. 3, 2023 at 6:00 am Updated Feb. 3, 2023 at 7:20 am



With downtown Seattle in the background, a portion of the future Yesler Towers is seen under construction to the left of Yesler Terrace Park. Yesler Terrace was Washington state's first public housing development, opening in the 1940s. (Ken Lambert / The Seattle Times)



Yesler Terrace, operated by Seattle Housing Authority, has gone through major redevelopment and as a result, has more mixed-income housing. Seattle voters will decide whether to create a social housing authority as another strategy to address the housing crisis. (Ken Lambert/The Seattle Times)



Redevelopment of Yesler Terrace began in 2012, including this new apartment building. Seattle Housing Authority raised funds by selling some of the land to private developers and, as a result, the area has a greater diversity of incomes. (Ken Lambert/The Seattle Times)



A streetcar zips past the Wayfarer Apartments under construction as work continues at Yesler Terrace in Seattle. (Ken Lambert/The Seattle Times)

By [Anna Patrick](#) *Seattle Times* staff reporter

## PROJECT HOMELESS

More than 100 years after Vienna, Austria, undertook a project to create long-lasting affordable housing for its residents, a similar model is on the February ballot in Seattle.

“Social housing” has become an increasingly popular concept in recent years, both locally and across the U.S., but its European roots date back to a time when land



was much cheaper — vastly different from the brutal forces battering Seattle’s housing market today.

The Feb. 14 special election puts in front of voters the decision of whether to create a new public development authority, Seattle Social Housing Developer, to develop, own, acquire and maintain social housing in Seattle.

The initiative was placed on the ballot by a group of homelessness and housing advocates called House Our Neighbors. It’s [a response to a failed 2021 homelessness measure](#) that proposed requiring the city to build 2,000 shelter units while keeping parks and sidewalks clear of encampments. It’s the only measure on the ballot.

Proponents of social housing say the ultimate goal is to remove more housing from the private sector and place it under a government’s or a public authority’s control. That would insulate it from market forces and desegregate low-income tenants from people who make well over Seattle’s median income.

But critics question whether introducing another subsidized housing developer — on top of Seattle’s Office of Housing, three federally funded housing authorities and several nonprofit developers — will create too much competition for limited dollars.

“I think that the idea of disconnecting a substantial part of the housing stock from the private market is exactly the right concept,” said Dan Watson, adviser to the executive director of the King County Housing Authority. “But the question is, ‘How do you get it done?’”

Few people dispute that Seattle needs more affordable housing as the city faces a growing homelessness crisis. A [recent report](#) estimates the city needs upward of 20,000 units that are affordable to households earning 80% of area median income or below. Last year, Seattle’s [median income for a family of four was \\$120,907](#), according to a city report.

Proponents say a social housing authority would provide more options to achieve that, rather than block other developers from the market.

“This is about a choice,” said Tiffani McCoy, co-chair of the House Our Neighbors coalition.

## Inspiration from Vienna

One of social housing’s biggest obstacles might be communicating what it means to voters.

The general idea is to create permanently affordable units for people earning a wide range of incomes, not just the lowest earners.

The emphasis on mixed incomes is key — and differentiates the model from most U.S. low-income housing. Proponents say that counteracts the

historical segregation of poor people — who are also disproportionately people of color — and the sometimes substandard quality of their housing.

In Vienna, more than half of the city's nearly 2 million residents live in permanently affordable city-owned housing or in properties owned by nonprofits that receive government subsidies to keep rents low.

To entice renters with higher incomes, the developments must be well-designed, desirable to live in and spread across neighborhoods.

“Our mayor is always proud to say, ‘You can’t say if a person is rich or poor because of his address,’” said Christian Schantl, who works in international relations for Wiener Wohnen, which oversees Vienna’s city-owned housing.

Initiative 135 says that in every building the Seattle Social Housing Developer acquires, units would be divided among different income brackets, ranging from 0% to 120% of the area’s median income and done in a way that no one would be charged more than 30% of what they earn.

If this is divided among income brackets correctly, organizers say, each building would earn enough in rent to make it self-sustaining.

John Fox, who recently co-wrote an [opinion](#) piece opposing the measure in The Seattle Times, said that what the model doesn’t account for is when buildings fall into disrepair and need more investment, when inflation causes operating costs to skyrocket, or when renters need a rent reduction.

“It’s pie in the sky,” said Fox, the longtime director of the Seattle Displacement Coalition, a 45-year-old housing and homeless advocacy group.

The city of Vienna invests about 450 million euros, or about \$491 million, annually into subsidized housing to cover building updates, meet renter needs and help acquire more housing, Schantl said.

Seattle’s social housing developer would be run by a governing board with the majority comprising renters. In addition, every social housing building would have a governance council, similar to a homeowners association model.

## Examples already here

There are already some examples of what this might look like.

Starting in 1989, the King County Housing Authority tried something similar, purchasing private-market rental properties. To do that, the authority sold bonds at low interest rates to make the initial acquisitions and improvements.

Under the ballot measure, the proposed Seattle Social Housing Developer would also have the ability to issue bonds in exchange for low-interest loans.

King County Housing Authority has acquired about 5,000 units of what it calls “moderate-income housing” this way, according to Watson, adviser to the authority’s executive director. Seattle Housing Authority has done the same thing with about 1,500 units.

The use of the authority’s dollars instead of federal funding or subsidies allows the authority to have more flexible standards for renters. They’re even able to accept some renters without applying any income stipulations, in contrast to most federally funded affordable housing programs that are limited to people who make 80% or less of area’s median income.

Watson acknowledges, though, that with 5,000 or so units acquired by the authority over the last 30 years, housing is not being added at a fast enough rate to solve the region’s affordable housing crisis.

There has been little organized opposition to the measure.

The initiative received notable early opposition from a lobbying group whose members include King County’s major nonprofit housing developers, local housing authorities and financial institutions.

But Housing Development Consortium Executive Director Patience Malaba said on Wednesday the consortium opposed the idea before it qualified for a vote but, now that it is on the ballot, the group has shifted to a “neutral position.”

Several unions, nonprofits and local and state elected leaders have come out in favor of the measure, including King County Councilmember Girmay Zahilay, state Sen. Joe Nguyen, representing the 34th district, which includes West Seattle, and state Rep. Frank Chopp, who co-wrote the ballot-guide statement in favor of the measure.

“We are in a generations-long housing crisis that seems to have no end. I-135 is a bold approach toward a solution,” Nguyen said.

While no City Council members, nor the mayor, have taken official stances, Seattle City Councilmember Tammy Morales tried to get funding for the social housing developer included in the most recent city budget. That effort failed.

Notably, several organizations active in affordable housing and antipoverty work, including the Low Income Housing Institute and Solid Ground, are also supporting the initiative.

“There are agencies and nonprofits across Seattle that are doing incredible work to build more affordable housing. But we all know, it’s just not enough,” said Neal Simpson, spokesperson for Solid Ground.

Yet, the question of what this new agency would cost remains unclear.

If passed, the initiative includes language that requires the city to provide startup funds for the first 18 months to cover expenses that include office space and two staff members. The city estimates that cost to be around \$750,000, chief organizer McCoy said.

McCoy said the authority would immediately be able to start applying for support from philanthropic organizations, and that once buildings are running, its officials would design renter revenue in a way to make projects sustainable. The trick will be securing funding to start acquiring properties.

McCoy said the initiative intentionally left out a financing branch to prevent it from being possibly struck down in court. She said the campaign's hope is to first start with city and state government leaders to see if budget lines can be carved out to help finance the developer's yearly operations.

In addition, McCoy said organizers behind the initiative are exploring the feasibility of a progressive tax, which would go in front of Seattle voters, just like the current initiative, to help fund the social-housing developer.

"It's about creating that vision and structure first and then securing that funding," McCoy said.

The initiative needs a simple majority to pass.

**Anna Patrick:** [apatrick@seattletimes.com](mailto:apatrick@seattletimes.com); on Twitter: [@annaleapatrick](https://twitter.com/annaleapatrick).

# Seattle reverses dismal performance in using federal housing resource

Feb. 4, 2023 at 6:00 am



*Reginald Carey, shown here in his Bellevue apartment, says that having his own place makes it easier to work on the book he is writing. It also has allowed him to be stable and secure, he says; "There's more to life than..." (Karen Ducey / The Seattle Times)*

By Greg Kim *Seattle Times* staff reporter

## PROJECT HOMELESS

BELLEVUE — Reginald Carey, 62, sat down at his computer next to shelves of books he's owned since he lived on the steps of a church in South Lake Union. Back then, he protected them from rain in a metal trash can turned on its side.

He's writing a book. He's been working on it for 10 years, but since he moved into his own apartment in June, he feels like he's turning a corner.

"This place gives me the sense that I can accomplish this," Carey said.

Most of his rent is paid by an emergency housing voucher, one of over 1,300 rental subsidies that housing authorities in King County received through the American Rescue Plan directed at helping alleviate the nation's homelessness crisis.

Six months after the county received the vouchers in May 2021, only [10 had been used to move people](#) into housing — one of the worst rates in the country in a region with one of the largest populations of people in need of housing. Officials said they were delayed by a tightening rental market, the pandemic and bureaucracy.



Now, Seattle and King County have used all their vouchers and might receive more from areas that haven't seen the same dramatic turnaround. The housing and homelessness authorities here have one of the best lease rates in the country.

In December, U.S. Deputy Secretary of Housing and Urban Development Adrienne Todman visited Seattle to celebrate.

To achieve such progress, the Seattle and King County's housing agencies had to dedicate more people and funds to help people find housing, as well as simplify application and move-in processes for applying.

"Housing people is complex work, building trusted partnerships takes time and implementing a new program is never easy, but over time the results speak for themselves," wrote King County Housing Authority spokesperson Rhonda Rosenberg.

### Navigating bureaucracy

When King County began receiving emergency housing vouchers from the federal government, the then-new Regional Homelessness Authority, tasked with identifying who should receive a voucher, had just three employees.

It took weeks to create what the authority calls an equity-driven formula to identify possible candidates, and then recipients had to navigate a labyrinth of bureaucracy.

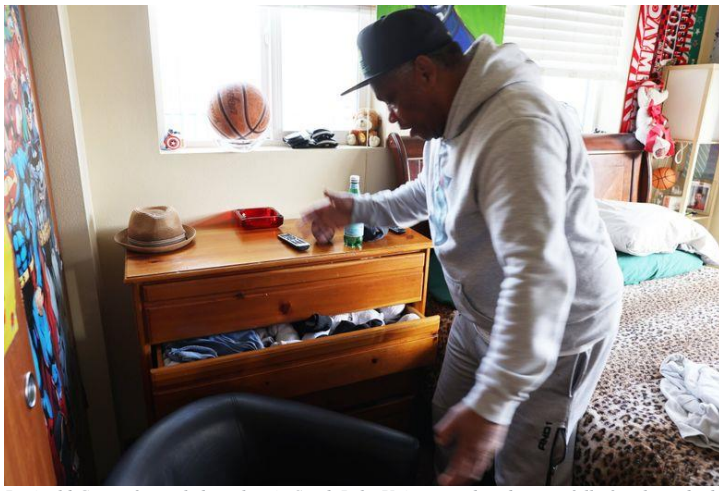
The authority made a deal with over 80 service providers: they would get to refer their clients for vouchers, and in exchange, the authority's front-line workers would provide support throughout the application and move-in process and for the first year of the lease.

"We worked with service providers to build on the trusted relationships they had already established with people experiencing homelessness, and that relational framework made all the difference," said King County Regional Homelessness Authority CEO Marc Dones in a statement.

When Carey received his voucher in May 2022, he started meeting with his case manager, Megan Ibarra, every other day to browse rental websites. Together, they sorted through apartments that were close to bus routes, a bank and a grocery store. She helped him apply online, communicate with landlords and even helped him move his belongings to his new home.

Without Ibarra, "I may have given up," Carey said.

For people like Carey who have lived outside for years, applying for housing is not a simple task. Homeless people often have a criminal record, an eviction history, poor or nonexistent credit or unpaid rent owed to previous landlords.



*Reginald Carey, formerly homeless in South Lake Union, now has drawers full of socks and other clothing in his new apartment in Bellevue. (Karen Ducey / The Seattle Times)*

Many also lack trust in a housing system that has failed them multiple times over. Carey said he initially “didn’t expect much” from the housing voucher program, given that he had applied for another housing voucher program multiple times and never heard back.

Even with case managers helping voucher recipients navigate the housing process, it took more time than housing authority officials initially expected and more support for recipients to start signing leases.

On average, it has taken voucher recipients in King County three months to find an apartment.

By the end of 2021, Seattle and King County Housing Authorities staffed up additional housing navigators and counselors that provided essentially another case manager during the housing application process.

That level of support might help explain why King County has pulled ahead in utilization rates. The Los Angeles Times [reported](#) that this kind of individualized support is absent in areas like San Francisco, which has used just half its vouchers.

Money was key

This level of support hadn’t existed before, and it took some time to stand up, the housing authorities said. For example, the Seattle and King County housing authorities introduced a new application form for emergency vouchers intended to reduce the amount of client paperwork in mid-2022, a full year after the program began.

But some service providers said money made the most difference.

The housing authorities provided each voucher recipient \$1,000 to cover application fees, deposits and moving expenses to overcome financial barriers that can stand in the way of low-income renters’ ability to find housing.

In January 2022, the King County Housing Authority raised the amount of rent that a voucher would pay for, by \$112 for a one-bedroom, “in direct response to

[Emergency Housing Voucher] leasing difficulties” using the agency’s own flexible funding, according to spokesperson Rosenberg.

Seattle Housing Authority said it made a similar adjustment around the same time, adding that housing authorities regularly update their vouchers’ subsidy amounts to fit market conditions.

The majority of leases were signed after that.

“When that happened, it really allowed us to house folks more rapidly,” said Febben Fekadu, director of housing at street outreach nonprofit REACH, which helped refer more than 80 people, mostly living in encampments, to the program.



*This building in Bellevue is where Reginald Carey now lives thanks to an emergency housing voucher Program. After a slow start, Seattle and King County have utilized some 1300 emergency housing vouchers. (Karen Ducey/The Seattle Times)*

Groups that face disproportionate rates of homelessness make up a larger-than-average percentage of lessees. More than 40% of Seattle and King County’s emergency housing vouchers have gone to Black people, a slight increase from other voucher programs, and 7% went to American Indians or Alaska Natives, more than doubling the rate at which those groups receive other vouchers.

Service providers that serve predominantly people of color or who are LGBTQ+ could refer more people to receive vouchers. And, they must provide support even after someone moves in, which helps stabilize people who face the highest obstacles to permanent housing.

Since Carey moved into his apartment in June, Ibarra said he calls her three times a week with questions, mostly about technology. Once, she said she mediated a conflict between him and his landlord about utility payments. Part of her job now is to prevent Carey from being evicted.

More vouchers needed?

Seattle and King County Housing Authorities have helped almost too many people find housing with their emergency housing vouchers.

Seattle and King County received 1,260 vouchers from the federal housing agency, but issued hundreds more expecting that not everyone would successfully find an apartment.

More than 1,330 have already used their vouchers to sign a lease, and hundreds more people are still looking for apartments that the housing authorities may be on the hook for.

Renton Housing Authority has used about 80% of the 54 vouchers it was allocated.

Rosenberg, with the King County Housing Authority, said there was always going to be a risk of either issuing too many or too few vouchers, and the agency didn't want to risk leaving resources on the table when there are so many people in need of housing.



*Two artworks depicting Reginald Carey when he was homeless hang on his bedroom wall in his new apartment, made possible by a housing voucher program. The region has outpaced most other comparably sized cities/counties in connecting people in need of housing with the vouchers. (Karen Ducey / The Seattle Times)*

The housing authorities say they have enough flexible funding to cover all of the vouchers they've issued, and they expect that within a few years, the number of people with an emergency housing voucher will fall. People who receive a housing voucher typically move on from the program within five to seven years.

HUD also said it plans to take back emergency housing vouchers from housing authorities that were unable to use them and redistribute them to other authorities that used at least a majority of theirs like Seattle, Renton and King County.

The department had said this process would be complete by February.

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From the Puget Sound Business Journal:

<https://www.bizjournals.com/seattle/news/2023/01/09/county-progress-large-issaquah-housing-project.html>

SUBSCRIBER CONTENT:

## Land sale marks progress for complex housing project in Issaquah

*Jan 9, 2023, 2:35pm PST*

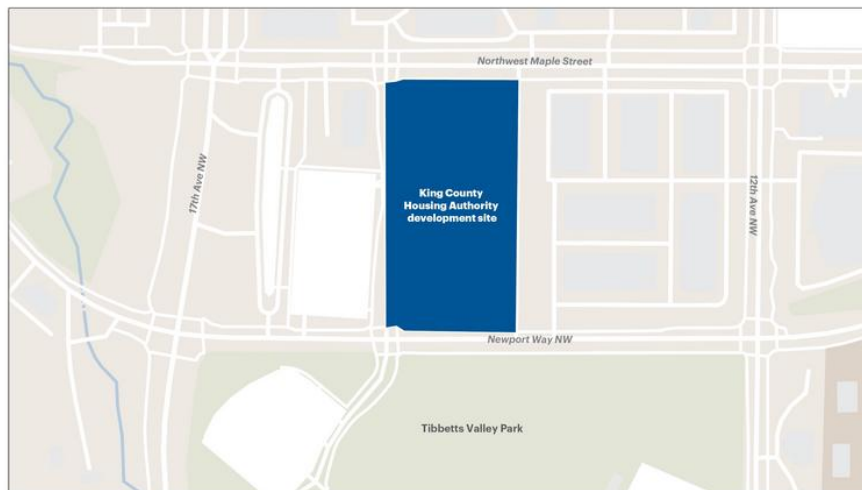


Image: PSBJ

PSBJ

The city of Issaquah has been working on a large mixed-use housing project near Tibbetts Valley Park. The King County Housing Authority recently bought the 4-acre development site for \$14 million, but many details remain to be worked out before construction can begin.

The King County Housing Authority has closed a \$14 million sale of a 4-acre property for a large, years-in-the-works transit-oriented development called Trailhead near Issaquah's Tibbetts Valley Park.

The housing authority bought the property, at 1505 Newport Way NW, from Lumen Technologies Inc., according to a sales affidavit the county posted last week.



There are some key unknowns about the approximately 340-unit project, including who the private development partner will be. Seattle-based Spectrum Development Solutions was working on Trailhead but pulled out of the deal.

It's too soon to say much else about the development, housing authority spokesperson Rhonda Rosenberg said in an email. Unknown are the cost of the development and who will design and build it.

"The project will serve a range of incomes. We do intend to provide about 155 units of affordable housing. We don't have a partner for the market-rate housing. Some non-residential uses will be included in the development, but we don't yet know what they are," Rosenberg said.

Located within walking distance of the Issaquah Transit Center, the development property is "a prime opportunity site" that aligns with the city's Central Issaquah Plan, according to online project information. The Central Issaquah Plan was written to guide the long-term evolution of the 1,100-acre commercial core.

In addition to the lower-income housing, there will be 185 units of market-rate homes. Also planned are a new road and a pedestrian connection from Trailhead to the transit center.

Another component is a mental health facility that will be part of what the city calls the "Opportunity Center." It won't be an institutional setting but rather something like "a normal doctor's office," Snyder said.

In 2017, the city selected Spectrum and the housing authority as the preferred development partners. Spectrum dropped out of the project last year.

Company Principal Jake McKinstry on Monday said Spectrum "fully supports" the project. Among the challenges were easements and other to-be-resolved issues. Meanwhile, the company built up its pipeline with other projects, including developing nearly 540 apartment units in Shoreline and an approximately 160-unit Spokane project with Gonzaga University.



**Marc Stiles**

Senior Reporter - *Puget Sound Business Journal*

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# This month's special election could bring social housing to Seattle

On the Feb. 14 ballot, Seattle voters will decide whether to launch and fund publicly owned, mixed-income affordable housing.

by [Josh Cohen](#) / February 6, 2023



*Kristin Benson Place, a nonprofit affordable-housing project in Queen Anne, photographed on May 20, 2022. House Our Neighbors is a ballot initiative campaign to create social housing in Seattle, which differs from the current model of affordable housing. (Amanda Snyder/Crosscut)*

Seattle voters are about to decide whether they want to experiment with [social housing](#) — a model of publicly owned, mixed-income affordable housing that’s popular in other countries and gaining interest in the United States.

Supporters say social housing is an important tool for combating a housing affordability crisis that is increasingly affecting middle-income residents the way it long has with low-income and homeless residents. Detractors say the proposal duplicates existing models, shifts resources away from those least served by the private market and will be another competitor for scant affordable-housing money.

Initiative 135 is on the ballot for Seattle’s Feb. 14 special election.

Social housing, in the vision of the [I-135 campaign](#), is affordable housing that serves a broad range of incomes within each apartment complex, from homelessness to people earning 120% of the area median income (currently about \$144,000 for a family of four) and remains in public hands in perpetuity.

It is that range of tenant incomes that differentiates social housing from existing subsidized affordable housing. Whether because of the stipulations of government funding sources or because of a nonprofit’s mission,



subsidized housing in Seattle is typically built for people earning less than 80% of the area median income, and often targeted at people earning 60% or less.

**Next:** Seattle's social housing campaign, explained

Proponents often look at [Vienna, Austria](#), for inspiration. Two-thirds of city residents earning a wide range of incomes live in government-owned and subsidized housing. [Montgomery County, Maryland's housing authority](#) is the lone U.S. example of a public-housing developer building mixed-income developments with both subsidized and market-rate rents. Hawaii and California's state legislatures have also debated social housing in recent years.

The I-135 campaign has garnered a lengthy list of [endorsements](#) from politicians, labor unions and nonprofits, including a few affordable-housing providers such as Low-Income Housing Institute and Solid Ground. There is not an official opposition campaign, but several longtime affordable-housing advocates and others in the affordable-housing world have [spoken against the measure](#).

If it passes, I-135 would create a public development authority (PDA) to acquire and build social housing that remains in public hands in perpetuity. PDAs are [public corporations](#) that have the legal authority to do things like apply for and administer grants and develop land.

Seattle has a [number of existing PDAs](#), such as the Pike Place Market PDA. Community Roots Housing and the Seattle Chinatown International District Preservation and Development Authority are both Seattle-based PDAs that develop affordable housing.

**Next:** Homeless services could face cuts in WA's 2023 legislative session

The Seattle Social Housing Developer would not be a new city department. But if the initiative passes, the city is on the hook for 18 months of startup costs including providing office space and hiring staff, which the city [estimates would cost \\$750,000](#). State Representative and longtime affordable-housing advocate Frank Chopp, D-Seattle, told Crosscut that if the initiative passes, he will seek funding in the state budget to help with startup costs.

After startup, the developer would be on its own to find the money to acquire buildings on the private market to convert to social housing, or to build new housing from the ground up. Affordable-housing developers rely on a mix of local, state and federal government loans along with philanthropic and private dollars to pay for housing construction.

Seattle and Washington have steadily increased the size of their affordable-housing loan programs in recent years, but the demand from affordable-housing developers always outstrips available funds. Federal loan programs are also oversubscribed. I-135's opponents fear the social housing developer will just be another applicant vying for an insufficient pool of money.

"When all is said and done, if it were to pass, it's just going to be another program out there trying to build housing," said David Bloom, a longtime affordable-housing advocate and founder of the Downtown Emergency Service Center. "Regardless of the language they use about not competing with existing nonprofits, they don't have a funding source."

Tiffani McCoy is I-135's campaign chair and the advocacy director at Real Change, the homelessness nonprofit and street newspaper. She said the social housing developer does not plan to apply for existing government housing loans. Instead, the campaign is looking at money available from the federal Build Back Better and Inflation Reduction acts.

**Next:** How WA's legislature is addressing the housing crisis in 2023

McCoy said the campaign has also identified a potential progressive revenue source that the City Council could adopt, though she didn't want to share further details of the tax idea while they dig deeper into the city's legal authority to impose it. It is unclear how that tax idea would intersect with the city's [ongoing work](#) to identify new progressive revenue sources to balance the city budget.

If created, the social housing developer also plans to use its authority to issue bonds to generate money for acquisition and construction. The King County Housing Authority has [used that tactic for decades](#) to acquire thousands of units of housing.

"Why do we, especially on the left, keep espousing the scarcity message that there's only one way to solve homelessness, only one way to address the

housing crisis?” asked McCoy, pointing out that they see social housing as additive to the existing affordable-housing landscape. “We need a multitude of options. We’re so far behind on scaling up to meet our housing needs.”

Another sticking point for Bloom and other I-135 skeptics is the idea of subsidizing middle-income housing during a crisis that most severely impacts low-income and homeless residents.

“I think I-135 is a distraction,” Bloom said. “It doesn’t address homelessness. It doesn’t really do anything to alleviate affordable-housing problems. I don’t understand why they’re doing this.”

“Obviously the current system isn’t doing enough good to help renters across the board,” said Rep. Chopp in response to I-135 critics. “I’ve helped all those nonprofits and public housing authorities in their projects, and I’ll continue to do that because they do great stuff too. We just need to do more because the market isn’t doing enough.”

A recent [city-commissioned report](#) on Seattle’s housing market found that those earning less than 50% of area median income, or \$45,300 for an individual, have the fewest housing options in the city. But the report found that even for those earning 80%-100% of the area median income with options on the private market, there isn’t enough available housing. In the past decade, the city has seen a net loss of households with incomes between 50% and 100% of the median.

Solid Ground is an anti-poverty nonprofit that has a portfolio of subsidized housing for people exiting homelessness. Executive Director Shalimar Gonzales supports the idea of mixed-income affordable housing, both in recognition of how the housing crisis has impacted Seattle’s middle class and because social housing would let residents stay in place as their economic conditions improved.

“We don’t want to see folks get into communities, like where they’re at, then because they have reached some sort of income threshold they’re pushed out,” said Gonzales. “We see this as part of the continuum of care that folks need rather than being strict about income limits the way a lot of our affordable housing is currently.”

Having a mix of incomes within each project is meant to serve two purposes. The higher rents paid by higher-income tenants within a given building help subsidize the rents for lower-income tenants and offset operations costs. It is also meant to limit the class segregation of Seattle residents, with low-income residents in low-income-only affordable housing and higher-income residents in housing on the private market.

Jesse Simpson, policy manager at the nonprofit developer trade group Housing Development Consortium, said while the rents paid by higher-income tenants will help offset ongoing costs, he thinks it's unlikely they will be sufficient to fully cover ongoing operations, meaning the project would need some form of outside subsidy. The Consortium initially came out against I-135, but has since softened to neutrality on the measure.

Some affordable-housing developers are starting to experiment with more mixed-income projects in recognition of the decreasing supply of housing affordable to middle-income residents. Community Roots, one of Seattle's housing PDAs, will soon open [a new apartment complex](#) in the Central District with units available to people earning 60%-100% of area median income.

Ballots must be dropped in ballot return boxes or postmarked by Feb. 14.

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From the Puget Sound Business Journal:

<https://www.bizjournals.com/seattle/news/2023/01/26/dominium-plans-95-unit-project-in-burien.html>

SUBSCRIBER CONTENT:

## **Minnesota-based developer plans supportive services project in Burien**

*Jan 26, 2023, 10:55pm PST*



Dominium

A 95-unit affordable housing project in Burien is under construction.

The Minnesota-based affordable housing provider Dominion announced Thursday it has secured financing to develop a 95-unit building in Burien.

The \$38.5 million project is in partnership with the Seattle nonprofit Downtown Emergency Services Center (DESC).

DESC offers supportive services to people experiencing mental health symptoms, substance abuse and homelessness. Dominion will be providing development services pro-bono through its philanthropic arm, Dominion Gives. DESC will manage the development.

“DESC Burien embodies our belief that quality affordable housing should be available for everyone,” Jeff Huggett, Dominion senior vice president and project partner, said in a news release. “This partnership with DESC is a great opportunity to provide stable housing for some of the most vulnerable members of our community.”

Construction will begin at 801 SW 150th St., the former site of the 15,000-square-foot Burien Professional Center, which is 0.36 acres. DESC acquired the property in February 2022 for \$1.9 million and transferred it to the city of Burien in October through a quit claim deed.

Permits for the six-story development were issued in mid-December 2022. The units, which will be studios with common areas, are expected to be completed in spring 2024.

All the housing vouchers will be distributed by the King County Housing Authority, with 70 of them being reserved for those with disabilities. The other 25 vouchers will be for homeless veterans eligible for Veterans Affairs Supportive Housing.

Nine percent of the project is being financed through Low-Income Housing Tax Credits.

The development and financing partners include Absher Construction, Kantor Taylor, SMR Architects and First American Title.

Dominium’s Pro Bono Program represents 10% of the company’s nationwide development efforts. So far the program created more than 500 units and developed more than 90,000 square feet of commercial support space for \$200 million in development costs.



**Shawna De La Rosa**

Reporter - *Puget Sound Business Journal*



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