



SPECIAL  
MEETING OF THE  
BOARD OF COMMISSIONERS

HYBRID MEETING

Thursday, June 29, 2023

1:00pm

**Webinar Meeting:**

**<https://kcha-org.zoom.us/j/84243934498>**

**Meeting ID: 842 4393 4498**

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

King County Housing Authority – West Wing  
600 Andover Park West  
Tukwila, WA 98188



# SPECIAL HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Thursday, June 29, 2023 - 1:00 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 – May 22, 2023
- V. Approval of Agenda
- VI. Consent Agenda
  - A. Voucher Certification Reports for April 2023 2
  - B. Resolution No. 5750 – Acquisition of Investor Limited 3  
**Partners’ Interests in Fairwind Apartments LLLP.**

## VII. Resolutions for Discussion

- A. Resolution No. 5751 – Resolution Authorizing the Limited Redemption of Accrued Vacation Leave in Excess of Current Maximum Annual Carryover Limits, and Further Authorizing a Change in the Maximum Annual Vacation Carryover Limits and Related Payouts of Accrued Vacation Upon Separation from Employment 4

## VIII. Briefings & Reports

- A. 2022 KCHA Resident Characteristics Report Highlights 5
- B. Family Self Sufficiency (FSS) 6
- C. First Quarter 2023 Executive Dashboard 7
- D. State Legislative Update 8

## IX. Executive Director Report

- X. KCHA in the News 9

## XI. Commissioner Comments

## 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.

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

Monday, May 22, 2023

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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 Monday, May 22, 2023. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:01 p.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Zoom), John Welch (via Zoom), Commissioner Regina Elmi (via zoom), Commissioner TerryLynn Stewart (via Zoom) and Commissioner Richard Jackson.

Introduction of Commissioner Richard Jackson to his first official KCHA Board meeting.

III. ELECTION OF OFFICERS

- A. Chairperson – Doug Barnes
- B. Vice-Chair – John Welch
- C. Secretary – Robin Walls

On motion by Commissioner TerryLynn Stewart to elect Commissioner Doug Barnes as Chairperson, Commissioner John Welch as Vice-Chair and Robin Walls as Secretary, and seconded by Commissioner Regina Elmi, the Board unanimously approved the election of officers.

IV. PUBLIC COMMENT

Resident Cindy Ference gave public comment.

V. APPROVAL OF MINUTES

- A. Board Meeting Minutes – April 17, 2023

On motion by Commissioner John Welch, and seconded by Commissioner Regina Elmi, the Board unanimously approved the April 17, 2023 Meeting Minutes.

VI. APPROVAL OF AGENDA

On motion by Commissioner Regina Elmi, and seconded by Commissioner Richard Jackson, the Board unanimously approved the May 22, 2023 hybrid Board of **Commissioners' meeting agenda.**

VII. CONSENT AGENDA

- A. Voucher Certification Reports for March 2023
- B. First Quarter 2023 Write-Off Report
- C. New Bank Accounts

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner John Welch, the Board unanimously approved the May 22, 2023 hybrid Board of Commissioners' meeting consent agenda.

VIII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5747 – A RESOLUTION providing for the issuance of one or more series of revenue bonds in the aggregate principal amount of not to exceed \$130,000,000, the proceeds of which will be lent to New Kirkland Heights LLLP, and determining related matters.

B. Resolution No. 5748 – A RESOLUTION of the authorizing the Execution of financing, leasing, regulatory and related documents for the Kirkland Heights Low Income Housing Tax Credit development.

Dan Landes, Development Director explained at the April Board of Commissioners meeting, staff presented the project profile to the Board and discussed the redevelopment and expansion of Kirkland Heights. This meeting the Board is being asked to approve the resolutions authorizing the Authority to secure and provide the financing needed to move forward with the redevelopment.

On motion by Commissioner Regina Elmi, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5747.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner John Welch, the Board unanimously approved Resolution 5748.

C. Resolution No. 5749 – Authorizing Changes to the Public Housing Admission and Continued Occupancy Policy (ACOP) and the Administrative Plans (AD PLANS) for Tenant-Based and Project-Based Voucher Programs Relating to Household Eligibility

Anneliese Gryta, Deputy Executive Director of Housing Assistance explained the changes to the ACOP needed to help ensure compliance with HOTMA.

On motion by Commissioner John Welch, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5749.

IX. BRIEFINGS & REPORTS

A. First Quarter 2023 Financial Report

Saeed Hajarizadeh, Deputy Executive Director, Chief Administrative Officer gave a brief update of the First Quarter Financial Report, noting that we were at 97.8% of budget.

B. Property Management and Security Presentation

Anneliese Gryta, Deputy Executive Director of Housing Assistance gave a full update to the Board.

- KCHA Property Management
  - Team
  - Central Applications Center
  - Unit Upgrade Division
- HUD Public Housing Dashboard
  - KCHA Occupancy Rate – 98.23%
  - National Occupancy Rate – 94.7%
- **Partnership w/ KCHA's Resident Services Department**
  - Promoting Housing Stability
  - Building Economic Self Sufficiency
- 2023 Resident Listening Sessions
- KCHA Safety & Security Initiative
  - Ponha Lim, KCHA Director of Safety and Security
  - Budget tripled investments in safety personnel, planning and technology
  - New Communication Tool – RAVE – text message alert system for communication of active security incidents
  - Meeting with Local Jurisdictions
  - Site & Camera Assessments
  - Security Guard & Law Enforcement Contracts
  - Updating Procedures

C. 2022 EDIB Annual Report

Scarleth Lever Ortiz, Senior Director of Equity, Diversity, Inclusion and Belonging gave a brief presentation for the inaugural EDIB Annual Report.

The report introduces key groups, describes their work and shares facts and figures about their composition and achievements. This information demonstrates our current impact and provides benchmarks we expect to improve in the years to come.

**Thank you for being a key part in KCHA's journey of becoming and anti-racist, multicultural organization.**

## X. EXECUTIVE DIRECTOR REPORT

Robin Walls, Executive Director/CEO gave news updates.

- Resignation of Marc Dones, CEO of King County Regional Homeless Authority (KCRHA). There will be some impact to KCHA with respect to the leadership transition. KCRHA has been a key partner of ours with respect to Emergency Housing Vouchers.  
KCRHA is the organization that serves as the continuum of care for King County, which means they are the referral organization for any vouchers that are targeted for homeless individuals. That transition will have some version of impact.  
We have had a robust partnership, there was a Hill visit to DC, where we met with congressional leadership, etc., we will miss his partnership and will be in support of the organization.  
The entire region: KCHA, SHA, KCRHA and RHA, all of us that have received Emergency Housing Vouchers have been fully leased. King County has the 3<sup>rd</sup> largest homeless population.
- Last month we celebrated the last of the land closings for Division 8 for Greenbridge, Phase III of the property that new housing will be developed on.
- May 4 – Visited Kirkland Heights with Representative Susan DelBene, Dan Landes and Andrew Calkins. Representative DelBene has been a big supporter of affordable housing. Kirkland Heights is in her Congressional District.
- On May 17<sup>th</sup>, participated in a Seminar that was put together by The Turner Center out of the University of California, Berkeley that was exploring the challenges and successes of the Emergency Housing Voucher Program. Participated with colleagues from County of Los Angeles Housing Authority as well as Fort Worth. It was robustly attended by over 100 attendees including some HUD folks. Messaging was for the Emergency Housing Voucher Program, which has sustained national success, for HUD to continue to look for ways to fund the program and reallocate those vouchers from jurisdictions that may not be able to fully utilize them.
- May 18-19, 2023, we had our YARDI kick off. YARDI is the housing management information system. This is our software of record, which we use to communicate with HUD as well as our financial processing. That was an exciting kickoff for us last week. We had meetings for staff that were interested to find out how this transition will impact them. We had representatives from YARDI as well as our software implementation team, NIMS.
- KCHA has a management agreement with Sedro-Woolley Housing Authority. We had a Sedro-Woolley Housing Authority Management Review. There are some outstanding items from that review centered primarily on procurement. They have not issued an official report. We are pursuing follow-up.

- We also had our annual financial audit last week using CohnReznick for the first time. They completed their onsite visit. We are anticipating the report in the next 60 days.

XI. EXECUTIVE SESSION

A. To review the performance of a public employee (RCW 42.30.110 (1) (g))

4:24pm – Board meeting was suspended.

5:04pm – Board meeting was re-convened.

XII. KCHA IN THE NEWS

None.

XIII. COMMISSIONER COMMENTS

None.

XIV. ADJOURNMENT

Chair Barnes adjourned the meeting at 5:06 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

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**To:** Board of Commissioners  
**From:** Mary Osier, Accounting Manager  
**Date:** June 2, 2023  
**Re:** **VOUCHER CERTIFICATION FOR APRIL 2023**

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  
 June 2, 2023

Bank Wires / ACH Withdrawals		7,198,429.21
	<i>Subtotal</i>	<b>7,198,429.21</b>
Accounts Payable Vouchers		
Key Bank Checks - #345271-345708		4,827,890.12
Tenant Accounting Checks - #11870-11886		12,946.53
	<i>Subtotal</i>	<b>4,840,836.65</b>
Payroll Vouchers		
Checks - #93385-93388 & 93399-93407 & 93412-93420		30,720.57
Direct Deposit		2,122,949.12
	<i>Subtotal</i>	<b>2,153,669.69</b>
Section 8 Program Vouchers		
Checks - #643367-643803 & 644184		266,518.16
ACH - #575014-577740		20,951,148.67
	<i>Subtotal</i>	<b>21,217,666.83</b>
Purchase Card / ACH Withdrawal		391,673.58
	<i>Subtotal</i>	<b>391,673.58</b>
	<b>GRAND TOTAL</b>	<b>\$ 35,802,275.96</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	
Bellepark	04/05/2023	\$ 22,871.38	AP & PAYROLL	
Hampton Greens	04/05/2023	\$ 107,219.02	AP & PAYROLL	
Kendall Ridge	04/05/2023	\$ 33,097.77	AP & PAYROLL	
Landmark	04/05/2023	\$ 405,517.18	AP & PAYROLL	
Riverstone	04/05/2023	\$ 37,525.35	AP & PAYROLL	
SALMON CREEK HOUSING	04/05/2023	\$ 10,496.81	Monthly Bank Fees	
SALMON CREEK HOUSING	04/05/2023	\$ 7,305.79	Monthly Bank Fees	
SALMON CREEK HOUSING	04/05/2023	\$ 2,479.56	Monthly Bank Fees	
SALMON CREEK HOUSING	04/05/2023	\$ 1,070.03	Monthly Bank Fees	
Woodside East	04/05/2023	\$ 60,402.26	AP & PAYROLL	
ALPINE RIDGE	04/06/2023	\$ 9,246.72	AP & MANAGEMENT FEE	
Aspen Ridge	04/06/2023	\$ 4,849.57	AP & MANAGEMENT FEE	
Auburn Square	04/06/2023	\$ 19,463.80	AP & MANAGEMENT FEE	
Bellepark	04/06/2023	\$ 11,293.93	AP & MANAGEMENT FEE	
Carriage House	04/06/2023	\$ 8,538.07	AP & MANAGEMENT FEE	
Carrington	04/06/2023	\$ 33,696.88	AP & MANAGEMENT FEE	
CASCADIAN	04/06/2023	\$ 23,790.94	AP & MANAGEMENT FEE	
Colonial Gardens	04/06/2023	\$ 7,351.14	AP & MANAGEMENT FEE	
Cottonwood	04/06/2023	\$ 18,537.49	AP & PAYROLL & OCR	
Cove East	04/06/2023	\$ 63,110.80	AP & PAYROLL & OCR	
FAIRWOOD	04/06/2023	\$ 7,926.00	AP & MANAGEMENT FEE	
HERITAGE PARK	04/06/2023	\$ 5,962.07	AP & MANAGEMENT FEE	
Juanita View	04/06/2023	\$ 16,759.17	AP & PAYROLL & OCR	
Kirkland Heights	04/06/2023	\$ 42,537.28	AP & PAYROLL & OCR	
Meadows	04/06/2023	\$ 5,770.47	AP & MANAGEMENT FEE	
Newporter	04/06/2023	\$ 7,227.37	AP & MANAGEMENT FEE	
OVERLAKE	04/06/2023	\$ 37,295.22	AP & MANAGEMENT FEE	
Parkwood	04/06/2023	\$ 17,059.78	AP & MANAGEMENT FEE	

Pinewood Village	04/06/2023	\$ 6,271.97	AP & MANAGEMENT FEE
RAINIER VIEW I	04/06/2023	\$ 19,578.26	AP & DEBT SERVICES
RAINIER VIEW II	04/06/2023	\$ 13,246.59	AP & DEBT SERVICES
Salish	04/06/2023	\$ 5,703.00	AP & MANAGEMENT FEE
Salish	04/06/2023	\$ 2,925.88	AP & MANAGEMENT FEE
SALMON CREEK HOUSING	04/06/2023	\$ 38,290.18	AP & MANAGEMENT FEE
Sandpiper East	04/06/2023	\$ 47,726.29	AP & MANAGEMENT FEE
SEOLA CROSSING	04/06/2023	\$ 74,782.97	AP & PAYROLL & OCR
SEOLA CROSSING	04/06/2023	\$ 48,750.11	AP & PAYROLL & OCR
SI VIEW	04/06/2023	\$ 8,103.04	AP & DEBT SERVICES
SOUTHWOOD SQUARE	04/06/2023	\$ 26,905.57	AP & MANAGEMENT FEE
Timberwood	04/06/2023	\$ 8,021.82	AP & MANAGEMENT FEE
Vashon Terrace	04/06/2023	\$ 3,132.46	AP & DEBT SERVICES
Walnut Park	04/06/2023	\$ 12,011.12	AP & MANAGEMENT FEE
WINDSOR	04/06/2023	\$ 33,343.98	AP & MANAGEMENT FEE
Woodridge Park	04/06/2023	\$ 10,205.21	AP & MANAGEMENT FEE
NIA	04/07/2023	\$ 87,324.43	AP & PAYROLL & OCR
Argyle	04/12/2023	\$ 145,206.23	AP & PAYROLL
Ballinger Commons	04/12/2023	\$ 134,571.40	AP & PAYROLL
Bellepark	04/12/2023	\$ 14,820.15	AP
Emerson	04/12/2023	\$ 45,352.15	AP & PAYROLL
GILMAN SQUARE	04/12/2023	\$ 56,165.19	AP & PAYROLL
Hampton Greens	04/12/2023	\$ 12,488.82	AP
Kendall Ridge	04/12/2023	\$ 2,091.98	AP
Landmark	04/12/2023	\$ 19,682.20	AP
Meadowbrook	04/12/2023	\$ 32,016.27	AP & PAYROLL
Riverstone	04/12/2023	\$ 24,866.04	AP
Surrey Downs	04/12/2023	\$ 35,330.74	AP & PAYROLL
Villages at South Station	04/12/2023	\$ 49,954.14	AP & PAYROLL
Woodside East	04/12/2023	\$ 12,488.21	AP
ALPINE RIDGE	04/13/2023	\$ 11,600.99	AP & PAYROLL
ARBOR HEIGHTS	04/13/2023	\$ 51,258.20	AP & PAYROLL
Aspen Ridge	04/13/2023	\$ 7,484.60	AP & PAYROLL
Auburn Square	04/13/2023	\$ 22,836.56	AP & PAYROLL
Carriage House	04/13/2023	\$ 34,301.02	AP & PAYROLL
Carrington	04/13/2023	\$ 37,501.45	AP & PAYROLL
CASCADIAN	04/13/2023	\$ 38,118.08	AP & PAYROLL
Colonial Gardens	04/13/2023	\$ 9,640.99	AP & PAYROLL
FAIRWOOD	04/13/2023	\$ 48,078.38	AP & PAYROLL
HERITAGE PARK	04/13/2023	\$ 21,108.17	AP & PAYROLL

LAURELWOOD	04/13/2023	\$ 17,818.71	AP & PAYROLL
Meadows	04/13/2023	\$ 15,098.33	AP & PAYROLL
Newporter	04/13/2023	\$ 23,107.62	AP & PAYROLL
OVERLAKE	04/13/2023	\$ 77,621.10	AP & PAYROLL
Parkwood	04/13/2023	\$ 29,481.69	AP & PAYROLL
Pinewood Village	04/13/2023	\$ 46,466.33	AP & PAYROLL
RAINIER VIEW I	04/13/2023	\$ 6,271.86	AP
RAINIER VIEW II	04/13/2023	\$ 4,517.66	AP
Salish	04/13/2023	\$ 28,122.51	AP & PAYROLL
Sandpiper East	04/13/2023	\$ 78,754.52	AP & PAYROLL
SI VIEW	04/13/2023	\$ 8,753.76	AP
SOUTHWOOD SQUARE	04/13/2023	\$ 61,991.71	AP & PAYROLL
Tall Cedars	04/13/2023	\$ 12,376.78	AP & PAYROLL
Timberwood	04/13/2023	\$ 62,817.88	AP & PAYROLL
Vashon Terrace	04/13/2023	\$ 3,666.70	AP
Walnut Park	04/13/2023	\$ 29,405.88	AP & PAYROLL
WINDSOR	04/13/2023	\$ 42,786.40	AP & PAYROLL
Woodridge Park	04/13/2023	\$ 68,820.06	AP & PAYROLL
Bellepark	04/19/2023	\$ 22,067.10	AP & PAYROLL
Hampton Greens	04/19/2023	\$ 25,783.58	AP & PAYROLL
Kendall Ridge	04/19/2023	\$ 15,029.15	AP & PAYROLL
Landmark	04/19/2023	\$ 20,923.09	AP & PAYROLL
Riverstone	04/19/2023	\$ 66,806.99	AP & PAYROLL
Villages at South Station	04/19/2023	\$ 20,880.12	EPRAP Adjustment
Villages at South Station	04/19/2023	\$ 11,675.00	EPRAP Adjustment
Woodside East	04/19/2023	\$ 20,959.12	AP & PAYROLL
ALPINE RIDGE	04/20/2023	\$ 16,322.74	AP
ARBOR HEIGHTS	04/20/2023	\$ 11,311.28	AP
Aspen Ridge	04/20/2023	\$ 10,353.60	AP
Auburn Square	04/20/2023	\$ 11,340.45	AP
Carriage House	04/20/2023	\$ 9,813.64	AP
Carrington	04/20/2023	\$ 7,941.39	AP
CASCADIAN	04/20/2023	\$ 3,555.35	AP
Colonial Gardens	04/20/2023	\$ 18,803.53	AP
FAIRWOOD	04/20/2023	\$ 9,417.17	AP
HERITAGE PARK	04/20/2023	\$ 5,819.94	AP
LAURELWOOD	04/20/2023	\$ 16,650.94	AP
Meadows	04/20/2023	\$ 13,084.39	AP
Newporter	04/20/2023	\$ 3,480.11	AP
OVERLAKE	04/20/2023	\$ 22,404.03	AP

Parkwood	04/20/2023	\$ 24,696.13	AP
Pinewood Village	04/20/2023	\$ 6,518.58	AP
Salish	04/20/2023	\$ 125,915.30	AP
Sandpiper East	04/20/2023	\$ 8,100.49	AP
SOUTHWOOD SQUARE	04/20/2023	\$ 8,293.80	AP
Timberwood	04/20/2023	\$ 6,705.28	AP
Walnut Park	04/20/2023	\$ 11,408.32	AP
WINDSOR	04/20/2023	\$ 76,651.56	AP
Woodridge Park	04/20/2023	\$ 9,394.03	AP
Cottonwood	04/21/2023	\$ 17,776.46	AP
Cove East	04/21/2023	\$ 54,382.01	AP
Juanita View	04/21/2023	\$ 27,270.79	AP
Kirkland Heights	04/21/2023	\$ 104,680.16	AP
NIA	04/21/2023	\$ 22,856.12	AP
SALMON CREEK HOUSING	04/21/2023	\$ 38,542.10	AP
SEOLA CROSSING	04/21/2023	\$ 80,626.98	AP
SEOLA CROSSING	04/21/2023	\$ 36,191.72	AP
Argyle	04/26/2023	\$ 38,648.76	AP & PAYROLL
Ballinger Commons	04/26/2023	\$ 139,553.27	AP & PAYROLL
Bellepark	04/26/2023	\$ 37,243.03	AP
Emerson	04/26/2023	\$ 38,943.54	AP & PAYROLL
GILMAN SQUARE	04/26/2023	\$ 23,964.56	AP & PAYROLL
Hampton Greens	04/26/2023	\$ 162,778.29	AP
Kendall Ridge	04/26/2023	\$ 56,613.95	AP
Landmark	04/26/2023	\$ 14,142.97	AP
Meadowbrook	04/26/2023	\$ 55,761.42	AP & PAYROLL
Riverstone	04/26/2023	\$ 50,627.12	AP
Sandpiper East	04/26/2023	\$ 10,050.00	Transfer to Salish
Sandpiper East	04/26/2023	\$ 3,780.00	Transfer to Salish
Sandpiper East	04/26/2023	\$ 2,670.00	Transfer to Salish
SEOLA CROSSING	04/26/2023	\$ 2,282.00	Transfer to Salmon
Surrey Downs	04/26/2023	\$ 20,820.52	AP & PAYROLL
Villages at South Station	04/26/2023	\$ 42,634.29	AP & PAYROLL
Woodside East	04/26/2023	\$ 39,856.63	AP
ALPINE RIDGE	04/27/2023	\$ 8,833.22	AP & PAYROLL & MANAGEMENT FEE & OCR
ARBOR HEIGHTS	04/27/2023	\$ 17,621.13	AP & PAYROLL & MANAGEMENT FEE & OCR
Aspen Ridge	04/27/2023	\$ 8,649.46	AP & PAYROLL & MANAGEMENT FEE & OCR
Auburn Square	04/27/2023	\$ 37,119.78	AP & PAYROLL & MANAGEMENT FEE & OCR
Carriage House	04/27/2023	\$ 33,752.36	AP & PAYROLL & MANAGEMENT FEE & OCR
Carrington	04/27/2023	\$ 13,395.24	AP & PAYROLL & MANAGEMENT FEE & OCR

CASCADIAN	04/27/2023	\$ 49,460.50	AP & PAYROLL & MANAGEMENT FEE & OCR	
Colonial Gardens	04/27/2023	\$ 26,967.63	AP & PAYROLL & MANAGEMENT FEE & OCR	
FAIRWOOD	04/27/2023	\$ 27,855.84	AP & PAYROLL & MANAGEMENT FEE & OCR	
HERITAGE PARK	04/27/2023	\$ 13,935.38	AP & PAYROLL & MANAGEMENT FEE & OCR	
LAURELWOOD	04/27/2023	\$ 16,783.61	AP & PAYROLL & MANAGEMENT FEE & OCR	
Meadows	04/27/2023	\$ 22,699.16	AP & PAYROLL & MANAGEMENT FEE & OCR	
Newporter	04/27/2023	\$ 14,797.04	AP & PAYROLL & MANAGEMENT FEE & OCR	
OVERLAKE	04/27/2023	\$ 49,294.17	AP & PAYROLL & MANAGEMENT FEE & OCR	
Parkwood	04/27/2023	\$ 25,092.70	AP & PAYROLL & MANAGEMENT FEE & OCR	
Pinewood Village	04/27/2023	\$ 28,959.40	AP & PAYROLL & MANAGEMENT FEE & OCR	
RAINIER VIEW I	04/27/2023	\$ 5,347.82	AP	
RAINIER VIEW II	04/27/2023	\$ 1,517.93	AP	
Salish	04/27/2023	\$ 19,169.99	AP & PAYROLL & MANAGEMENT FEE & OCR	
Sandpiper East	04/27/2023	\$ 35,515.12	AP & PAYROLL & MANAGEMENT FEE & OCR	
SI VIEW	04/27/2023	\$ 5,436.16	AP	
SOUTHWOOD SQUARE	04/27/2023	\$ 16,094.79	AP & PAYROLL & MANAGEMENT FEE & OCR	
Tall Cedars	04/27/2023	\$ 15,711.35	AP	
Timberwood	04/27/2023	\$ 47,365.87	AP & PAYROLL & MANAGEMENT FEE & OCR	
Vashon Terrace	04/27/2023	\$ 2,652.51	AP	
Walnut Park	04/27/2023	\$ 24,524.28	AP & PAYROLL & MANAGEMENT FEE & OCR	
WINDSOR	04/27/2023	\$ 59,358.80	AP & PAYROLL & MANAGEMENT FEE & OCR	
Woodridge Park	04/27/2023	\$ 76,822.77	AP & PAYROLL & MANAGEMENT FEE & OCR	
Aspen Ridge	04/28/2023	\$ 2,813.95	AP	
	<b>171 Wires</b>	<b>\$ 5,431,917.04</b>		

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**TO:** Board of Commissioners

**FROM:** Dave Allan, Sr. Asset Manager, Tax Credit Division

**DATE:** June 20, 2023

**RE:** **Resolution 5750** – Acquisition of Investor Interests’ in Fairwind Apartments LLLP

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The tax credit investment partners in the Fairwind Apartments LLLP have finished receiving the federal low income housing tax credits allocable to its investment in the Fairwind Apartments (which is part of KCHA’s Seola Gardens Hope VI community in White Center). Now that they have received their full allocation of tax credits related to their equity contribution, they have expressed a willingness to exit the partnership and convey their ownership interest to KCHA (through a wholly owned affiliate of KCHA). The attached resolution authorizes the Executive Director to take all actions necessary for the conveyance of the tax credit investor partners’ interests in Fairwind Apartments LLLP.

KCHA is the sole general partner of Fairwind Apartments LLLP. Similar to what has happened with other tax credit developments at Greenbridge, KCHA will transfer the investor partners’ interest to Northwest Affordable Communities LLC, a KCHA wholly-owned affiliate, resulting in the termination of the investor partners’ involvement in the project and making KCHA the sole owner of Fairwind Apartments LLLP.

KCHA serves or has served as the general partner or managing member of 32 different tax credit partnerships and limited liability companies consisting of over 40 different properties. KCHA forms these entities to generate equity from the sale of the low income housing tax credits to help finance the development of the affordable housing. The tax credit equity has been an invaluable tool without which KCHA would not have been able to develop a significant portion of the housing it has developed or redeveloped over the last 25+ years.

The tax credit model is structured to pass through tax credits and tax deductions to passive investors in exchange for their investment of capital into affordable housing. The tax credits are generally distributed over a 10 to 15 year window and it is over this time period the investor expects to receive its full investment return. The basic assumption in this “non-profit” managing member/general partner tax credit investment model is that 1) the investor will step in on day one, making its investment up front, 2) a non-profit managing member/general partner will operate the property for 15 years over which time the investor will claim its tax benefits and 3) once the primary investment return has been realized after the 15 year window, the investor will deed the property over to the non-profit. Unfortunately, while this is how these transactions should work from the non-profit’s

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perspective, there are numerous tax and legal issues and investment motives that can complicate the ability of the non-profit to step in and take control of the property without incurring significant costs.

In general, for a real estate transaction to be arm's length, parties cannot sign an agreement to sell an interest in a limited liability company or partnership at a future point in time at a below market price without creating negative tax consequences to the company or partnership. There is a provision, however, in the current tax code that allows a non-profit managing member/general partner to, under certain conditions, acquire tax credit properties back from the investor at no cost, other than the simple assumption of the company/partnership debt plus a payment to the investor sufficient to cover any tax liability the investor may incur due to the transfer of its interest. This exemption is not an absolute right of the non-profit but may be agreed to in advance by the parties and is generally negotiated at the time the company or partnership agreement is originally executed.

The investor limited partners in Fairwind Apartments LLLP are BF Garden Midway Tax Credit Fund I, the investment limited partner, and BCCC, Inc., the special limited partner, both of whom are managed by the tax credit syndicator, Boston Financial.

The proposed structure of the transfer of the investor partners' interest to KCHA is consistent with the terms of KCHA's prior transactions with other tax credit syndicators, such as Seola Crossing Apartments LLC and Salmon Creek Housing LLC. KCHA anticipates the transfer to take place no later than January 2024. There are no investor tax liability indemnity payments associated with this transfer although there will likely be an administrative termination fee and/or unrealized asset management fee of approximately \$40,000 - \$50,000 to facilitate the exit of the investor partner.

Staff recommends passage of Resolution number 5750.

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

**RESOLUTION NO. 5750**

*(Fairwind Apartments – Transfer Resolution)*

A RESOLUTION of the Housing Authority of the County of King (the “Authority”) authorizing; (i) the acquisition by Northwest Affordable Communities LLC, a Washington limited liability company (the “Replacement Investor Entity”), of the investor partner and special partner interests in Fairwind Apartments LLLP, a Washington limited liability limited partnership (the “Partnership”), which is the owner of the Fairwind Apartments (the “Project”); and (ii) the Executive Director or his designee to approve, execute and deliver any and all such documents necessary to effectuate the foregoing.

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**WHEREAS**, the Housing Authority of the County of King (the “Authority”) seeks to encourage the provision of long-term housing for low-income persons;

**WHEREAS**, RCW 35.82.070(2) provides that a housing authority may, among other things, “prepare, carry out, acquire, lease and operate housing projects ...;”

**WHEREAS**, RCW 35.82.020 defines “housing project” to include, among other things, “any work or undertaking ... to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks or other living accommodations for persons of low income;”

**WHEREAS**, RCW 35.82.070(5) provides that a housing authority may, among other things, and if certain conditions are met, “own, hold, and improve real or personal property” and “sell, lease, exchange, transfer, assign, pledge, or dispose of any real or personal property or any interest therein ...;”

**WHEREAS**, RCW 35.82.080(1) provides that a housing authority may, among other things, “make and execute contracts and other instruments, necessary or convenient to the exercise of the powers of the authority...;”

**WHEREAS**, the Authority is the General Partner of Fairwind Apartments LLLP (the “Partnership”), and BF GARDEN MIDWAY TAX CREDIT FUND I, A LIMITED PARTNERSHIP, a Massachusetts limited partnership (“BFGM”), is the Investment Limited Partner, (“Limited Partner”) of the Partnership, and BCCC, INC., a Massachusetts corporation (“BCCC”), is the

Special Limited Partner (“Special Limited Partner”) of the Partnership and together with BFGM, the (“Investor Partners”).

**WHEREAS**, the Authority is the fee owner of the real property located at 411 SW 110<sup>TH</sup> Ln, Seattle, Washington in the White Center unincorporated area of King County, Washington (the “Property”), and pursuant to the terms of a Lease Agreement dated March 30, 2012 (the “Lease”), the Partnership was granted a leasehold interest in that certain 87-unit apartment building and all assets thereto located on the Property commonly known as Fairwind Apartments (collectively, the “Project”);

**WHEREAS**, the Project was financed in part with low income housing tax credits (“LIHTC”);

**WHEREAS**, the Project has been operating as “qualified low income housing” pursuant to Section 42 of the Internal Revenue Service Code (the “Code”) and, as such, the Partnership has been receiving LIHTC during the 15-year compliance period pursuant to the Code (the “Compliance Period”);

**WHEREAS**, the Authority desires to acquire the interests of the Investor Partners in the Partnership (the “Investor Partners Interests”);

**WHEREAS**, the Authority is the sole member of Northwest Affordable Communities LLC (the “Replacement Investor Partner”), a Washington limited liability company of which the Authority serves as the manager, for purposes in furtherance of the Authority’s mission as may be authorized in the Operating Agreement of the Replacement Investor Partner;

**WHEREAS** the Authority, in its own capacity, as General Partner of the Partnership, and as sole member and manager of the Replacement Investor Entity, desires to effectuate the transfer of the Investor Partner Interests to the Replacement Investor Entity:

**WHEREAS**, the Authority, in its own capacity, as General Partner of the Partnership, and as sole member and manager of the Replacement Investor Entity, desires to take such steps, make such

reasonable expenditures, including, but not limited to, attorneys' fees and costs, and to ratify all steps already taken, as reasonably necessary to accomplish the foregoing.

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

**RESOLUTIONS**

**RESOLVED**, that the Authority as General Partner of the Partnership on behalf of the Partnership, and as sole member and manager of the Replacement Investor Entity on behalf of the Replacement Investor Entity, is authorized, empowered and directed to take such steps that are reasonably necessary or advisable to effectuate the transfer of the Investor Partner Interests in the Partnership to the Replacement Investor Entity, and to negotiate, execute and deliver any and all such documents as may be reasonably required by the Investor Partner to effectuate the transfer, including, without limitation, an Assignment and Assumption of Investor Partner Interests and Amendment to Operating Agreement, Compliance Agreement Guaranty, Post Transfer Compliance and Indemnity Agreement, and Controlling Interest Transfer Return, or other such similarly named documents (collectively, the "Transfer Documents");

**RESOLVED**, that any and all documents in connection with the foregoing, which are authorized to be executed by or on behalf of the Authority, in its own capacity, as General Partner of the Partnership, and as sole member and manager of the Replacement Investor Entity, are authorized to be executed by the Executive Director of the Authority.

**RESOLVED**, the Executive Director is authorized, empowered and directed to take such further action on behalf of the Authority, in its own capacity, as General Partner of the Partnership on behalf of the Partnership, and as sole member and manager of the Replacement Investor Entity on behalf of the Replacement Investor Entity, to cause to be done all other acts and to take all further steps and actions, and to deliver all agreements, documents and instruments, and make such

reasonable expenditures as the Executive Director shall deem necessary or desirable to carry out the foregoing resolutions.

**RESOLVED**, that all steps or actions heretofore taken and/or documents heretofore executed with respect to the foregoing by the Authority in its own capacity, as General Partner of the Partnership on behalf of the Partnership, and as sole member and manager of the Replacement Investor Entity on behalf of the Replacement Investor Entity, as contemplated by the transactions herein are hereby ratified and affirmed.

**RESOLVED**, that any action required by this resolution to be taken by the Executive Director of the Authority may, in the absence of such person, be taken by a duly authorized acting Deputy Executive Director of the Authority, the Senior Director of Development and Asset Management or such other designee as the Executive Director or the Board of Commissioners may designate.

**RESOLVED**, any actions of the Authority or its officers or employees prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

**ADOPTED AT THE SPECIAL MEETING OF THE BOARD OF COMMISSISONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 29<sup>TH</sup> DAY OF JUNE, 2023.**

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

By: \_\_\_\_\_  
**Douglas J. Barnes, Chair**  
Board of Commissioners

ATTEST:

\_\_\_\_\_  
**Robin Walls**  
Executive Director

*[CERTIFICATE FOLLOWS ON NEXT PAGE]*

## CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director and Secretary-Treasurer of the Housing Authority of the County of King (the “Authority”), and keeper of the records of the Authority, CERTIFY:

1. That the foregoing Resolution No. 5750 (the “Resolution”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a special meeting of the Authority held at the Authority’s principal location on June 29, 2023 (the “Meeting”), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 42.30.080, the public was notified of the Meeting via the Authority’s website and email to stakeholders;

3. That in accordance with RCW 42.30.030(2), in addition to allowing in-person attendance and participation, one or more options were provided for the public to attend and participate in the Meeting remotely through real-time telephonic, electronic, internet, or other readily available means of remote access that do not require an additional cost to access the Meeting; and

4. That Meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 29<sup>th</sup> day of June, 2023.

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**Robin Walls**

Secretary-Treasurer and Executive Director of the  
Authority

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To: Board of Commissioners

From: Tonya Harlan, Director of Human Resources

Date: June 12, 2023

Re: Resolution 5751: Authorizing the limited redemption of accrued vacation leave in excess of current maximum annual carryover limits, and further authorizing a change in the maximum annual vacation carryover limits and related payouts of accrued vacation upon separation from employment

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On May 17, 2021, the Board of Commissioners adopted Resolution No. 5689 which authorized two actions:

- It authorized employees with accrued vacation balances in excess of annual carryover limitations to redeem such excess hours for a cash **payment at the employee's** regular rate of pay
- It authorized employees to carry 50% of their accrued vacation leave balances in excess of annual carryover limitations at 12/31/2022 into 2023, but barred employees from being paid for any such excess vacation hours carried over into 2023 upon either termination or retirement from KCHA

On April 18, 2022 the Board of Commissioners adopted Resolution 5717 which amended Resolution 5689 by authorizing standard vacation carryover limitations at 12/31/2022 to be raised by 50% rather than authorizing the carryover of only 50% of accrued vacation leave balances in excess of limitations at 12/31/2022. This was a temporary authorization for 12/31/2022 only, and standard carryover limitations reverted to normal policy levels in 2023.

Due to a combination of a tight labor market and residual effects of the pandemic, many employees have not taken vacation time they have earned, and once again will face the choice of losing time at the end of 2023, or taking excessive amounts of time off to avoid such a loss.

As of the last payroll cycle of May, there were 107 employees with accrued vacation hours in excess of current carry over limitations. Without taking action, projections show that this number will likely increase to between 125 and 150 employees by the end of the year.

There are two approaches that could help alleviate this problem: permanently increasing the annual carryover limits, and allowing employees to redeem vacation hours that are above the maximum carryover limits for cash payments

at their current rates of pay, similar to what the Board authorized in Resolution 5689 in 2021.

Management is recommending a bifurcated approach which will include both options.

As mentioned above, Resolution 5717 temporarily raised the annual carryover limits by 50% at 12/31/2022. The carryover limitations reverted back to standard policy amounts in 2023. Recommendation #1 is to make the carryover limitations found in Resolution 5717 permanent per the chart below:

<b>Years of Service</b>	<b>Current Maximum Vacation Carryover</b>	<b>Revised Maximum Vacation Carryover</b>
Up to 5	192	288
6 to 10	240	360
11 to 15	288	432
16 to 20	336	504
21 and greater	384	576

By implementing this change, the number of employees with excess hours would drop significantly, going to the current 107 down to 11. However, while this would reduce the number of employees at risk of losing vacations hours at the end of the year, it would leave KCHA with a significant liability on its books. Therefore, Recommendation #2 is to once again allow a limited redemption of accrued vacation hours over the current maximum vacation limitations.

Although it is unlikely that every eligible employee would choose to redeem all eligible hours, if that were to occur it is estimated that the cost to KCHA, including taxes, would be approximately \$485,000.

One other change included in this Resolution revolves around vacation payouts to employees who officially retire through the Washington State PERS system. For employees who separate from employment for any reason other than official retirement, they will be paid for accrued vacation hours only to the Revised Maximum Vacation Carryover limitations. Retirees, on the other hand, will be paid for all hours accrued at the time of their retirement. This change is to incent retirees to avoid excessive vacation before their retirement, helping to insure smooth transitions.

It is expected that with these combined approaches, employees will be able to better manage their leave time and avoid either losing hours at the end of 2023 or need to take excessive vacation time this year to avoid such a loss.

This **resolution directs the Chief Administrative Officer to set an “as of” date in** in the third quarter of 2023 for the calculation of Excess Leave Hours and develop procedures for redemption.

Passage of Resolution 5751 is recommended.

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

**RESOLUTION NO. 5751**

**RESOLUTION AUTHORIZING THE LIMITED REDEMPTION OF ACCRUED VACATION LEAVE IN EXCESS OF CURRENT MAXIMUM ANNUAL CARRYOVER LIMITS, AND FURTHER AUTHORIZING A CHANGE IN THE MAXIMUM ANNUAL VACATON CARRYOVER LIMITS AND RELATED PAYOUTS OF ACCRUED VACATION UPON SEPARATION FROM EMPLOYMENT**

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**WHEREAS**, in response to the global COVID-19 pandemic the Board of Commissioners adopted Resolution 5653 on May 18, 2020 which, in part, waived the maximum annual vacation carryover limitations for balances carried over from 2020 into 2021 and again from 2021 into 2022; and

**WHEREAS**, in response to the continuation of the global COVID-19 pandemic the Board of Commissioners adopted Resolution No. 5689 on May 17, 2021 which authorized two actions. First, it authorized employees with accrued vacation balances in excess of annual carryover limitations to redeem such excess hours for a cash payment at the employee's regular rate of pay. Second, it authorized employees to carry 50% of their accrued vacation leave balances in excess of annual carryover limitations at 12/31/2022 into 2023, but barred employees from being paid for any such excess vacation hours carried over into 2023 upon either termination or retirement from KCHA; and

**WHEREAS**, the Board of Commissioners adopted Resolution No. 5717 on April 18, 2022 which modified Resolution 5689 by authorizing standard vacation carryover limitations at 12/31/2022 to be raised by 50% rather than authorizing the carryover of only 50% of accrued vacation leave balances in excess of limitations at 12/31/2022; and

**WHEREAS**, employees annual leave balances have continued to rise and several employees have balances in excess of current carryover limitations; and

**WHEREAS**, Senior Management believes it is in the best interests of staff and KCHA to not force staff into making decisions between losing vacation time at the end of the year or taking extended vacation time to avoid such a loss, thus putting stress on co-workers and reducing service to KCHA's program participants; and

**WHEREAS**, Senior Management also believes that a bifurcated approach is needed that will offer employees the opportunity to reduce their excess hours immediately while also making permanent policy revisions regarding carryover limitations and the payout of accrued vacation hours upon termination or retirement from KCHA.

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

First, employees with accrued vacation leave balances in excess of Maximum Vacation Carryover limitations on the Redemption Date shall be allowed to redeem such excess vacation hours for a cash payment at the employee’s regular rate of pay, less all required payroll deductions. For purposes of this redemption, the carryover maximums shall be the same as found in the current policy per the chart below:

<b>Years of Service</b>	<b>Maximum Vacation Carryover</b>
Up to 5	192
6 to 10	240
11 to 15	288
16 to 20	336
21 and greater	384

The Director of Human Resources shall set the Redemption date within the third quarter of 2023, and shall develop and communicate to all eligible staff, redemption procedures that must be followed by all employees wishing to redeem excess hours.

Second, the Maximum Vacation Carryover limitations shall be revised per the chart below:

<b>Years of Service</b>	<b>Current Maximum Vacation Carryover</b>	<b>Revised Maximum Vacation Carryover</b>
Up to 5	192	288
6 to 10	240	360
11 to 15	288	432
16 to 20	336	504
21 and greater	384	576

Third, upon separation of employment from KCHA for any reason other than official retirement through the Washington State PERS system, employees shall be paid for accrued vacation hours only up

to the Revised Maximum Carryover limitations found in the chart above. Employees who officially retire through the Washington State PERS system shall be paid for all vacation hours accrued on the date of their retirement, including any accrued hours in excess of the Revised Maximum Carryover limitations found in the chart above.

**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 29<sup>th</sup> DAY OF JUNE, 2023.**

**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**  
Secretary-Treasurer

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# 2022 Resident Characteristics

Statistical snapshot of who KCHA serves



June 29, 2023

Board of Commissioners Meeting

Annie Pennucci, Social Impact Department

# KCHA households included in the analysis

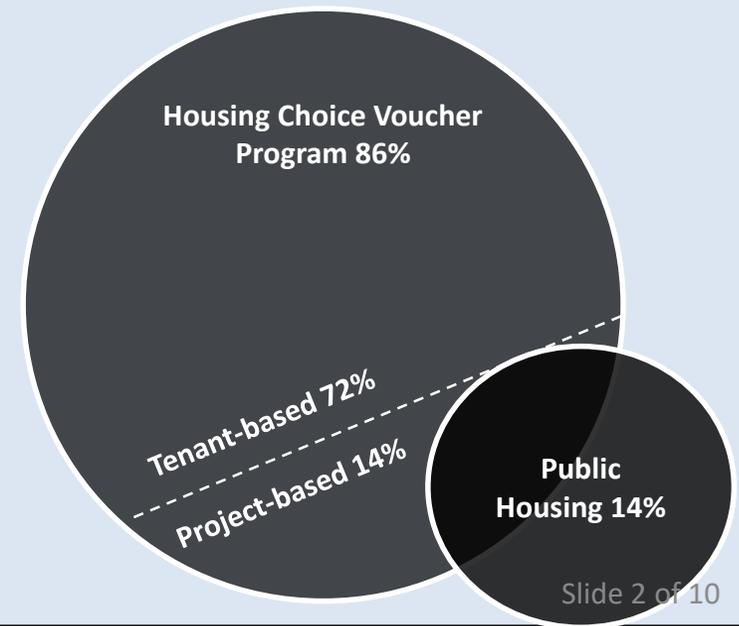
- 16% of extremely low-income households in KCHA jurisdiction
- Recipients of federally subsidized housing assistance (Housing Choice Vouchers and Public Housing)
  - Includes port-ins, excludes port-outs
  - Most households have a Housing Choice Voucher
- 79% of all households served by KCHA in 2022
  - Excludes workforce housing (unless a voucher holder)

Data sources: HUD form 50058 and US Census

Figure is not to scale

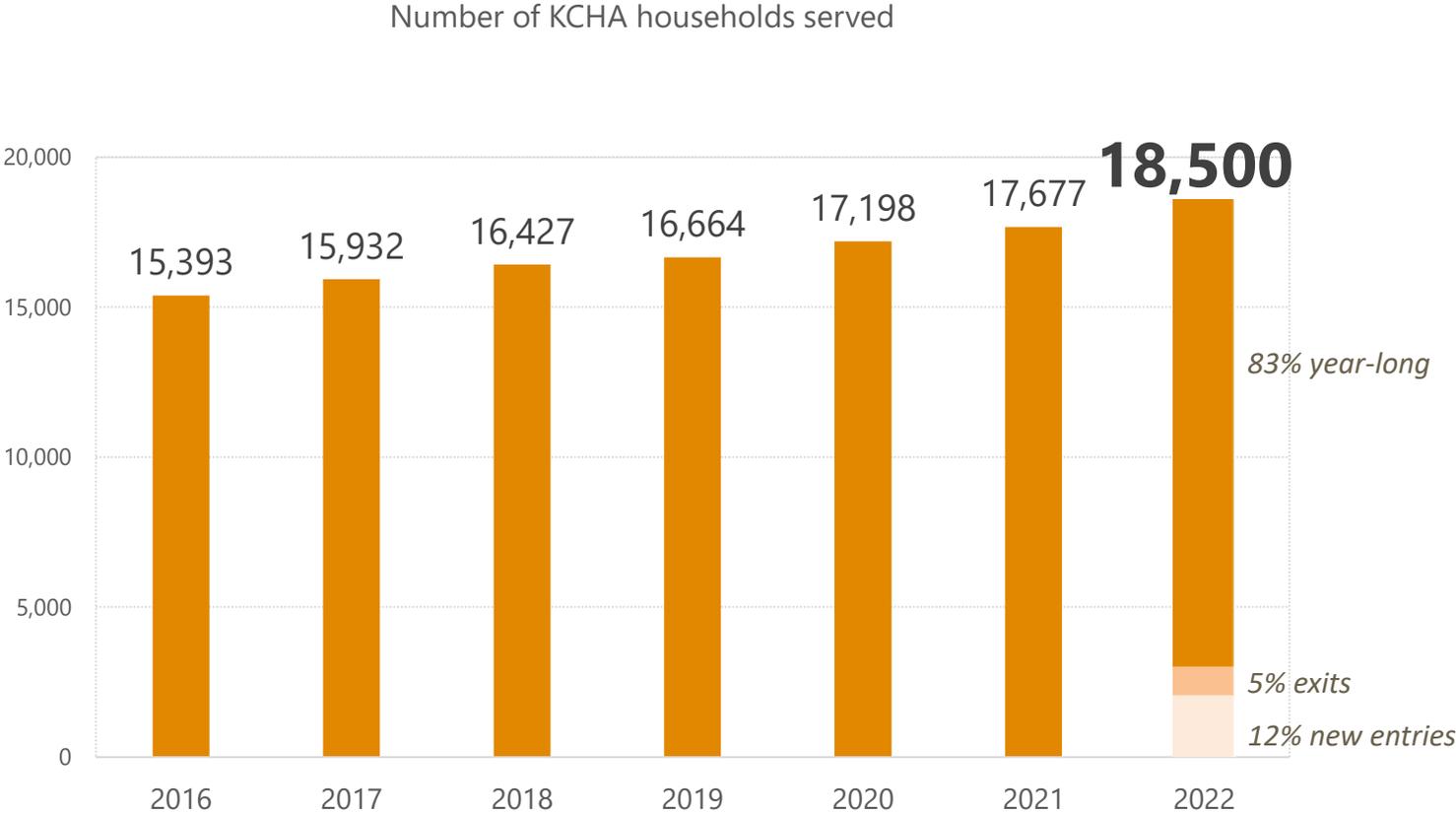
King County population, low-income  
(592,000 people excluding Seattle; 200,000 extremely low-income)

KCHA residents (43,554 people, 32,180 extremely low income)



# KCHA serves a growing number of households

- 20% increase since 2016
- Average household size = 2.3 people
  - 43,554 individuals
  - 15,476 children
- Median time receiving housing assistance = 7 years
- Most households (83%) continued receiving assistance from prior year
  - 5% of households exit each year
  - 12% were new to KCHA in 2022
  - 61% of new entries in 2022 were experiencing homelessness

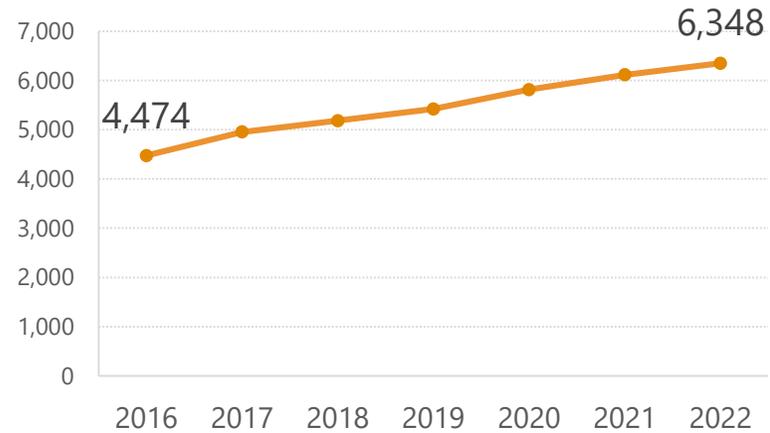


# Who is accessing KCHA subsidies?

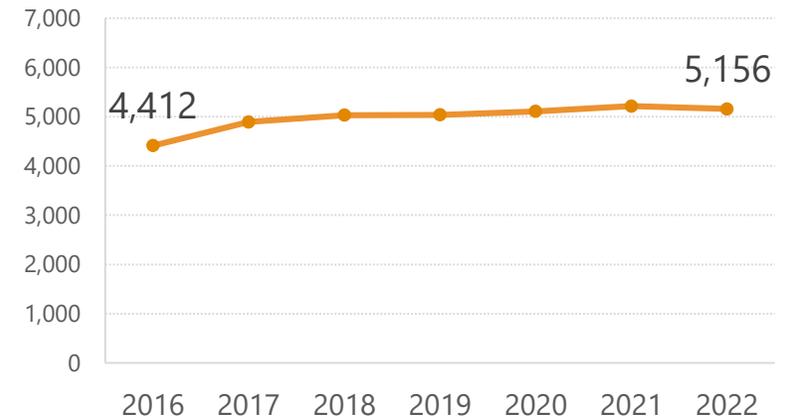
## Household type

Elderly households represent KCHA's largest and fastest growing household type

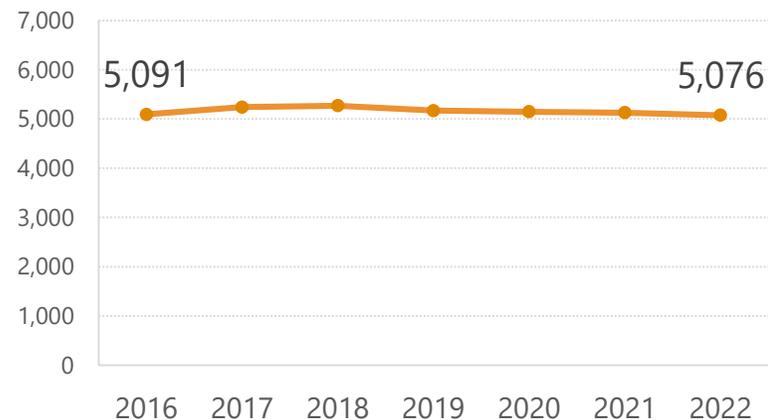
**Elderly 34%**



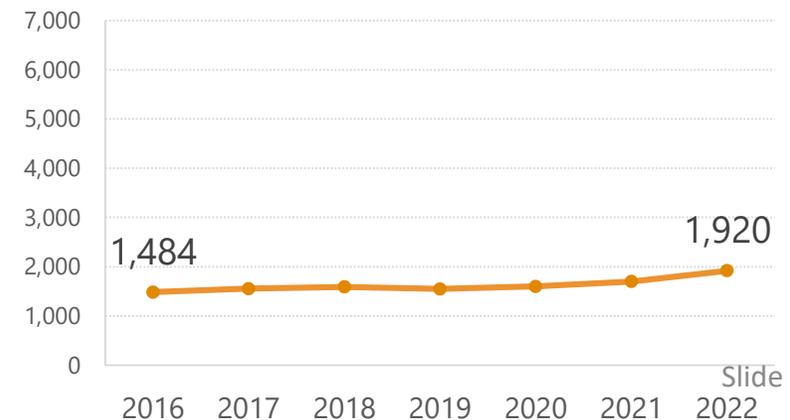
**Member w/ a disability 28%**



**Work-able w/ children 27%**



**Work-able w/o children 10%**

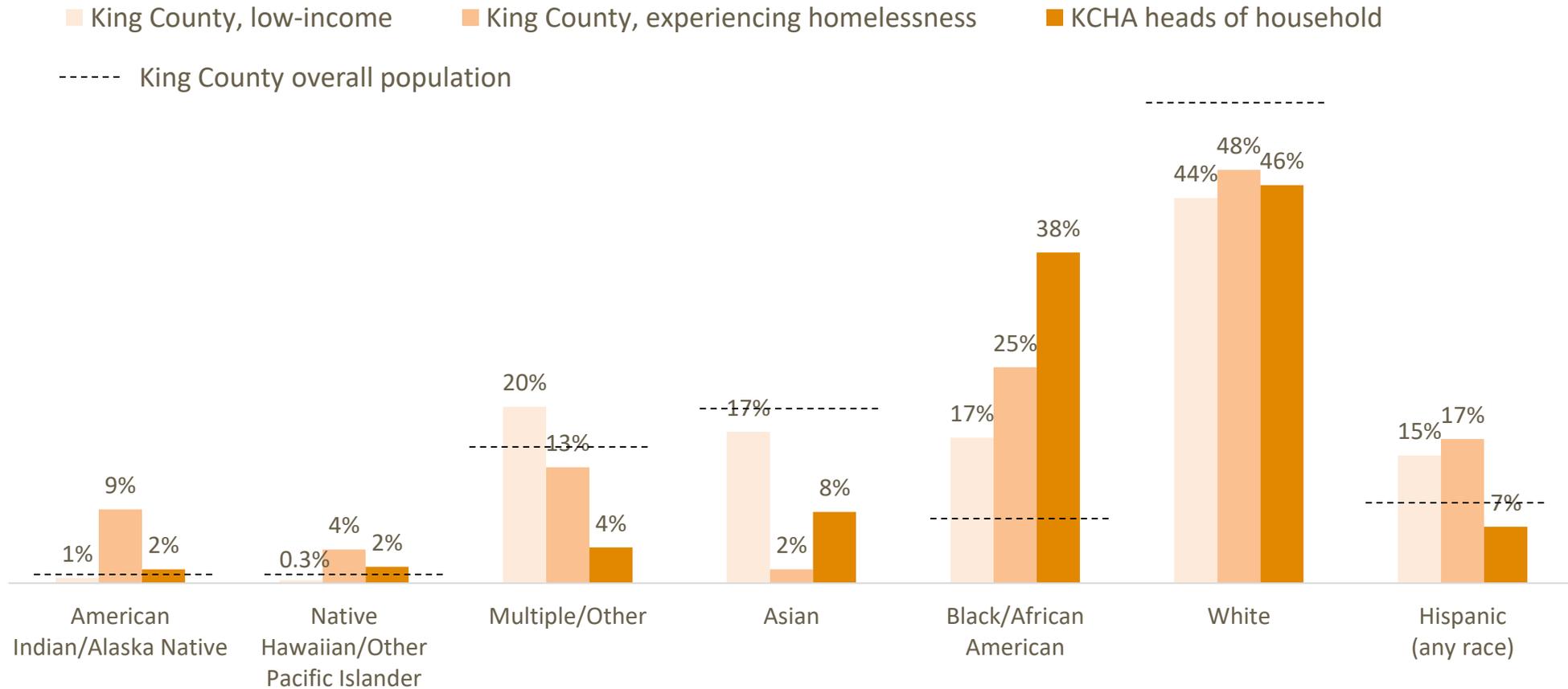


# Who is accessing KCHA subsidies?

## Race/ethnicity as a percent of total population

KCHA heads of household are **proportionately more people of color** than the overall county population

Communities of color are over-represented in poverty and homelessness due to historical and structural racism



Data sources: U.S. Census American Community Survey one-year estimates (2021), Point-in-Time homelessness count (2022), and HUD form 50058 (2022)

# Who is accessing KCHA subsidies? Language diversity



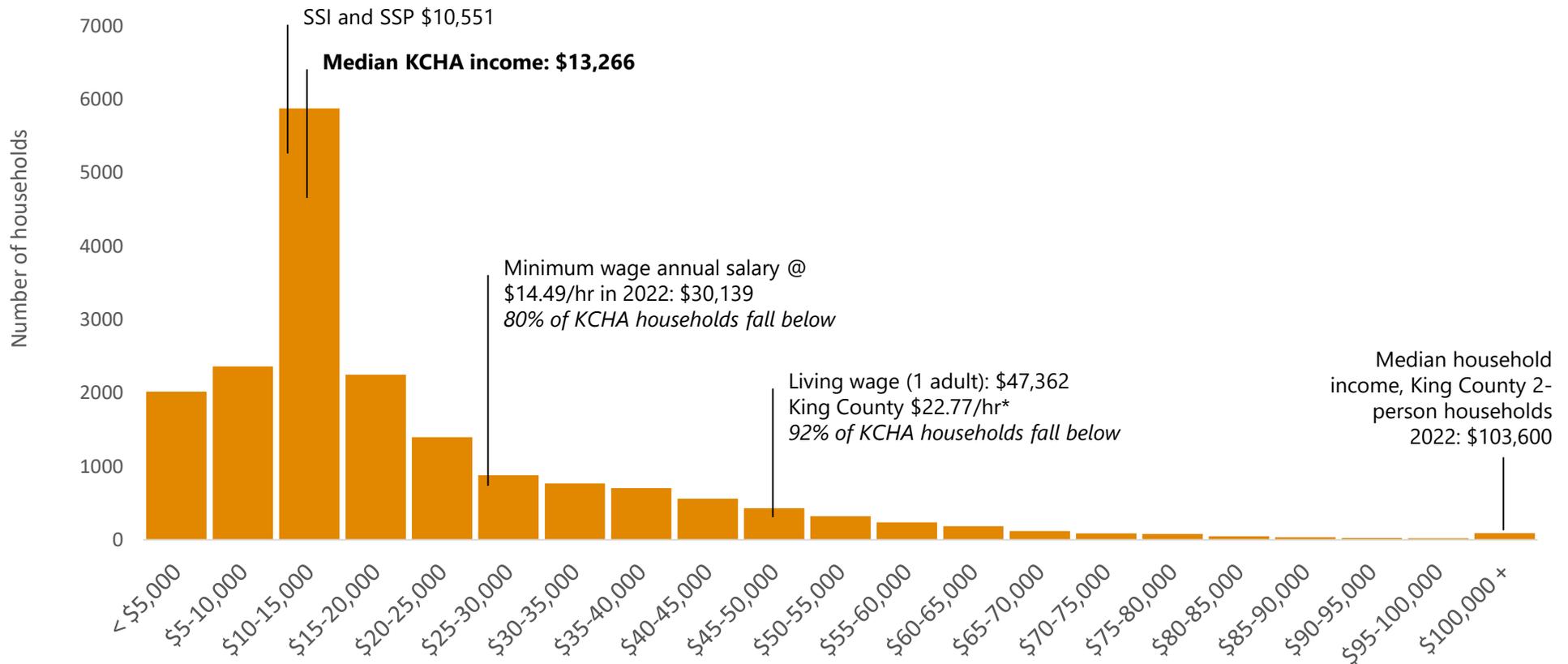
At least **59 different languages** are represented among KCHA households

Head of household primary language (top 10)	Number of KCHA households in 2022	Percent of KCHA households in 2022
English	13,093	71%
Somali	1,011	5%
Russian	720	4%
Vietnamese	402	2%
Spanish	393	2%
Ukrainian	352	2%
Arabic	286	2%
Korean	188	1%
Farsi	173	0.9%
Amharic	143	0.8%

# Who is accessing KCHA subsidies?

## Income distribution

Most KCHA households have **income far below the cost of living** in King County

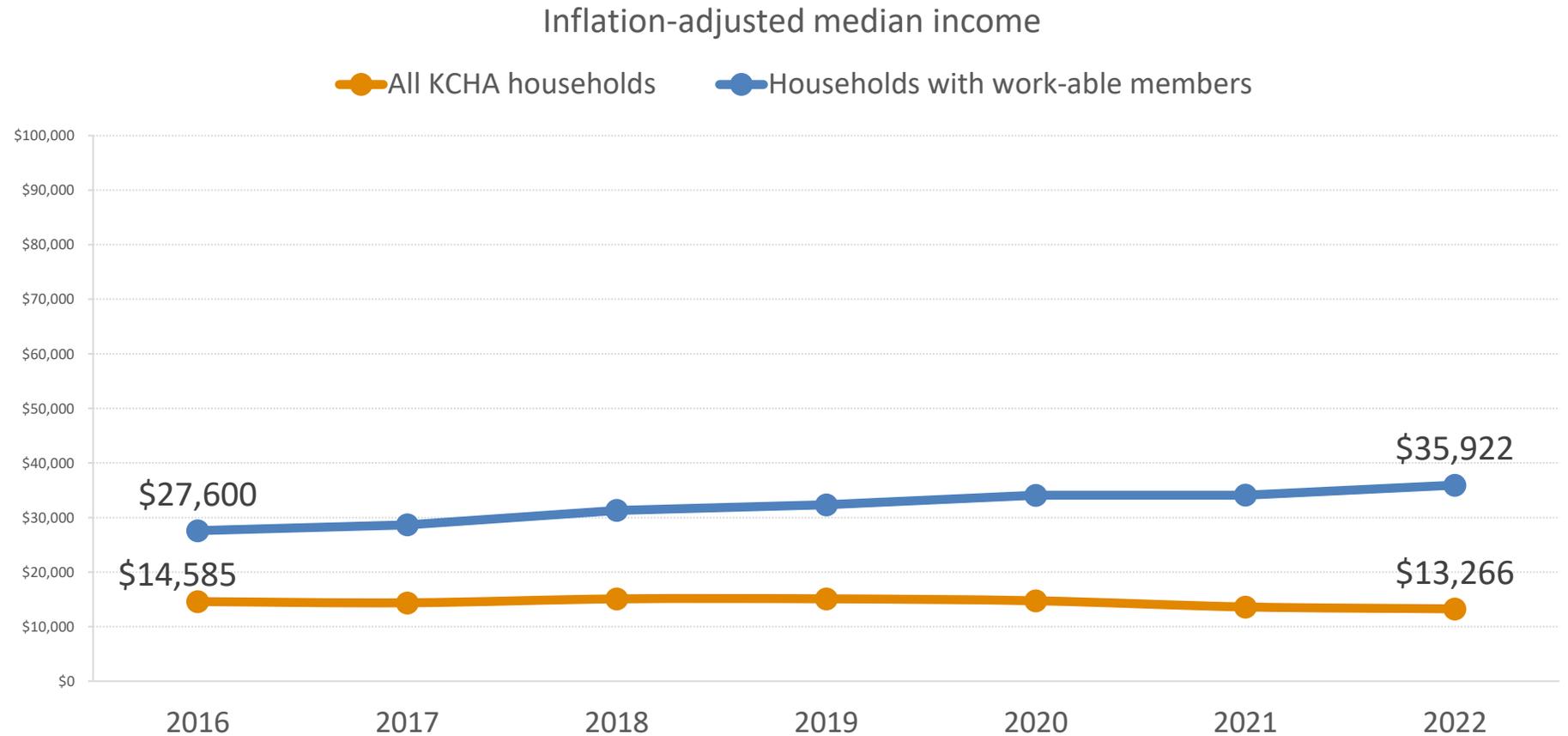


# Who is accessing KCHA subsidies?

## Income trends

Adjusting for inflation, **overall household income is declining**

Among households with **work-able** members, income is **increasing but remains low**

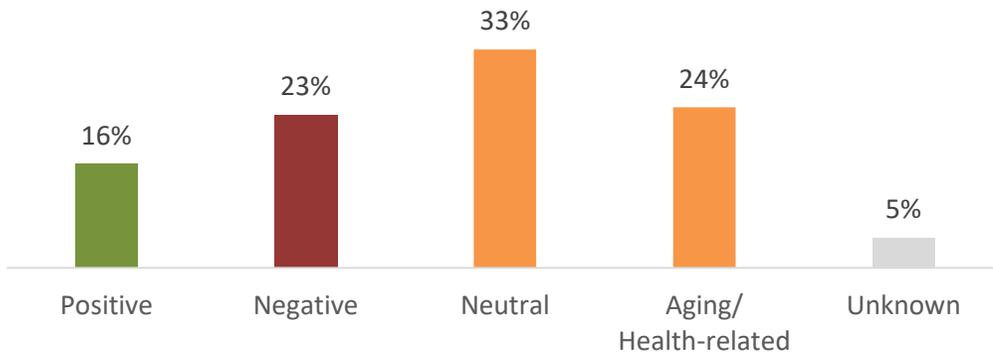


# Why do KCHA households exit housing assistance?

Over half (57%) of exits are for aging/health-related and neutral reasons

**Positive exits** are associated with **better outcomes**

2022 KCHA household exits by type of exit reason



Top 10 exit reasons in 2022	Exit type	Number in 2022
Deceased	Aging/Health-related	225
Moved in w/Family/Friends	Neutral	131
S8 Over Income	Positive	51
Moved to Non-Subsidized Rental	Positive	49
Client Location Unknown/Abandoned Unit	Negative	42
Paperwork Violation	Negative	40
S8 Voucher Expired	Negative	34
Moved to Non-KCHA Subsidized Rental	Neutral	27
Needed Housing with Higher Level of Services	Aging/Health-related	26
Homeownership	Positive	24

# 2022 Resident Characteristics Summary

- KCHA continues to expand access to housing assistance
- New entries outpace exits; the median length of time on subsidy is seven years
- Elderly households are KCHA's fastest growing household type
- KCHA's diverse population reflects communities most impacted by poverty and homelessness
- Household incomes are low and not keeping pace with cost of living
- Over half of KCHA households exit for aging/health-related and neutral reasons



**2022 RESIDENT CHARACTERISTICS DATA BOOK**

***SUMMARY OF DATA DESCRIBING  
KING COUNTY HOUSING AUTHORITY'S  
FEDERALLY SUBSIDIZED HOUSEHOLDS***



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# CHARACTERISTICS OF KCHA'S FEDERALLY SUBSIDIZED HOUSEHOLDS

## Preface

The purpose of the Resident Characteristics (RC) data book is to use available administrative data to describe the King County Housing Authority (KCHA) client population in terms of:

- scale and geography;
- demographics and income; and
- trends related to KCHA client experience and outcomes.

This data book is intended to serve as a reference for frequently requested KCHA resident statistics throughout the year.

**Data sources.** The primary data sources used to create this data book include household and individual-level data collected from the HUD form 50058, household certifications, and exit records. We also use population information for King County from the U.S. Census and neighborhood characteristics data from Harvard University's Opportunity Insights research group.

**Timeframe.** Initiated in 2016, RC data are compiled annually up to the most recent year of complete data (2022). Where relevant, measurements are reported over available years (2016 through 2022). This cross comparison of annualized data helps identify important trends and progress.

**Population covered.** The population covered in this data book include KCHA's federally subsidized households, including those using a Housing Choice Voucher (HCV) or residing in KCHA's public housing. Because the client populations and experiences using different kinds of housing subsidies are different, we report characteristics and outcomes data by the following types of housing subsidies:

- **Public housing** properties owned and managed by KCHA;
- **Tenant-based vouchers** leased on the private market; and
- **Project-based vouchers** attached to specific units and often accompanied by supportive services to help vulnerable populations maintain stable housing.

It is important to note that not every KCHA client is described in this data book. Data associated with KCHA's workforce housing portfolio (asset-managed properties) are extremely limited—we do not have access to workforce housing resident characteristics data with the exception of voucher holders who reside in those properties.<sup>1</sup> Similarly, households using vouchers outside of KCHA's jurisdiction ("port-outs") are managed by other public housing authorities (PHAs) and therefore KCHA has very limited data on those households. Households in certain local, non-traditional programs are also not included in our administrative data sources (for example, the Student and Family Stability Initiative and sponsor-based programs under Homeless Housing Initiatives).<sup>2</sup>

"Port-ins" are households using tenant-based vouchers from other PHA jurisdictions but leased up in KCHA's jurisdiction and managed by KCHA; port-ins are included in the characteristics data under tenant-based vouchers unless otherwise noted. Special purpose vouchers<sup>3</sup> (intended for specific populations such as persons experiencing homelessness) are included as either tenant-based or project-based, depending on how particular voucher programs are structured.

The following table summarizes key descriptors of the various types of housing subsidies outlined above.

<b>Housing Subsidy Type</b>	<b>KCHA administered</b>	<b>Other PHA administered</b>	<b>KCHA managed</b>	<b>Other PHA managed</b>	<b>Property specific</b>	<b>Private Market</b>	<b>Special purpose categories available</b>
<b>Public Housing</b>	X		X		X		
<b>Tenant-based voucher</b>	X					X	X
<b>Project-based voucher</b>	X		X		X		X
<b>Port-in voucher</b>		X	X			X	X
<b>Port-out voucher</b>	X			X		X	X

<sup>1</sup> KCHA's 7,002 workforce housing units represent 30% of total KCHA households in 2022. 13% of voucher-holders live in KCHA's workforce housing properties.

<sup>2</sup> 109 households were served in these programs in 2022.

<sup>3</sup> "Special purpose" vouchers or SPVs are intended for specific populations such as persons experiencing homelessness or fleeing domestic violence, including but not limited to voucher programs such as Veterans Administration Supportive Housing (VASH), Housing Access and Services Program (HASP), Family Unification Program (FUP) for those involved in the child welfare system, and Emergency Housing Vouchers (EHVs).

## Chapter 1 POPULATION SIZE BY TYPE OF HOUSING SUBSIDY

As shown in Table 1.1, KCHA’s federal housing subsidy programs served 18,912 households in 2022 (excluding port-outs, 18,500 of these households lived in King County). The number of households served by each type of subsidy has increased steadily since 2016. Most KCHA households (86% in 2022) are supported with some type of voucher; 14% live in KCHA’s public housing as shown in Table 1.2.<sup>4</sup> The share of households by subsidy type is relatively stable year-to-year.

Sometimes, due to personal circumstances, a household may switch to a different type of subsidy during the year in order to maintain housing. The tables in this data book capture the subsidy type at the time these numbers are extracted, at the end of the calendar year (December 31, 2022).

**Table 1.1 Households served by subsidy type and year (number)**

Subsidy Type	2016	2017	2018	2019	2020	2021	2022
Public Housing	2,283	2,509	2,536	2,569	2,546	2,703	2,659
Tenant-based	7,747	7,985	8,226	8,215	8,785	8,848	9,971
Project-based	2,285	2,347	2,442	2,484	2,453	2,557	2,564
Port-in	3,078	3,091	3,223	3,396	3,414	3,569	3,306
Port-out	68	704	651	509	470	477	412
<i>Total</i>	<i>15,461</i>	<i>16,636</i>	<i>17,078</i>	<i>17,173</i>	<i>17,668</i>	<i>18,154</i>	<i>18,912</i>

**Table 1.2 Households served by subsidy type and year (percent)**

Subsidy Type	2016	2017	2018	2019	2020	2021	2022
Public Housing	15%	15%	15%	15%	14%	15%	14%
Tenant-based	50%	48%	48%	48%	50%	49%	53%
Project-based	15%	14%	14%	14%	14%	14%	14%
Port-in	20%	19%	19%	20%	19%	20%	17%
Port-out	0.4%	4%	4%	3%	3%	3%	2%
<i>Total</i>	<i>100%</i>						

As noted above, most tables in this data book omit port-out voucher households because those vouchers are managed by other PHAs. In subsequent tables, port-in vouchers are combined with tenant-based because the client experience is the same for these categories. The counts and

<sup>4</sup> In 2022, 1,288 project-based vouchers were leased in public housing properties. If we counted these households as public housing, the share of KCHA households in public housing would increase to 21%. In 2022, 50% of project-based vouchers were leased in public housing properties and project-based vouchers made up 33% of all public housing households.

distributions for these categorizations are provided in Tables 1.3 and 1.4. To avoid double counting, in this data book if project-based vouchers are leased in public housing properties, they are counted as project-based (not as public housing).<sup>5</sup>

**Table 1.3 Households by subsidy type and year, excluding port-outs (number)**

	2016	2017	2018	2019	2020	2021	2022
Public housing	2,283	2,509	2,536	2,569	2,546	2,703	2,659
Tenant-based	10,825	11,076	11,449	11,611	12,199	12,417	13,277
Project-based	2,285	2,347	2,442	2,484	2,453	2,557	2,564
<i>Total</i>	<i>15,393</i>	<i>15,932</i>	<i>16,427</i>	<i>16,664</i>	<i>17,198</i>	<i>17,677</i>	<i>18,500</i>

**Table 1.4 Households by subsidy type and year, excluding port-outs (percent)**

	2016	2017	2018	2019	2020	2021	2022
Public housing	15%	16%	15%	15%	15%	15%	14%
Tenant-based	70%	70%	70%	70%	71%	70%	72%
Project-based	15%	15%	15%	15%	14%	14%	14%
<i>Total</i>	<i>100%</i>						

The number of individual people in KCHA households has also grown steadily (Table 1.5).

**Table 1.5 Individuals by subsidy type and year, excluding port-outs (number)**

Individuals	2016	2017	2018	2019	2020	2021	2022
Public housing	4,390	4,685	4,696	4,785	4,688	4,921	4,769
Tenant-based	27,326	27,704	28,778	29,003	30,419	30,639	32,173
Project-based	6,403	6,489	6,625	6,720	6,569	6,682	6,612
<i>Total</i>	<i>39,260</i>	<i>40,522</i>	<i>41,612</i>	<i>41,845</i>	<i>42,790</i>	<i>43,373</i>	<i>43,554</i>

**Table 1.6 Individuals by subsidy type and year, excluding port-outs (percent)**

Individuals	2016	2017	2018	2019	2020	2021	2022
Public housing	11%	12%	11%	11%	11%	11%	11%
Tenant-based	70%	68%	69%	69%	71%	71%	74%
Project-based	16%	16%	16%	16%	15%	15%	15%
<i>Total</i>	<i>100%</i>						

<sup>5</sup> 1,288 (50%) of project-based vouchers are leased in public housing.

A portion of households with HCVs reside in properties owned and managed by KCHA in our Asset Management and Property Management departments. Table 1.7 displays the number of HCV households with tenant- or project-based vouchers that resided in KCHA asset- or property-managed units in 2022. As shown in Table 1.8, most (88%) tenant-based vouchers are leased on the private market, whereas most (69%) project-based vouchers are leased up in KCHA-managed properties (46% property-managed and 22% asset-managed).

**Table 1.7 HCV households by subsidy and property type (2022) (number)**

<b>Property Type</b>	<b>Tenant-based</b>	<b>Project-based</b>	<b>Total</b>
Asset-managed	1,440	576	2,016
Property-managed	126	1,188	1,314
Private market	11,711	800	12,511
<i>Total</i>	<i>13,277</i>	<i>2,564</i>	<i>15,841</i>

**Table 1.8 HCV households by subsidy and property type (2022) (percent)**

<b>Property Type</b>	<b>Tenant-based</b>	<b>Project-based</b>	<b>Total</b>
Asset-managed	11%	22%	13%
Property-managed	1%	46%	8%
Private market	88%	31%	79%
<i>Total</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>

**KCHA residents as a share of the population within KCHA jurisdiction.** KCHA serves low-income households; most are extremely low-income (below 30% of the Area Median Income or AMI). The left-hand columns of Table 1.9 display the number of people residing in KCHA’s jurisdiction (King County excluding Seattle) with incomes below 150%, 300%, and 400% of the Federal Poverty Level (FPL). These FPL cut-offs are roughly comparable to 30%, 50%, and 80% AMI. The right-hand columns display how many KCHA live in households at or below those AMI cut-offs.

These data points demonstrate KCHA’s focus on serving extremely low-income households (those below 30% AMI). While KCHA serves 3% of the population within our jurisdiction, we serve 16% of people in extremely-low income households.

**Table 1.9 King County, Seattle, and KCHA individuals by income categories (2022)**

	<b>King County<sup>6</sup></b>	<b>Seattle<sup>6</sup></b>	<b>King County excluding Seattle</b>	<b>KCHA<sup>7</sup></b>	<b>KCHA as percent of King County excluding Seattle</b>
<b>Population</b>	2,221,195	713,345	1,507,850	<b>Residents</b> 43,554	3%
<i>With incomes below ...</i>				<i>With incomes below ...</i>	
150% FPL <sup>8</sup>	306,955	106,924	200,031	30% AMI <sup>9</sup> 32,180	16%
300% FPL	632,624	192,989	439,635	50% AMI 39,972	9%
400% FPL	841,786	249,781	592,005	80% AMI 42,700	7%

<sup>6</sup> From the American Community Survey (ACS) 2022 5-Year Estimates: S1705 Poverty Status in the Past 12 Months, among households for whom poverty status is determined

<sup>7</sup> From 2022 excluding port-outs since residents do not reside in KCHA’s jurisdiction and have unknown income

<sup>8</sup> Percent of the Federal Poverty Level (FPL) for 2021 that approximates the corresponding AMI

<sup>9</sup> Percent of the Area Median Income (AMI) for 2022

## Chapter 2 GEOGRAPHY

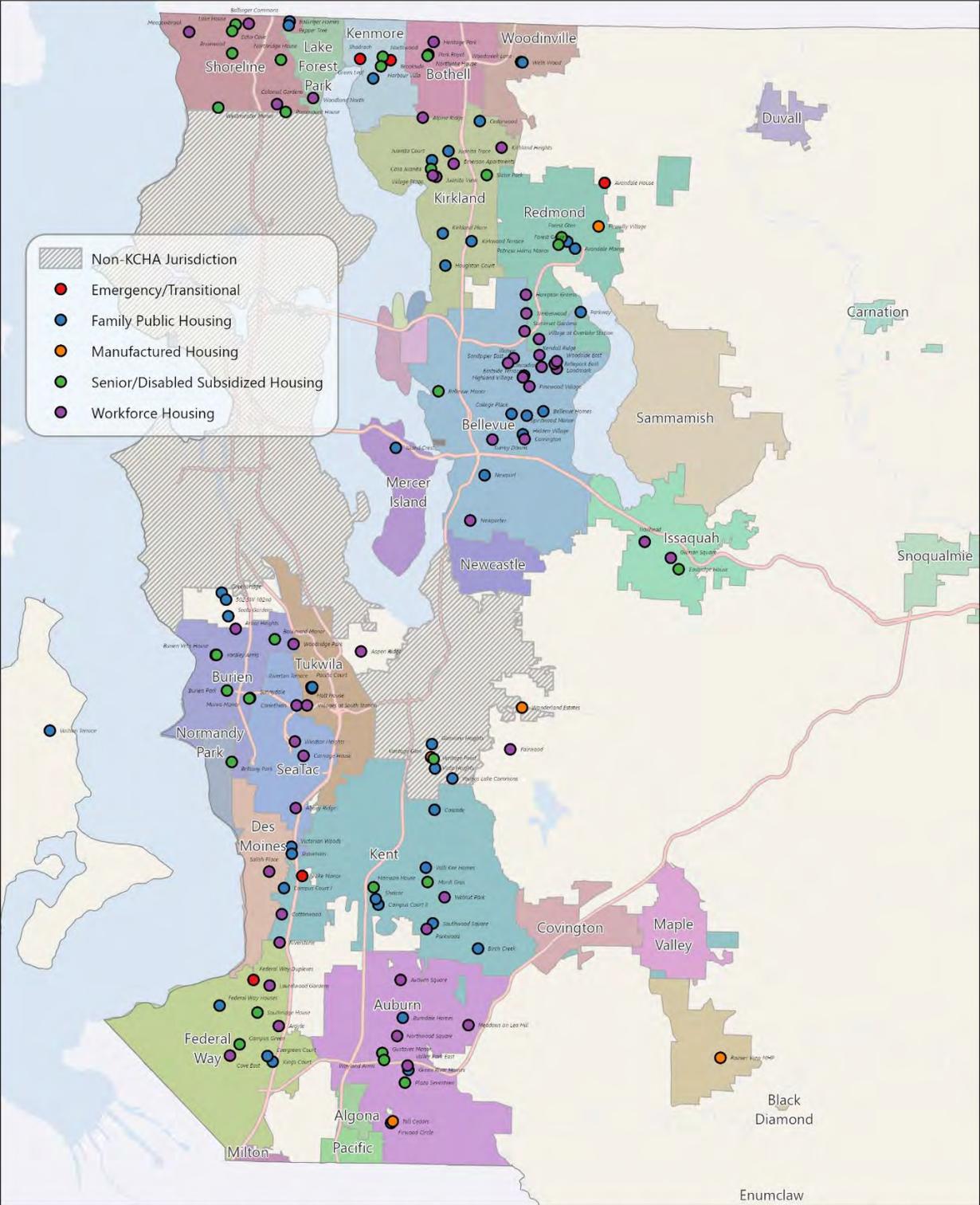
KCHA's jurisdiction is large and diverse, and there are regional differences in concentrations of KCHA-assisted households. Where KCHA-assisted households live depends on the location of public housing, project-based units, and voucher lease-up patterns. Figure 2.1 displays a map of KCHA properties by different types of housing:

- Emergency/Transitional Housing,
- Family Public Housing,
- Manufactured Housing,
- Senior/Disabled Subsidized Housing, and
- Workforce Housing.

A concentration of KCHA-owned housing appears in the west of KCHA's jurisdiction where there is greater population density. The east has fewer KCHA-owned resources, coinciding with lower population density.

The heat map in Figure 2.2 depicts KCHA-assisted household concentrations in cities like Bellevue, Federal Way, and Kent. This closely mirrors the heat map in Figure 2.3 showing solely Housing Choice Voucher (HCV) households (households that rely on tenant-based, project-based, and port-in subsidies).

# KCHA Properties by Type



Not Shown: Pickering Court (Snoqualmie, Family Subsidized Housing), Si 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.

**Figure 2.1 Map of Properties by Type**

# Heat Map of KCHA Households - 2022

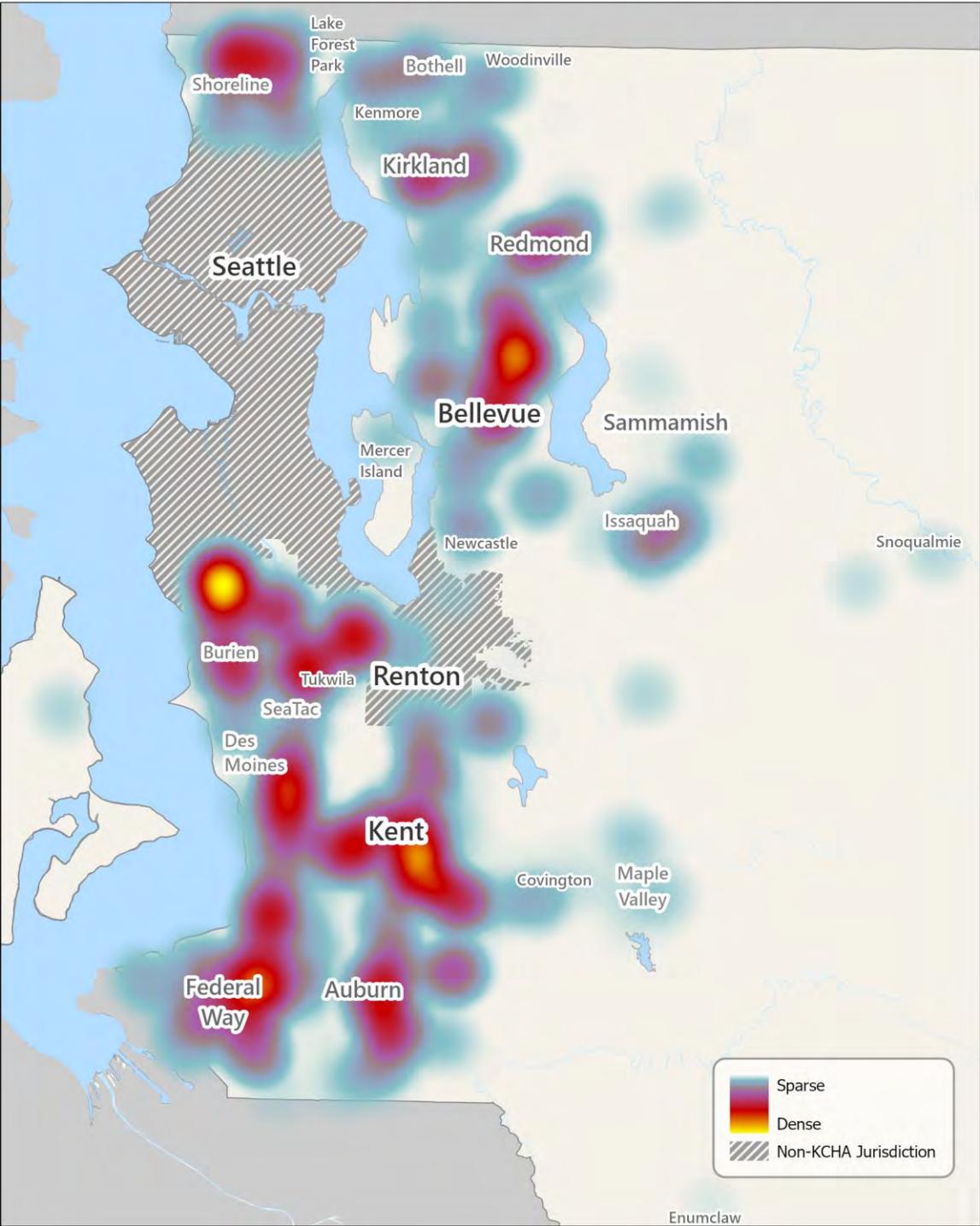


Figure 2.2 Heat Map of Households

# Heat Map of KCHA HCV Households - 2022

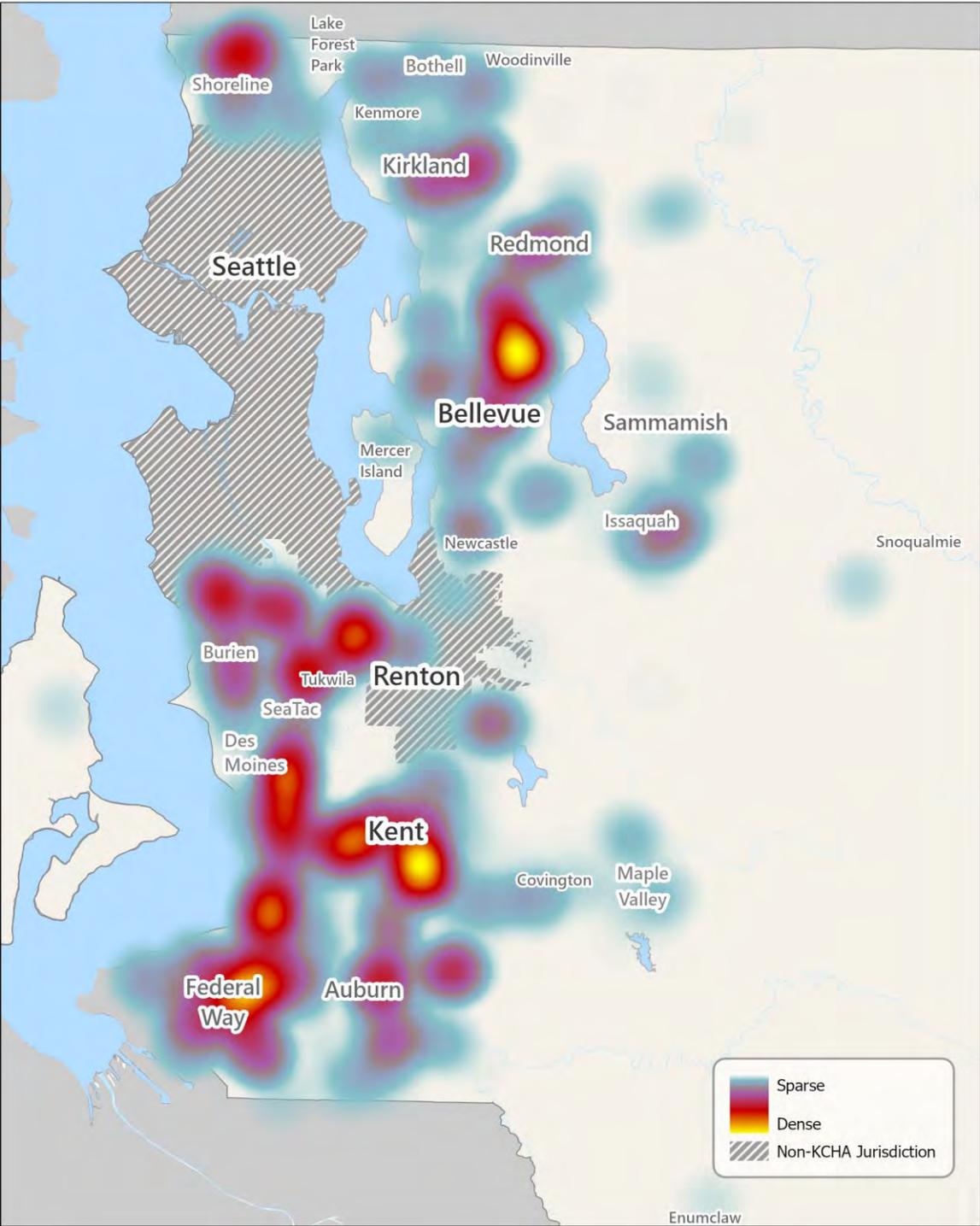


Figure 2.3 Heat Map of HCV Households

**Voucher distribution by opportunity area.** Historically, across the U.S. and in King County, most families using HCVs have leased units in high-poverty, low-opportunity areas, due to a variety of factors. However, research evidence has shown that children who move to higher opportunity areas have significantly better outcomes than their counterparts in terms of educational attainment and future earnings.<sup>10</sup> To test strategies that aim to support families who wish to use their vouchers to move to opportunity areas, KCHA was part of a research pilot project called “Creating Moves to Opportunity” (CMTO) which resulted in large gains in the share of newly entering HCV families that moved to opportunity areas in King County.<sup>11</sup>

KCHA continues to track how many voucher households with children are leased up in “opportunity areas.” To identify high-opportunity neighborhoods, CMTO researchers used the Opportunity Atlas which provides the rates of “upward income mobility for children growing up in low-income families” across Census Tracts.<sup>12</sup> We use this designation to track the percent of HCV families living in opportunity areas.

Table 2.1 displays the number of HCV households with children that reside in CMTO opportunity areas across years. As shown in Table 2.1, the proportion of these families living in opportunity areas increased to 30% by 2022.

**Table 2.1 Families with children by CMTO opportunity area and year (number)**

<b>CMTO Opportunity Area</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
No	4,702	4,906	4,869	4,721	4,729	4,672	4,701
Yes	1,550	1,622	1,743	1,817	1,855	1,922	2,030
Missing	227	212	215	70	229	233	107
<i>Total</i>	<i>6,479</i>	<i>6,740</i>	<i>6,827</i>	<i>6,608</i>	<i>6,813</i>	<i>6,827</i>	<i>6,838</i>

**Table 2.2 Families with children by CMTO opportunity area and year (percent)**

<b>CMTO Opportunity Area</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
No	73%	73%	71%	71%	69%	68%	69%
Yes	24%	24%	26%	27%	27%	28%	30%
Missing	4%	3%	3%	1%	3%	3%	2%
<i>Total</i>	<i>100%</i>						

<sup>10</sup> Chetty, Raj, Nathaniel Hendren, and Lawrence Katz. 2016. “The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Project.” *American Economic Review* 106 (4).

<sup>11</sup> Bergman, Peter, Raj Chetty, Stefanie DeLuca, Nathaniel Hendren, Lawrence F. Katz, and Christopher Palmer. 2023. *Creating moves to opportunity: Experimental evidence on barriers to neighborhood choice*. National Bureau of Economic Research.

<sup>12</sup> <https://www.opportunityatlas.org/>

## Chapter 3 DEMOGRAPHIC CHARACTERISTICS

KCHA's households vary by demographic characteristics. This section summarizes data on characteristics including:

- Household type
- Household composition
- Household size
- Age
- Gender
- Race and ethnicity
- Language
- Income

**Household type.** For household type, households are separated into four mutually exclusive categories:

- Households that are "Elderly" have at least one member 62 years old or older.
- Households categorized as "Member with a Disability" have at least one member with the disability, defined as a physical or mental impairment that meets HUD guidelines, but have no member 62 years old or older.
- "Work-able with Children" are households with at least one member less than 18 years old, but with neither an elder nor member with a disability.
- Finally, "Work-able without Children" are families with no child, no elder, and no member with a disability.

Table 3.1 displays the number of households by type over time. The number of households in each category has grown as the overall total number of households assisted by KCHA increases. The share of households that are elderly increased from 29% in 2016 to 34% in 2022, while the share of work-able with children households decreased from 33% to 27%. It should be noted with the natural aging of the population, those in other categories who reside in KCHA-assisted housing long enough may eventually become a household in the Elderly category.

**Table 3.1 Households by type and year (number)**

Household Type	2016	2017	2018	2019	2020	2021	2022
Elderly	4,474	4,952	5,181	5,419	5,814	6,112	6,348
Member w/ a Disability	4,412	4,891	5,032	5,038	5,108	5,214	5,156
Work-able w/Children	5,091	5,239	5,270	5,169	5,147	5,128	5,076
Work-able w/out Children	1,484	1,554	1,591	1,547	1,599	1,700	1,920
<i>Total</i>	<i>15,461</i>	<i>16,636</i>	<i>17,074</i>	<i>17,173</i>	<i>17,668</i>	<i>18,154</i>	<i>18,500</i>

**Table 3.2 Households by type and year (percent)**

Household Type	2016	2017	2018	2019	2020	2021	2022
Elderly	29%	30%	30%	32%	33%	34%	34%
Member w/ a Disability	29%	29%	30%	29%	29%	29%	28%
Work-able w/Children	33%	32%	31%	30%	29%	28%	27%
Work-able w/out Children	10%	9%	9%	9%	9%	9%	10%
<i>Total</i>	<i>100%</i>						

Table 3.3 displays the number of households by both subsidy and household type. Elderly households make up a higher proportion of public housing subsidies than tenant- or project-based vouchers (57% compared with 30% as shown in Table 3.4).

**Table 3.3 Households by subsidy and household type (number)**

Household Type	Public			Total
	Housing	Tenant-Based	Project-Based	
Elderly	1,523	4,049	776	6,348
Member w/ a Disability	644	3,924	588	5,156
Work-able w/ Children	356	3,811	909	5,076
Work-able w/out Children	136	1,493	291	1,920
<i>Total</i>	<i>2,659</i>	<i>13,277</i>	<i>2,564</i>	<i>18,500</i>

**Table 3.4 Households by subsidy and household type (percent)**

Household Type	Public			Total
	Housing	Tenant-Based	Project-Based	
Elderly	57%	30%	30%	34%
Member w/ a Disability	24%	30%	23%	28%
Work-able w/ Children	13%	29%	35%	27%
Work-able w/out Children	5%	11%	11%	10%
<i>Total</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>

**Household composition.** Many KCHA households contain more than one individual. While most characteristics are reported at the head of household level, Tables 3.5 and 3.6 provide data on selected characteristics on individuals in KCHA households. For example, a majority (58%) of KCHA residents are female and nearly a quarter (23%) have a disability. KCHA housed 15,476 children using federal subsidies in 2022, representing over one-third of KCHA’s resident population.

**Table 3.5 Individuals by year by selected characteristics (number)**

Individuals	2016	2017	2018	2019	2020	2021	2022
Household members	39,260	40,522	41,612	41,845	42,790	43,373	43,554
Female*	23,057	23,686	24,251	24,447	25,014	25,295	25,438
Individual with disability*	8,092	8,691	9,071	9,265	9,611	9,949	10,052
Children (<18 y/o)*	15,091	15,429	15,707	15,684	15,713	15,631	15,476
Elder (>= 62 y/o)*	5,210	5,642	5,908	6,171	6,552	6,934	7,181

\*Characteristics not mutually exclusive

**Table 3.6 Individuals by year by selected characteristics (percent)**

Individuals	2016	2017	2018	2019	2020	2021	2022
Household members	100%	100%	100%	100%	100%	100%	100%
% Female*	59%	58%	58%	58%	58%	58%	58%
% Individual with disability*	21%	21%	22%	22%	22%	23%	23%
% Children (<18 y/o)*	38%	38%	38%	37%	37%	36%	36%
% Elder (>= 62 y/o)**	13%	14%	14%	15%	15%	16%	16%

\*Characteristics not mutually exclusive

**Household size.** Tables 3.7 and 3.8 display counts and proportions of KCHA federally subsidized households by the number of people in the household. Nearly half (44%) of households are composed of one person, and nearly a quarter (23%) have two people. As shown in Table 3.9, voucher holders have higher median and average household size than households in public housing.

**Table 3.7 Households by household size and year (number)**

Number of Household Members	2016	2017	2018	2019	2020	2021	2022
1	6,215	6,897	7,117	7,163	7,463	7,863	8,209
2	3,541	3,820	3,896	3,934	4,009	4,158	4,213
3	2,070	2,128	2,190	2,216	2,282	2,282	2,269
4	1,605	1,657	1,661	1,647	1,660	1,654	1,639
5	927	981	1,020	1,033	1,036	989	975
6+	1,103	1,153	1,194	1,180	1,218	1,208	1,195
<b>Total</b>	<b>15,461</b>	<b>16,636</b>	<b>17,078</b>	<b>17,173</b>	<b>17,668</b>	<b>18,154</b>	<b>18,500</b>

**Table 3.8 Households by household size and year (percent)**

Number of Household Members	2016	2017	2018	2019	2020	2021	2022
1	40%	42%	42%	42%	42%	43%	44%
2	23%	23%	23%	23%	23%	23%	23%
3	13%	13%	13%	13%	13%	13%	12%
4	10%	10%	10%	10%	9%	9%	9%
5	6%	6%	6%	6%	6%	5%	5%
6+	8%	6%	6%	6%	7%	7%	6%
<b>Total</b>	<b>100%</b>						

**Table 3.9 Average household size by subsidy type**

Household Size	Public Housing	Tenant-Based	Project-Based	Total
Median	1	2	2	2
Mean	1.78	2.41	2.54	2.34

**Age.** Tables 3.10 and 3.11 display age category breakdowns for heads of households receiving KCHA housing subsidies. As shown in Table 3.12, heads of household in public housing units are older, on average, than those using vouchers.

**Table 3.10 Head of household by age and year (number)**

Head of Household Age	2016	2017	2018	2019	2020	2021	2022
18-20	54	52	40	46	52	49	68
21-29	1,154	1,220	1,201	1,074	1,023	979	1,073
30-39	3,207	3,407	3,482	3,411	3,418	3,380	3,368
40-49	3,187	3,382	3,417	3,493	3,623	3,786	4,014
50-61	3,697	3,979	4,117	4,106	4,186	4,250	3,548
62-69	1,818	2,031	2,160	2,282	2,434	2,588	3,591
70-79	1,242	1,393	1,465	1,516	1,612	1,725	1,980
80+	954	1,055	1,075	1,121	1,174	1,262	1,260
Unknown	148	117	121	124	146	135	10
<b>Total</b>	<b>15,461</b>	<b>16,636</b>	<b>17,078</b>	<b>17,173</b>	<b>17,668</b>	<b>18,154</b>	<b>18,912</b>

**Table 3.11 Head of household by age and year (percent)**

Head of Household Age	2016	2017	2018	2019	2020	2021	2022
18-20	<1%	<1%	<1%	<1%	<1%	<1%	<1%
21-29	7%	7%	7%	6%	6%	5%	6%
30-39	21%	20%	20%	20%	19%	19%	18%
40-49	21%	20%	20%	20%	21%	21%	21%
50-61	24%	24%	24%	24%	24%	23%	19%
62-69	12%	12%	13%	13%	14%	14%	19%
70-79	8%	8%	9%	9%	9%	10%	10%
80+	6%	6%	6%	7%	7%	7%	7%
Unknown	1%	1%	1%	1%	1%	1%	<1%
<b>Total</b>	<b>100%</b>						

**Table 3.12 Head of household average age by subsidy type (2022)**

Head of Household Age	Public Housing	Tenant-Based	Project-Based	Total
Median	64	50	50	52
Mean	62.7	51.6	50.9	53.1

**Gender.** Tables 3.13-3.16 display counts and percentages of KCHA heads of household by gender. Most (70%) KCHA households are female-headed.

**Table 3.13 Head of household by gender and year (number)**

Head of Household Gender	2016	2017	2018	2019	2020	2021	2022
Female	10,964	11,683	11,955	12,038	12,381	12,650	12,886
Male	4,481	4,952	5,119	5,135	5,287	5,504	5,614
Unknown	16	1	4	0	0	0	0
<i>Total</i>	<i>15,461</i>	<i>16,636</i>	<i>17,078</i>	<i>17,173</i>	<i>17,668</i>	<i>18,154</i>	<i>18,500</i>

**Table 3.14 Head of household by gender and year (percent)**

Head of Household Gender	2016	2017	2018	2019	2020	2021	2022
Female	71%	70%	70%	70%	70%	70%	70%
Male	29%	30%	30%	30%	30%	30%	30%
Unknown	<1%	<1%	<1%	0%	0%	0%	0%
<i>Total</i>	<i>100%</i>						

**Table 3.15 Head of household by gender and subsidy Type (2022) (number)**

Head of Household Gender	Public Housing	Tenant-Based	Project-Based	Total
Female	1,737	9,427	1,722	12,886
Male	922	3,850	842	5,614
<i>Total</i>	<i>2,659</i>	<i>13,277</i>	<i>2,564</i>	<i>18,500</i>

**Table 3.16 Head of household by gender and subsidy Type (2022) (percent)**

Head of Household Gender	Public Housing	Tenant-Based	Project-Based	Total
Female	65%	71%	67%	70%
Male	35%	29%	33%	30%
<i>Total</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>

**Race and Ethnicity.** The collection of race information on form 50058 allows respondents “to check all that apply” among six categories:

- 1) American Indian/Alaska Native,
- 2) Asian,
- 3) Black/African American,
- 4) Native Hawaiian/Other Pacific Islander,
- 5) White, and
- 6) Other.

Whether an individual is Hispanic is asked in a separate question. Should an individual select more than one race, they appear in the Multiple race category. Due to low counts, the Multiple and Other categories are combined in Table 3.17 which displays the number of heads of household by race. More than half (54%) of KCHA’s heads of household are people of color.

**Table 3.17 Head of household by race and year (number)**

Race	2016	2017	2018	2019	2020	2021	2022
American Indian/Alaska Native	197	212	214	232	238	251	296
Asian	1,207	1,265	1,294	1,348	1,478	1,505	1,522
Black/African American	5,613	6,142	6,410	6,460	6,671	6,901	7,062
Native Hawaiian/ Other Pacific Islander	262	280	294	281	297	315	348
White	7,560	8,090	8,191	8,162	8,266	8,436	8,499
Multiple/Other	622	645	675	688	714	740	765
Unknown	0	2	0	2	4	6	8
<i>Total</i>	<i>15,461</i>	<i>16,636</i>	<i>17,078</i>	<i>17,173</i>	<i>17,668</i>	<i>18,154</i>	<i>18,500</i>

**Table 3.18 Head of household by race and year (percent)**

Race	2016	2017	2018	2019	2020	2021	2022
American Indian/Alaska Native	1%	1%	1%	1%	1%	1%	2%
Asian	8%	8%	8%	8%	8%	8%	8%
Black/African American	36%	37%	38%	38%	38%	38%	38%
Native Hawaiian/Other Pacific Islander	2%	2%	2%	2%	2%	2%	2%
White	49%	49%	48%	48%	47%	47%	46%
Multiple/Other	4%	4%	4%	4%	4%	4%	4%
Unknown	0%	<1%	0%	<1%	<1%	<1%	0%
<i>Total</i>	<i>100%</i>						

The options for ethnicity are “Hispanic”, “Non-Hispanic”, or “Decline to Respond.” The latter category is grouped with missing information as the “Unknown” category in Table 3.19 with proportions in Table 3.20. In 2022, 7% of KCHA heads of household identified as Hispanic.

**Table 3.19 Head of household by ethnicity and year (number)**

<b>Ethnicity</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Hispanic	923	1,020	1,066	1,083	1,116	1,159	1,205
Non-Hispanic	14,537	15,610	16,012	16,090	16,552	16,995	17,293
Unknown	1	6	0	0	0	0	2
<i>Total</i>	<i>15,461</i>	<i>16,636</i>	<i>17,078</i>	<i>17,173</i>	<i>17,668</i>	<i>18,154</i>	<i>18,500</i>

**Table 3.20 Head of household by ethnicity and year (percent)**

<b>Ethnicity</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Hispanic	6%	6%	6%	6%	6%	6%	7%
Non-Hispanic	94%	94%	94%	94%	94%	94%	93%
Unknown	<1%	<1%	0%	0%	0%	0%	<1%
<i>Total</i>	<i>100%</i>						

Tables 3.20 and 3.21 display the number and proportions of heads of household by race and subsidy type. Place-based subsidies (public housing and project-based vouchers) have higher percentages of White and Asian households and lower percentages of Black/African American households.

**Table 3.21 Head of household by race and subsidy type (2022) (number)**

<b>Race</b>	<b>Public Housing</b>	<b>Tenant-Based</b>	<b>Project-Based</b>	<b>Total</b>
American Indian/Alaska Native	26	231	39	296
Asian	498	712	312	1,522
Black/African American	555	5,807	700	7,062
Native Hawaiian/Other Pacific Islander	26	272	50	348
White	1,423	5,745	1,331	8,499
Multiple/Other	124	510	131	765
Unknown	7		1	8
<i>Total</i>	<i>2,659</i>	<i>13,277</i>	<i>2,564</i>	<i>18,500</i>

**Table 3.22 Head of household by race and subsidy type (2022) (number)**

<b>Race</b>	<b>Public Housing</b>	<b>Tenant-Based</b>	<b>Project-Based</b>	<b>Total</b>
American Indian/Alaska Native	1%	2%	2%	2%
Asian	19%	5%	12%	8%
Black/African American	21%	44%	27%	38%
Native Hawaiian/Other Pacific Islander	1%	2%	2%	2%
White	54%	43%	52%	46%
Multiple/Other	5%	4%	5%	4%
Unknown	0%	0%	0%	0%
<i>Total</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>

Tables 3.22 and 3.23 display the number and proportions of heads of household by ethnicity. Project-based vouchers have the highest proportion of heads of households identifying as Hispanic.

**Table 3.23 Head of household by ethnicity and subsidy type (2022) (number)**

<b>Ethnicity</b>	<b>Public Housing</b>	<b>Tenant-Based</b>	<b>Project-Based</b>	<b>Total</b>
Hispanic	177	784	244	1,205
Non-Hispanic	2,481	12,492	2,320	17,293
Unknown	1	1	0	2
<i>Total</i>	<i>2,659</i>	<i>13,277</i>	<i>2,564</i>	<i>18,500</i>

**Table 3.24 Head of household by ethnicity and subsidy type (2022) (percent)**

<b>Ethnicity</b>	<b>Public Housing</b>	<b>Tenant-Based</b>	<b>Project-Based</b>	<b>Total</b>
Hispanic	7%	6%	10%	7%
Non-Hispanic	93%	94%	90%	93%
Unknown	0%	0%	0%	0%
<i>Total</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>

Occasionally, race and ethnicity data fields are combined into a single variable to enable comparisons to outside sources of information. Table 3.25 displays a combination of race and ethnicity for head of household in 2022, where Hispanic is embedded in the race categories. Using this method, if a person selects "Hispanic" they are counted as Hispanic, inclusive of all other races, and if they do not select "Hispanic," they are counted with as their selected race only, non-Hispanic. While we recognize that this method may not represent the full identity of each of our residents, we will maintain this strategy in order to compare our resident populations to external data sources.

**Table 3.25 Head of household race and ethnicity combined (2022)**

	<b>N</b>	<b>%</b>
American Indian/Alaska Native only, non-Hispanic	272	1%
Asian only, non-Hispanic	1,515	8%
Black/African American only, non-Hispanic	6,974	38%
Hispanic (inclusive of all other races)	1,205	7%
Native Hawaiian/Other Pacific Islander only, non-Hispanic	283	2%
White only, non-Hispanic	7,584	41%
Multiple/Other, non-Hispanic	664	4%
Unknown	3	<1%
<i>Total</i>	<i>18,500</i>	<i>100%</i>

"Multiple" races, two or more, were indicated by 765 residents in 2022. Table 3.26 shows a breakout of heads of household included in the "multiple" race category. White and Black/African American are the options most frequently combined with other races within this category. People may have selected more than two choices, meaning that these options are not mutually exclusive and reflect all options selected by residents.

**Table 3.26 Head of household "multiple" race category detail (2022)**

<b>Races checked within "Multiple" Category (2022)</b>	<b>N</b>	<b>%</b>
Multiple (2+)	765	100%
White	523	68%
Black/African American	481	63%
American Indian/Alaska Native	249	33%
Asian	226	30%
Native Hawaiian/Other Pacific Islander	132	17%
Hispanic	94	12%
Other	27	4%

**Language.** Table 3.27 displays the number of households by primary language spoken by the head of household. As data quality improves, the number categorized as “unknown” has decreased. In 2022, 29% of KCHA heads of household spoke a primary language other than English, with the top ten most common languages spoken including Somali, Russian, Vietnamese, Spanish, Ukrainian, Arabic, Korean, and Amharic.

**Table 3.27 Head of household primary language by year (number) <sup>13</sup>**

<b>Head of Household Primary Language</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
English	9,995	10,549	11,635	12,480	13,093
Somali	904	931	989	1,004	1,011
Russian	717	710	735	754	720
Vietnamese	300	329	374	400	402
Spanish	312	339	365	382	393
Ukrainian	323	340	351	366	352
Arabic	208	227	252	269	286
Korean	149	160	174	185	188
Farsi	124	138	154	164	173
Amharic	109	110	115	128	143
Tigrinya	68	67	71	79	87
Cambodian	70	73	84	85	84
Chinese	53	56	60	64	61
Chinese, Mandarin	30	29	34	41	45
Oromo	25	28	32	30	37
Laotian	26	27	36	35	36
Bosnian	36	36	36	35	35
Persian	19	22	23	23	27
Romanian	25	27	30	30	26
Samoan	29	24	23	21	26
Pashto	10	15	23	22	24
Kurdish	17	16	20	22	23
Chinese, Yue (Cantonese)	12	10	16	19	22
Tagalog	21	22	23	24	21
American Sign Language	14	15	17	20	20
Hmong	1	1	16	17	19
Marshallese	12	11	12	13	18
Swahili	12	11	12	13	18
French	14	13	12	15	17
Armenian	6	7	13	14	13
Punjabi	13	16	14	14	12
Urdu	8	8	11	11	12
Burmese	15	14	14	14	11
All other languages <sup>14</sup>	123	138	153	168	173
Unknown*	3,278	2,654	1,739	1,193	944
<i>Total</i>	<i>17,078</i>	<i>17,173</i>	<i>17,668</i>	<i>18,154</i>	<i>18,500</i>

<sup>13</sup> Reliable information on primary language for head of household not available for 2016 and 2017.

<sup>14</sup> Other languages include Thai, Ethiopian, Bulgarian, Polish, Japanese, Azerbaijani, Dinka, Hindi, Serbo-Croatian, Turkish, MaiMai, Filipino, Sunda, Bengali, Moldovan, Indonesian, Albanian, Estonian, Fulani, German, Greek, Gujarati, Nepali, Sinhali, Belarusian, Tamil, Uzbek, (and other). These have been collapsed to eliminate chances of identification with such small population sizes in these languages.

**Table 3.28 Head of household primary language by year (percent)**

<b>Head of Household Primary Language<sup>13</sup></b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
English*	59%	61%	66%	69%	71%
Somali	5%	5%	6%	6%	5%
Russian	4%	4%	4%	4%	4%
Vietnamese	2%	2%	2%	2%	2%
Spanish	2%	2%	2%	2%	2%
Ukrainian	2%	2%	2%	2%	2%
Arabic	1%	1%	1%	1%	2%
Korean	1%	1%	1%	1%	1%
Farsi	0.7%	0.8%	0.9%	0.9%	0.9%
Amharic	0.6%	0.6%	0.7%	0.7%	0.8%
Tigrinya	0.4%	0.4%	0.4%	0.4%	0.5%
Cambodian	0.4%	0.4%	0.5%	0.5%	0.5%
Chinese	0.3%	0.3%	0.3%	0.4%	0.3%
Chinese, Mandarin	0.2%	0.2%	0.2%	0.2%	0.2%
Oromo	0.1%	0.2%	0.2%	0.2%	0.2%
Laotian	0.2%	0.2%	0.2%	0.2%	0.2%
Bosnian	0.2%	0.2%	0.2%	0.2%	0.2%
Persian	0.1%	0.1%	0.1%	0.1%	0.1%
Romanian	0.1%	0.2%	0.2%	0.2%	0.1%
Samoan	0.2%	0.1%	0.1%	0.1%	0.1%
Pashto	0.1%	0.1%	0.1%	0.1%	0.1%
Kurdish	0.1%	0.1%	0.1%	0.1%	0.1%
Chinese, Yue (Cantonese)	0.1%	0.1%	0.1%	0.1%	0.1%
Tagalog	0.1%	0.1%	0.1%	0.1%	0.1%
American Sign Language	0.1%	0.1%	0.1%	0.1%	0.1%
Hmong	0.0%	0.0%	0.1%	0.1%	0.1%
Marshallese	0.1%	0.1%	0.1%	0.1%	0.1%
Swahili	0.1%	0.1%	0.1%	0.1%	0.1%
French	0.1%	0.1%	0.1%	0.1%	0.1%
Armenian	0.0%	0.0%	0.1%	0.1%	0.1%
Punjabi	0.1%	0.1%	0.1%	0.1%	0.1%
Urdu	0.0%	0.0%	0.1%	0.1%	0.1%
Burmese	0.1%	0.1%	0.1%	0.1%	0.1%
All other	1%	1%	1%	1%	1%
Unknown*	19%	15%	10%	7%	5%
<i>Total</i>	100%	100%	100%	100%	100%

**Income.** Table 3.29 displays income estimates for the most recent certification for KCHA households receiving federal housing subsidies (excluding port-outs). Median income for KCHA households in 2022 was \$13,266.

It is important to note that while Table 3.29 shows a steady increase in income levels over time, these dollar amounts do not take into account inflation which increases the cost of living and reduces the power of each dollar. For example, necessities such as groceries and gas rose by 10% in cost from 2021 to 2022.<sup>15</sup> Table 3.30 displays inflation-adjusted<sup>16</sup> income estimates, showing that in real terms, KCHA residents' household incomes have declined since 2016.

**Table 3.29 Household income by year**

Household Income	2016	2017	2018	2019	2020	2021	2022
N	15,461	16,634	16,611	17,018	17,317	17,971	18,500
mean	\$ 15,691	\$ 15,918	\$ 17,376	\$ 18,333	\$ 18,015	\$ 18,559	\$ 19,611
median	\$ 11,858	\$ 11,976	\$ 12,780	\$ 13,124	\$ 12,924	\$ 12,843	\$ 13,266
1st quartile	\$ 8,796	\$ 8,820	\$ 9,000	\$ 9,252	\$ 9,396	\$ 9,528	\$ 10,080
3rd quartile	\$ 19,607	\$ 20,261	\$ 22,236	\$ 23,424	\$ 22,368	\$ 23,151	\$ 24,890

**Table 3.30 Household income by year, inflation-adjusted to 2022 dollars**

Household income	2016	2017	2018	2019	2020	2021	2022
N	15,461	16,634	16,611	17,018	17,317	17,971	18,500
mean	\$ 19,300	\$ 19,102	\$ 20,504	\$ 21,083	\$ 20,537	\$ 19,673	\$ 19,611
median	\$ 14,585	\$ 14,371	\$ 15,080	\$ 15,093	\$ 14,733	\$ 13,614	\$ 13,266
1st quartile	\$ 10,819	\$ 10,584	\$ 10,620	\$ 10,640	\$ 10,711	\$ 10,100	\$ 10,080
3rd quartile	\$ 24,117	\$ 24,313	\$ 26,238	\$ 26,938	\$ 25,500	\$ 24,540	\$ 24,890

<sup>15</sup> Consumer Price Index for All Urban Consumers (CPI-U): U. S. city average, by expenditure category (<https://www.bls.gov/news.release/cpi.t01.htm>)

<sup>16</sup> Inflation-adjustment using the Bureau of Labor Statistics Consumer Price Index (CPI) inflation calculator (<https://data.bls.gov/cgi-bin/cpicalc.pl>).

About half (51%) of KCHA households include at least one member that is “work-able”—i.e., between the ages of 18 and 61 without a disability. In 2022, 50% of work-able households had income from earnings (instead of or in addition to income from public assistance or other sources). Among work-able households, household income is greater than that of the resident population as a whole (\$35,922 in 2022) as shown in Table 3.31.

**Table 3.31 Employment and income among households with work-able members by year**

<b>Households</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Number of households	15,461	16,636	17,078	17,173	17,668	18,154	18,500
Number of households with work-able member <sup>17</sup>	8,615	8,920	9,112	9,049	9,188	9,290	9,481
Percent w/ work-able	56%	54%	53%	53%	52%	51%	51%
Among work-able							
Number with income from earnings	4,657	4,914	5,089	5,151	4,388	4,284	4,770
Percent with income from earnings	54%	55%	56%	57%	48%	46%	50%
Among work-able and earning income							
Median household income	\$ 24,000	\$ 25,371	\$ 28,200	\$ 29,952	\$ 31,849	\$ 34,102	\$ 35,922
Median income from wage earnings alone	\$ 20,852	\$ 22,380	\$ 24,960	\$ 27,273	\$ 28,273	\$ 30,122	\$ 32,591
Inflation-adjusted dollars							
Median household income	\$27,600	\$28,669	\$31,302	\$32,348	\$34,078	\$34,102	\$ 35,922
Median income from wage earnings alone	\$23,980	\$25,289	\$27,706	\$29,455	\$30,252	\$30,122	\$ 32,591

<sup>10</sup> Work-able defined as between 18 and 61 years old, without a disability.

As shown in Table 3.32, public housing has the lowest proportion (28%) of households with work-able members, likely due to public housing's higher proportion of elderly households.

**Table 3.32 Employment and income among households with work-able members by subsidy type (2022)**

<b>Households</b>	<b>Public Housing</b>	<b>Tenant-Based</b>	<b>Project-Based</b>	<b>Total</b>
Number of households	2,659	13,277	2,564	18,500
Number of households with work-able member	742	7,147	1,592	9,481
Percent w/ work-able	28%	54%	62%	51%
Among work-able				
Number with income from earnings	410	3,533	827	4,770
Percent with income from earnings	55%	49%	52%	50%
Among work-able and earning income				
Median household income	\$36,967	\$36,558	\$32,760	\$35,922
Median income from wage earnings alone	\$33,563	\$33,178	\$29,606	\$32,591

## Chapter 4 ENTRIES, EXITS, AND TENURE

This chapter examines entry and exit trends, reasons for exits, and lengths of stay for KCHA residents receiving federal subsidies.

Tables 4.1 and 4.2 summarize KCHA’s entry and exit statistics. Most KCHA residents are “year-long,” that is, they entered before the year began and continued to receive their housing subsidies through the end of the calendar year. In 2022, 1,779 new households began receiving housing subsidies, representing 12% of all KCHA households served during the year. A majority (61%) of these households were experiencing homelessness prior to entry. Roughly 5% of KCHA households exit each year.

**Table 4.1 Entering and exiting households by year (number)**

Households <sup>1</sup>	2016	2017	2018	2019	2020	2021	2022
Entering	1,034	1,452	1,053	1,031	1,257	845	1,779
Entering and exiting the same year	35	47	45	38	28	41	33
Exiting	790	702	730	817	556	710	766
Year-long	10,456	10,640	11,376	11,382	11,943	12,512	12,616
<i>Total</i>	<i>12,315</i>	<i>12,841</i>	<i>13,204</i>	<i>13,268</i>	<i>13,784</i>	<i>14,108</i>	<i>15,194</i>
Experiencing Homelessness <sup>2</sup>	514	670	491	528	573	546	1,108

<sup>1</sup>Excludes port-ins and port-outs.

<sup>2</sup>Experiencing homelessness among all entering households, including entering and exiting the same year.

**Table 4.2 Entering and exiting households by year (percent)**

Households <sup>1</sup>	2016	2017	2018	2019	2020	2021	2022
Entering	8%	11%	8%	8%	9%	6%	12%
Entering and exiting the same year	<1%	<1%	<1%	<1%	<1%	<1%	<1%
Exiting	6%	5%	6%	6%	4%	5%	5%
Year-long	85%	83%	86%	86%	87%	89%	83%
<i>Total</i>	<i>100%</i>						
Experiencing Homelessness <sup>2</sup>	48%	45%	45%	49%	45%	62%	61%

<sup>1</sup>Excludes port-ins and port-outs.

<sup>2</sup>Experiencing homelessness among all entering households, including entering and exiting the same year.

Table 4.3 shows entries and exits by subsidy type. As summarized in Table 4.4, most (77%) new entries receive tenant-based vouchers.

**Table 4.3 Entering and exiting households by subsidy type (2022) (number)**

<b>Households<sup>1</sup></b>	<b>Public Housing</b>	<b>Tenant-Based</b>	<b>Project-Based</b>	<b>Total</b>
Entering	147	1,372	260	1,779
Entering and exiting the same year	3	9	21	33
Exiting	142	457	167	766
Year-long	2,367	8,133	2,116	12,616
<i>Total</i>	<i>2,659</i>	<i>9,971</i>	<i>2,564</i>	<i>15,194</i>
Entries experiencing homelessness <sup>2</sup>	20	910	178	1,108

<sup>1</sup>Excludes port-ins and port-outs.

<sup>2</sup>Experiencing homelessness among all entering households, including entering and exiting the same year.

**Table 4.4 Entering and exiting households by subsidy type (2022) (percent)**

<b>Households<sup>1</sup></b>	<b>Public Housing</b>	<b>Tenant-Based</b>	<b>Project-Based</b>	<b>Total</b>
Entering	8%	77%	15%	100%
Exiting	19%	60%	22%	100%
Entries experiencing homelessness	2%	82%	16%	100%

<sup>1</sup>Excludes port-ins and port-outs.

<sup>2</sup>Experiencing homelessness among all entering households, including entering and exiting the same year.

**Exit reasons.** KCHA collects data on the reasons why households cease receiving housing assistance, or “exit,” and classifies exit reasons as positive or negative. For example, if a head of household no longer needs housing assistance because they purchased their own home, the exit reason is classified as positive, and if a resident abandons a unit or has a lease violation, the exit reason is classified as negative. Exits that are not clearly positive or negative are coded “neutral,” for example, if a head of household indicates they are moving in with family or friends but we do not know if that is due to preference or exigent financial circumstances. We categorize “aging/health” related reasons separately.

Tables 4.5 and 4.6 display counts and percentages of exits by year and type of reason. Data quality improvements have reduced the number of “unknown” reasons. “Neutral” exits are currently the most common reason for exit.

**Table 4.5 Exits from housing assistance by reason for exiting and year (number)**

Reason for Exit*	2016	2017	2018	2019	2020	2021	2022
Positive	119	109	136	133	121	129	124
Negative	243	215	231	205	101	146	183
Neutral	131	182	197	185	159	163	261
Aging/Health-related	123	161	182	189	185	280	192
Unknown	209	82	29	143	18	23	36
<b>Total</b>	<b>825</b>	<b>749</b>	<b>775</b>	<b>855</b>	<b>584</b>	<b>741</b>	<b>796</b>

\*Excludes port-ins and port-outs.

**Table 4.6 Exits from housing assistance by reason for exiting and year (percent)**

Reason for Exit*	2016	2017	2018	2019	2020	2021	2022
Positive	14%	15%	18%	16%	21%	17%	16%
Negative	29%	29%	30%	24%	17%	20%	23%
Neutral	16%	24%	25%	22%	27%	22%	33%
Aging/Health-related	15%	21%	23%	22%	32%	38%	24%
Unknown	25%	11%	4%	17%	3%	3%	5%
<b>Total</b>	<b>100%</b>						

\*Excludes port-ins and port-outs.

Tables 4.7 and 4.8 summarize exit reason statistics by type of housing subsidy.

**Table 4.7 Exits from housing assistance by reason for exiting and subsidy type (2022)  
(number)**

<b>Reason for Exit*</b>	<b>Public Housing</b>	<b>Tenant-Based</b>	<b>Project-Based</b>	<b>Total</b>
Positive	10	75	39	124
Negative	6	137	40	183
Neutral	66	153	42	261
Aging/Health-related	64	65	63	192
Unknown	1	33	2	36
<i>Total</i>	147	463	186	796

**Table 4.8 Exits from housing assistance by reason for exiting and subsidy type (2022)  
(percent)**

<b>Reason for Exit*</b>	<b>Public Housing</b>	<b>Tenant-Based</b>	<b>Project-Based</b>	<b>Total</b>
Positive	7%	16%	21%	16%
Negative	4%	30%	22%	23%
Neutral	45%	33%	23%	33%
Aging/Health-related	44%	14%	34%	24%
Unknown	1%	7%	1%	5%
<i>Total</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>

Table 4.9 lists specific reasons for exit in 2022 grouped by category (positive, negative, neutral, aging/health).

**Table 4.9 Specific reason for exiting housing assistance (2022)**

<b>Reason for Exit</b>	<b>N</b>	<b>% of Sub-total</b>	<b>% of Total</b>
<i>Positive</i>			
30 – Homeownership	24	19%	3%
31 - Moved to Non-Subsidized Rental	49	40%	6%
32 - S8 Over Income	51	41%	6%
<i>Sub-total</i>	<i>124</i>	<i>100%</i>	<i>16%</i>
<i>Negative</i>			
47 - Subsidy in Jeopardy Client Choice	12	7%	2%
49 - S8 Landlord Eviction	14	8%	2%
50 - Paperwork Violation	40	22%	5%
51 - Inspection/Damages	14	8%	2%
53 - Criminal Activity	21	11%	3%
54 - Unauthorized Live In	1	1%	0%
55 - Client Location Unknown/Abandoned Unit	42	23%	5%
56 - Absence – Incarceration	3	2%	0%
64 - S8 Voucher Expired	34	19%	4%
69 - S8 Voucher Expired - Ported Out	2	1%	0%
<i>Sub-total</i>	<i>183</i>	<i>100%</i>	<i>23%</i>
<i>Neutral</i>			
14 - S8 Absorption	1	1%	0%
35 - Transitional Housing Graduate to KCHA Managed Units	11	6%	1%
36 - Transitional Housing Graduate to any Section 8 Voucher	2	1%	0%
39 - Transitional Housing Graduate to Other Subsidized Rental	5	3%	1%
40 - Transitional Housing Non-Graduate Early Program Exit	6	3%	1%
45 - S8 Incoming Portability Move Out	1	1%	0%
46 - Moved in w/Family/Friends	131	68%	16%
61 - S8 Term Limit Program	8	4%	1%
63 - Moved to Non-KCHA Subsidized Rental	27	14%	3%
<i>Sub-total</i>	<i>192</i>	<i>100%</i>	<i>24%</i>
<i>Aging/Health-related</i>			
33 - Needed Housing with Higher Level of Services	26	10%	3%
41 - Deceased	225	86%	28%
57 - Absence Treatment/Hospital	10	4%	1%
<i>Sub-total</i>	<i>261</i>	<i>100%</i>	<i>33%</i>
<i>Unknown</i>			
Client would not disclose reason	17	47%	2%
Unknown	19	53%	2%
<i>Sub-total</i>	<i>36</i>	<i>100%</i>	<i>5%</i>
<i>Total</i>	<i>796</i>		<i>100.0%</i>

**Tenure/Length of Stay.** As shown in Table 4.10, the median length of time that all KCHA households served in 2022 have been receiving housing assistance, or “tenure,” is 7.2 years. There is wide variation in tenure. A quarter of households have been receiving assistance for 3.4 years or less, and a quarter have been receiving assistance for 13.7 years or longer. Many of these households will continue to receive assistance.

Another measure of how long households remain on KCHA subsidies is referred to as “length of stay,” which applies only to exiting households—those that have an end date and thus a more definitive estimate of housing assistance duration from start to finish. For households that exited in 2022, the median length of stay was 6.5 years.

**Table 4.10 Tenure/length of stay (2022)**

Years remaining on KCHA assistance	Number of households	Median	Mean	25th Percentile	75th Percentile
All households* (tenure)	15,194	7.1	9.1	3.4	13.7
Exiting households (length of stay)	796	6.5	8.9	2.6	14.0

*\*Port-ins are excluded as start date is considered the date of porting-in, not of original lease-up in prior jurisdiction.*

For exiting households, median length of stay varies by type of exit reason. As shown in Table 4.11, households that exit due to negative or neutral reasons have shorter tenures than those who exit for positive reasons or due to aging or health issues. As shown in Table 4.12, households using project-based vouchers have the shortest tenures/lengths of stay.

**Table 4.11 Length of stay for exiting households, by reason for exit (2022)**

Years remaining on KCHA assistance	Number of households	Positive	Negative	Aging/Health	Neutral	Overall
Median (Years)	796	8.8	4.2	9.2	5.2	6.5

**Table 4.12 Median tenure/length of stay by subsidy type (2022)**

Years remaining on KCHA assistance	Number of households	Public Housing	Tenant-Based	Project-Based	Overall
All households (tenure)	15,194	7.6	7.5	5.4	7.1
Exiting households (length of stay)	796	8.5	7.5	3.4	6.5

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To: Board of Commissioners

From: Grace M. Adriano, Senior Resident Services Manager

Date: June 16, 2023

Re: Family Self Sufficiency Program Overview

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### Background

The King County Housing Authority first received funding for one Family Self-Sufficiency (FSS) coordinator in 1992. The initial funding provided slots for 25 Housing Choice Voucher holders to participate in the FSS program. Through the years, KCHA started to increase program enrollment and became eligible to request additional FSS coordinator positions. Through a separate funding request, KCHA was able to secure one position to serve public housing families. About ten years ago, HUD combined funding and KCHA is now funded for five full time equivalents, serving a minimum of 225 households in both the voucher and public housing program.

### Current FSS Status

Many MTW PHAs have used MTW flexibilities, which have been reviewed by KCHA, to make adjustments to their FSS program. KCHA still operates a traditional FSS program and on a yearly basis, about 250 to 300 families are served by the five FSS coordinators. Although KCHA continues to operate the traditional program, several adjustments have been made in the service delivery model to reflect the changing demographics and needs of FSS participants. The program has strengthened partnerships with workforce development agencies, multi-service centers and educational institutions. We have also placed a higher emphasis on integrating financial capability skills.

### Other Workforce Development Efforts

In addition to the FSS program, KCHA also invests over \$500,000 annually to partner with non-governmental organizations (NGOs): YWCA, Hopelink and Neighborhood House. Both the YWCA and Neighborhood House operate programs at several KCHA communities in the White Center and South King County areas. The NGOs offer a variety of pre-employment, employment readiness, and employment retention services to both Section 8 and public housing families.

### Summary

KCHA currently provides programs and services to assist housing program participants to improve their economic independence. Additional efforts are underway to provide more engagement opportunities and to look at other KCHA systems and policies to ensure families are being supported to successfully leave subsidized housing and advance economically.



# FAMILY SELF-SUFFICIENCY PROGRAM

INCREASING FAMILY ECONOMIC INDEPENDENCE

June 2023

# PRESENTATION CONTENT

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- I. Program Team
- II. FSS Background
- III. Coaching and Mentoring
- IV. Escrow Account
- V. Program Completion
- VI. Participant Experience
- VII. Program Outcomes
- VIII. Financial Capabilities
- IX. Future Programming

# WORKFORCE DEVELOPMENT TEAM

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Lydia Assefa-Dawson  
SW FSS Coordinator



Marcia Severson  
SE FSS Coordinator



Lyudmila Shornal  
SE FSS Coordinator



Kelly Trudeau  
No. FSS Coordinator



Grace Wood  
East FSS Coordinator



Jennifer Meissner  
Financial Capabilities  
Coordinator



Grace M. Adriano  
Sr. RS Program  
Manager



Shawli Hathaway  
Interim Resident  
Services Director

# FAMILY SELF SUFFICIENCY PROGRAM

## BACKGROUND INFORMATION

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### Annual Congressional Appropriations Funding

- Funds Coordinator salaries and benefits only
- No funds for services



### Governed by 24 CFR

- HUD sets program size
- MTW PHAs make adjustments
- FSS Action Plan

# FAMILY SELF SUFFICIENCY PROGRAM

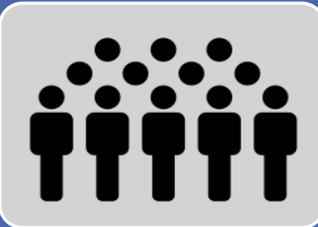
## BACKGROUND INFORMATION

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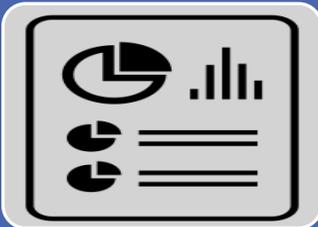
### Purpose of program

- Goal-oriented five year program
- Helps families increase their earned income → economic independence pathways
- Coordination of other services



### Participants

- Tenant Based Vouchers
- Project Based Vouchers
- Public Housing



### Other facts

- Voluntary program
- Not required to give up housing at end of participation
- Not a savings or homeownership program

# FAMILY SELF SUFFICIENCY PROGRAM

## ELIGIBILITY

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Leased up HCV and Public Housing Families and in good standing

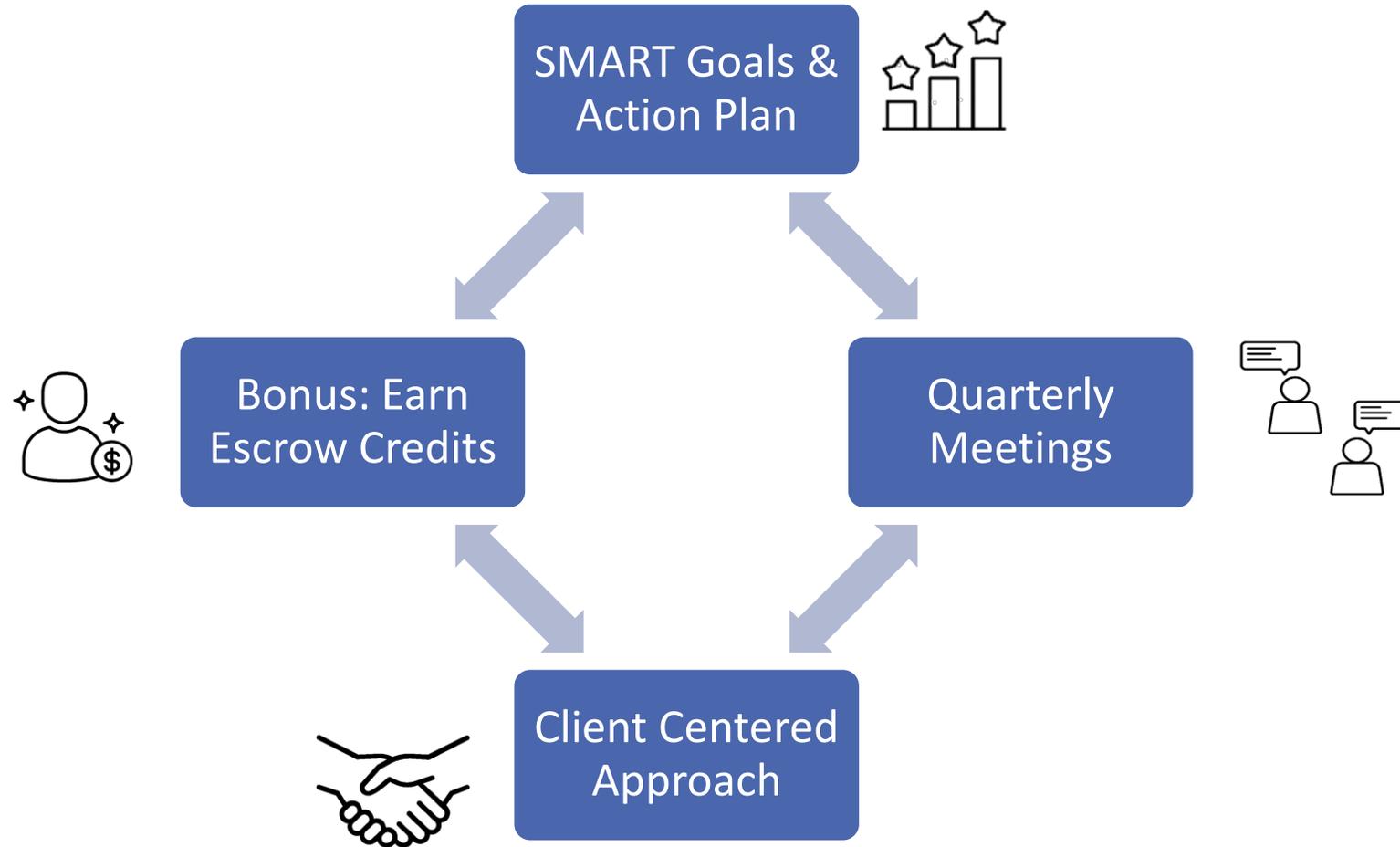
### Ineligible Participants

- previously graduated from (KCHA) FSS Program and received a escrow payout;
- have a current letter to terminate tenancy for housing violations;
- currently owes money to KCHA (families may be reconsidered if they no longer owe KCHA money)

# FAMILY SELF SUFFICIENCY PROGRAM

COACHING AND MENTORING

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# FAMILY SELF SUFFICIENCY PROGRAM

## CLIENT CENTERED APPROACH

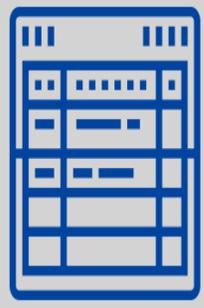
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# FAMILY SELF SUFFICIENCY PROGRAM

## ESCROW ACCOUNT

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Interest-bearing (HCV)  
account held by KCHA

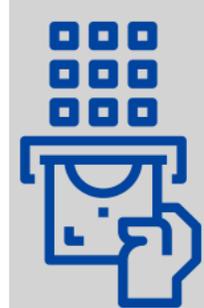


Calculated through increases  
in household earned income

- Calculation includes many variables



Granted to household upon  
successful program  
completion



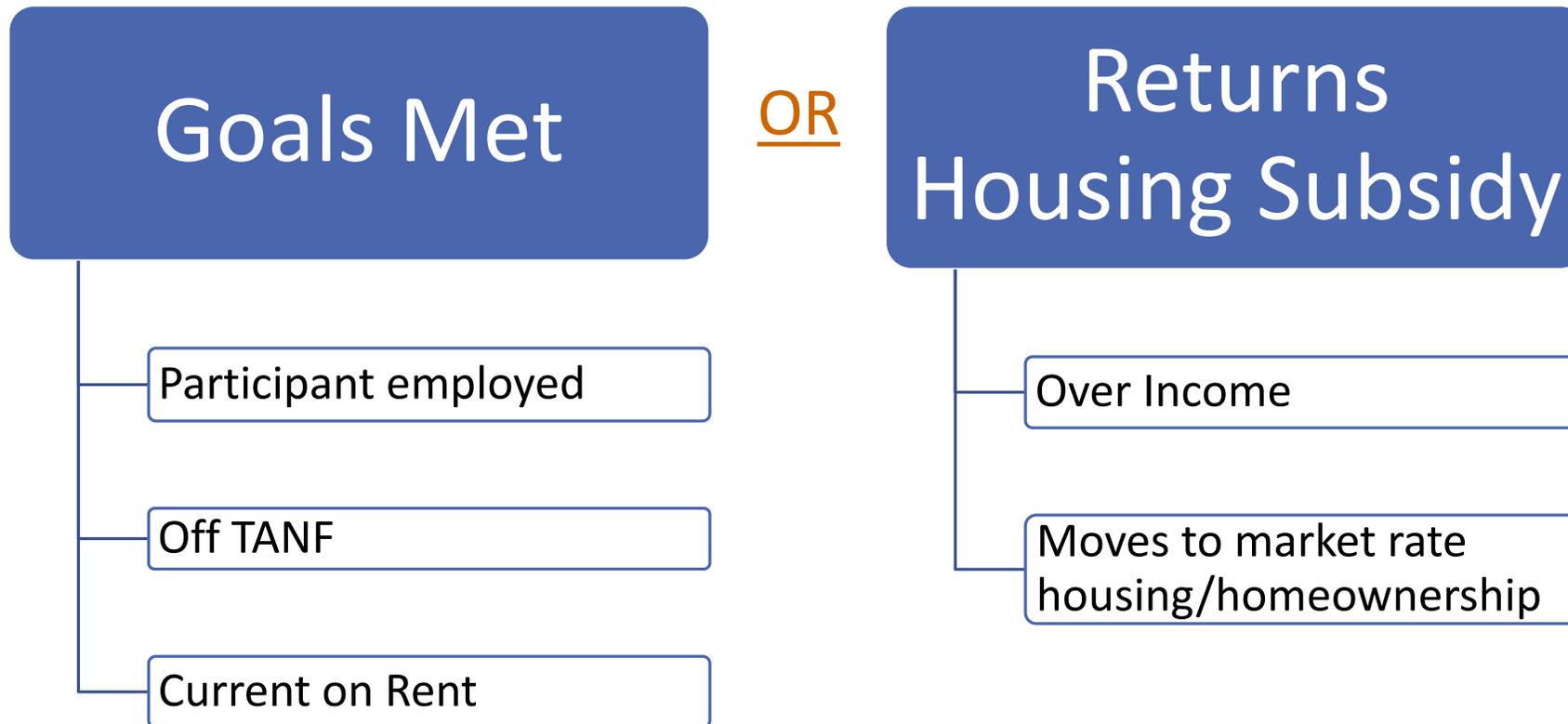
Withdrawals allowed based  
on set program criteria

# FAMILY SELF SUFFICIENCY PROGRAM

## PARTICIPANT GRADUATION

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At the end of five-year contract



# FAMILY SELF SUFFICIENCY PROGRAM

## PARTICIPANT EXIT

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Voluntarily leave program

Loss of housing subsidy

Lack of communication/participation

# FAMILY SELF SUFFICIENCY PROGRAM

PARTICIPANT EXPERIENCE: MEET NICHOLE

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- Enrolled May 2017
- Unemployed; receiving \$1350/month unemployment
- Single mother of 2 children

Goals:



Prepare for Homeownership



Increase credit score

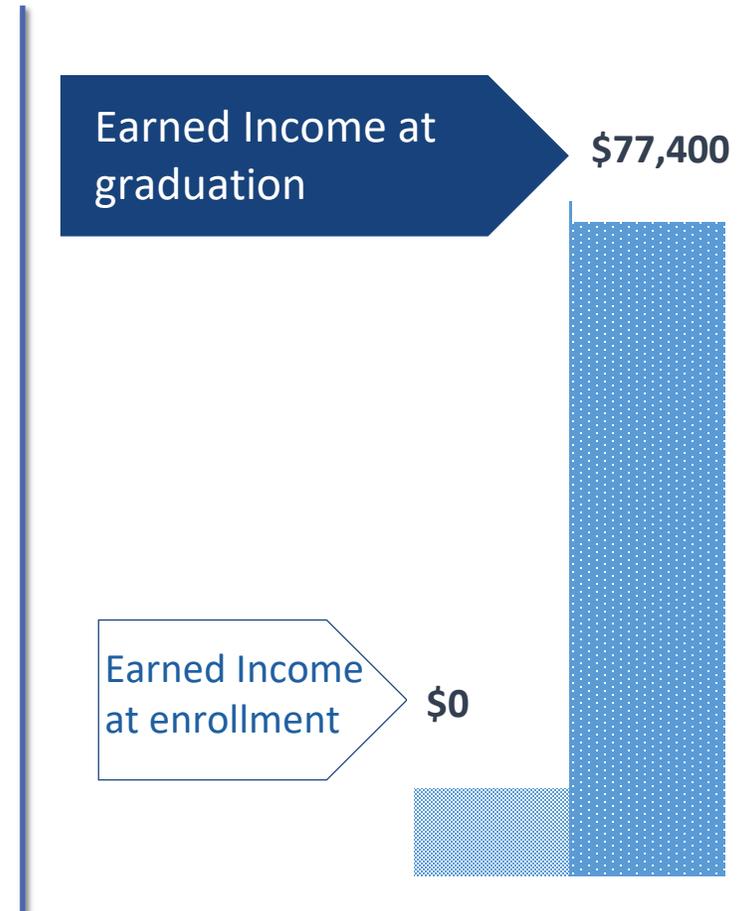
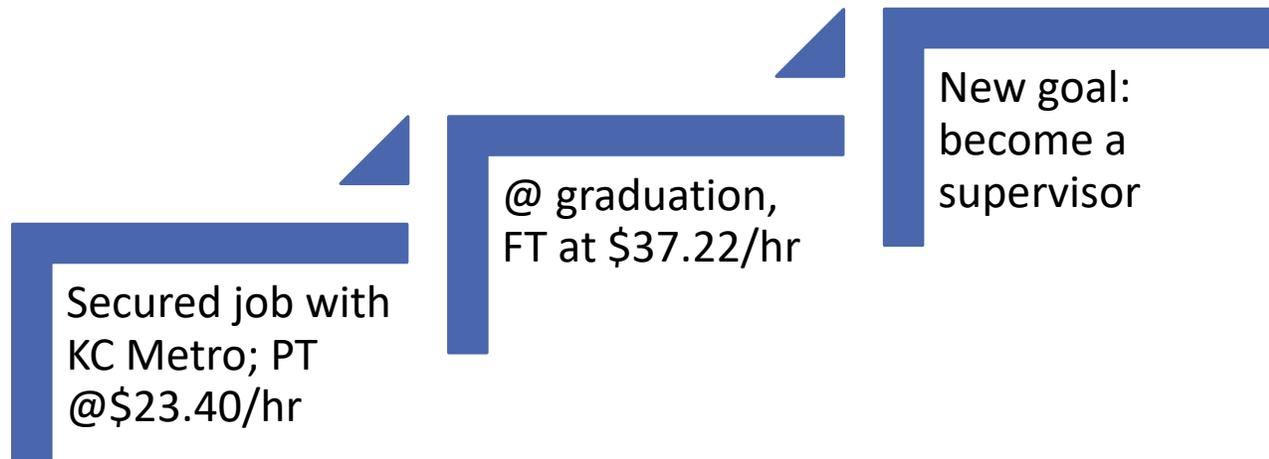


Develop budgeting skills

# FAMILY SELF SUFFICIENCY PROGRAM

PARTICIPANT EXPERIENCE: MEET NICHOLE

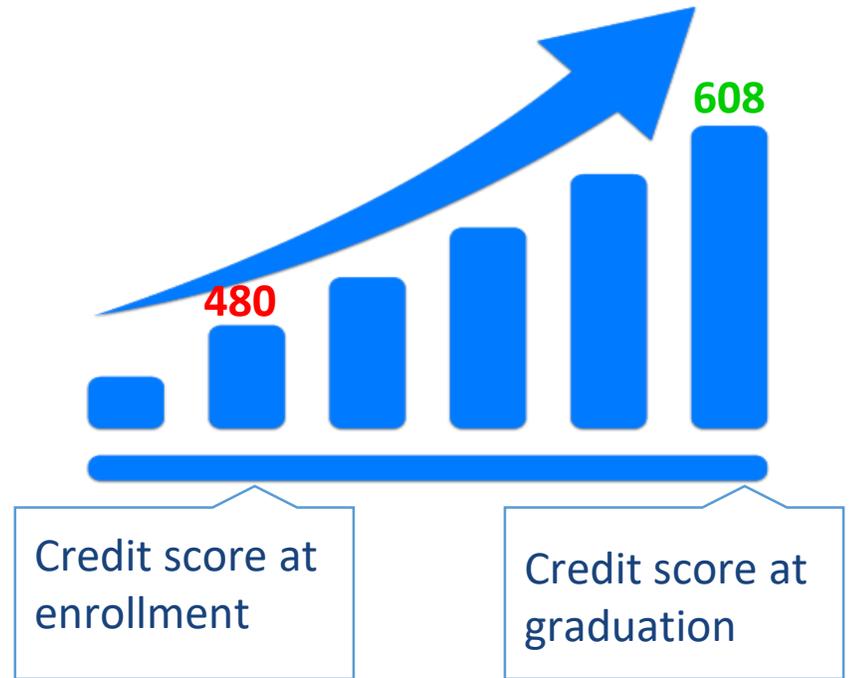
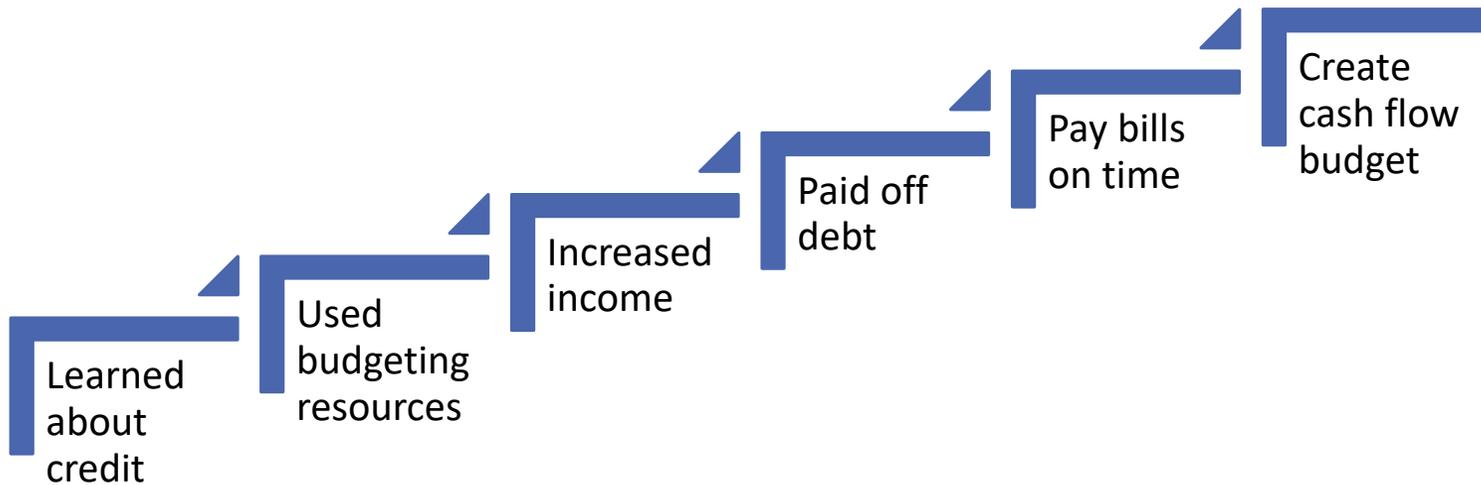
Steps toward developing budgeting skills:



# FAMILY SELF SUFFICIENCY PROGRAM

PARTICIPANT EXPERIENCE: MEET NICHOLE

Steps towards increasing credit score:



# FAMILY SELF SUFFICIENCY PROGRAM

PARTICIPANT EXPERIENCE: MEET NICHOLE

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Steps to prepare for homeownership classes:

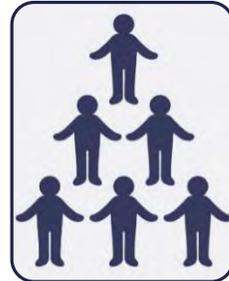


At graduation

- Received \$18,391 in escrow credit
- Plan to continue to save and increase credit
- Purchase a home some day

# FAMILY SELF SUFFICIENCY PROGRAM

## 2022 PROGRAM OUTCOMES



**306**  
households  
served



**59**  
new  
enrollments



**58**  
contracts  
completed

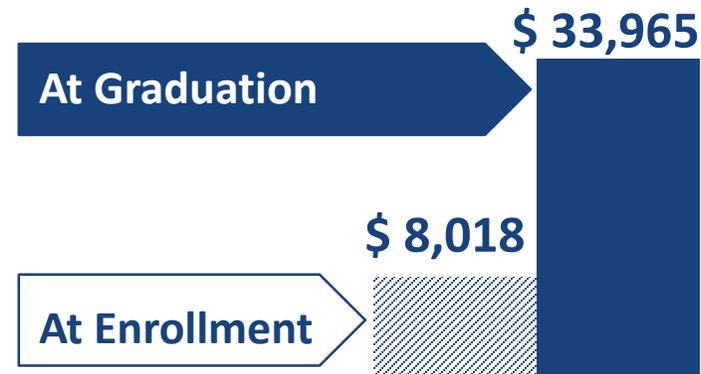


**43**  
graduates



**43**  
of 43 had an  
escrow  
payout

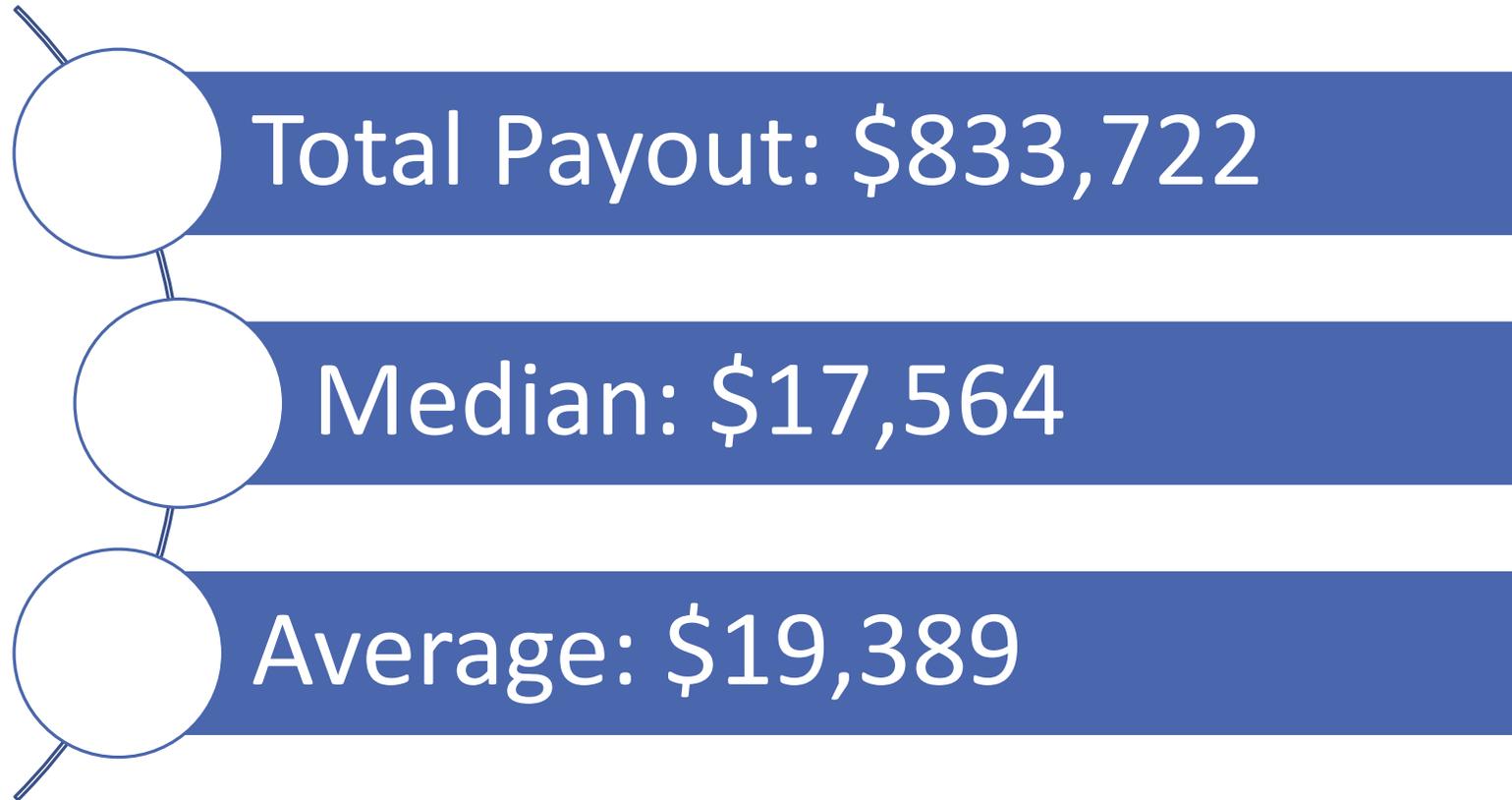
**21 increased  
earned income  
by \$20K+**



# FAMILY SELF SUFFICIENCY PROGRAM

2022 ESCROW DATA

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# FAMILY SELF SUFFICIENCY PROGRAM

## PROGRAM GOALS

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Maintain 250 caseload

100% of participants complete career pathway plan by year 2

@ graduation free of TANF and employed

@ graduation increase credit score 50 points/650 credit score

100% of participants complete financial capabilities activities

# FINANCIAL CAPABILITIES PROGRAM

*"The capacity, based on knowledge, skills and access, to manage financial resources effectively."* - Prosperity Now

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Financial education



Financial coaching



Assist w/ access to safe and affordable financial products



Credit building resources



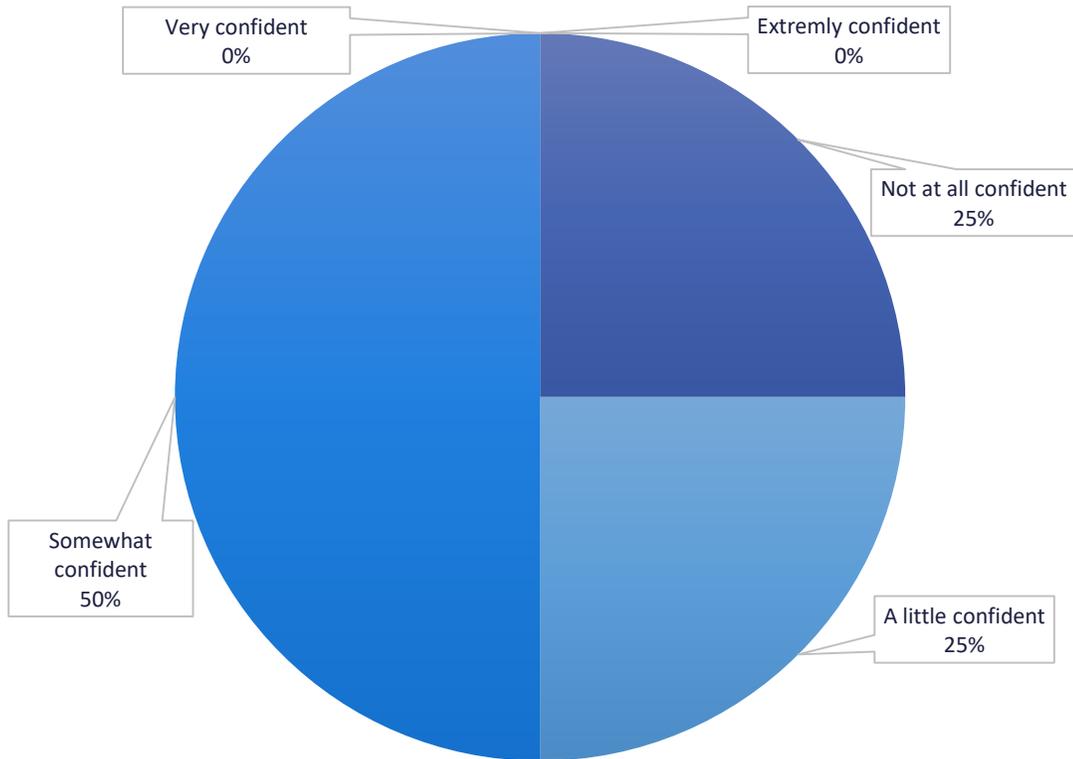
Referrals for tax prep, credit counseling, access to benefits

# FINANCIAL CAPABILITIES PROGRAM

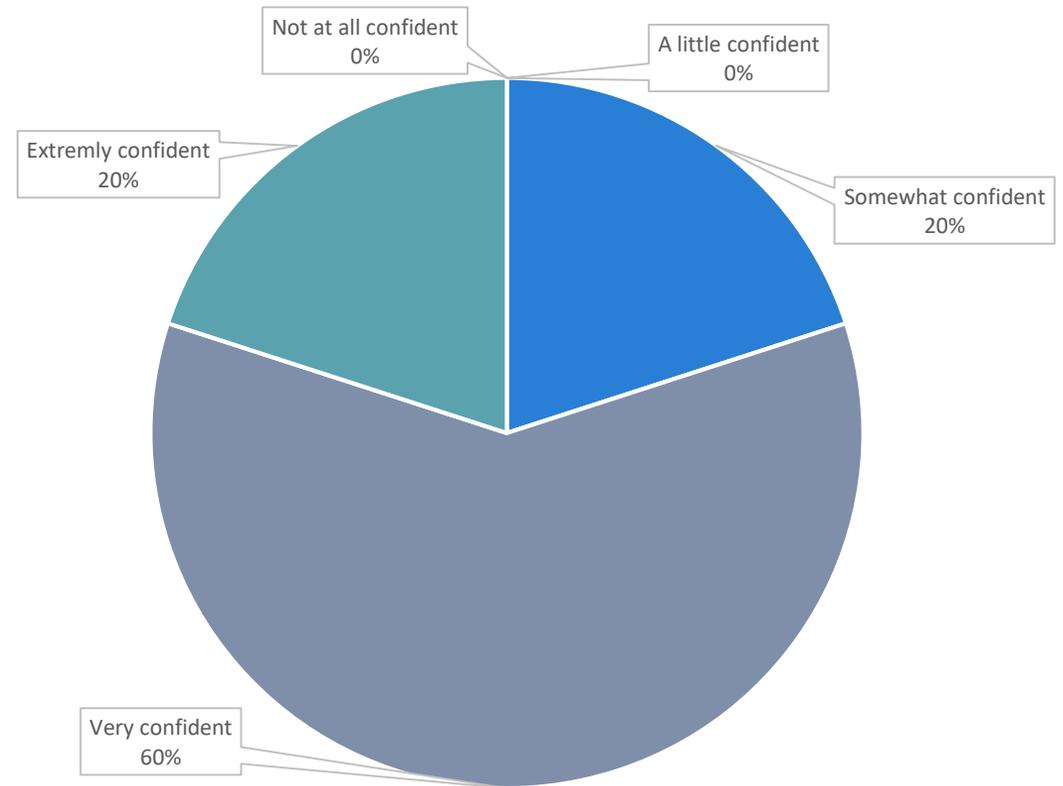
## INTEGRATION INTO FSS PROGRAM

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**Pre: Confidence in ability, knowledge around budgeting**



**Post: Confidence in ability, knowledge around budgeting**

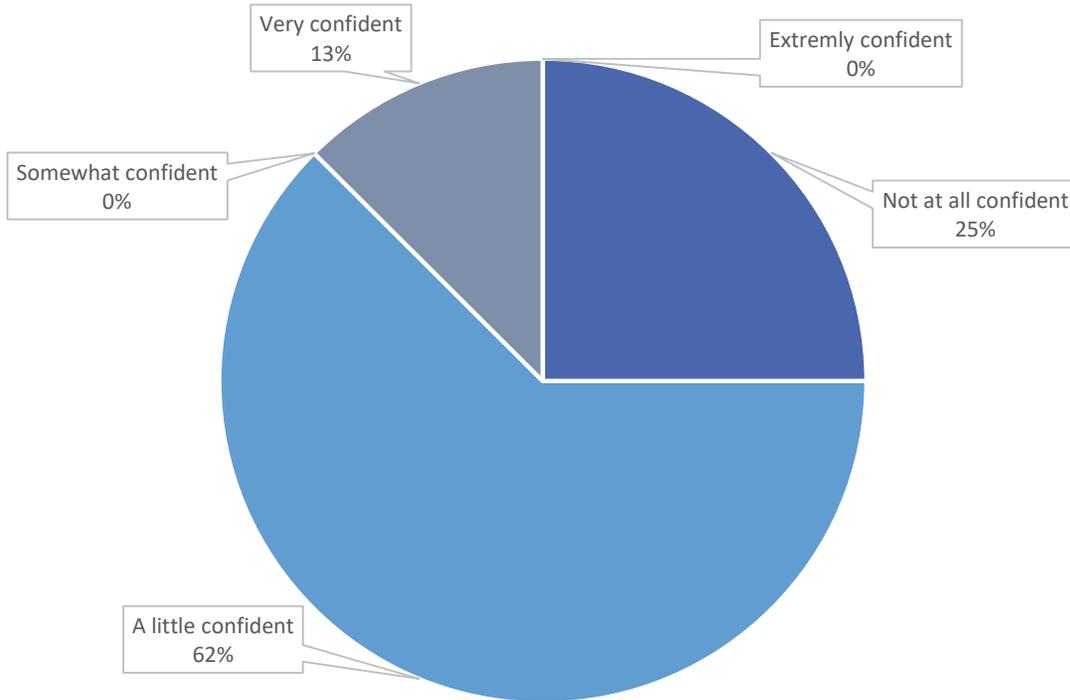


# FINANCIAL CAPABILITIES PROGRAM

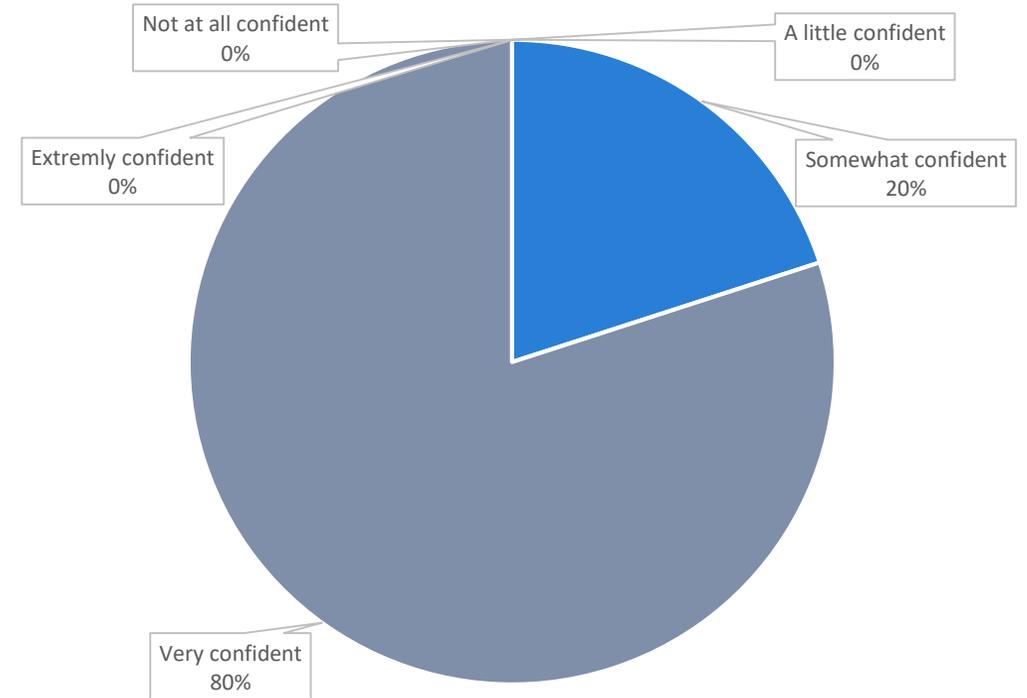
## INTEGRATION INTO FSS PROGRAM

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**Pre: Confidence in ability and knowledge to manage credit and debt**



**Post: Confidence in ability and knowledge to manage credit and debt**



# FINANCIAL CAPABILITIES PROGRAM

NEW INITIATIVE: KCHA FINANCIAL HEALTH

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## Kaiser Permanente Grant

- \$50,000 (annual)
- 9 months
- Year 2 renewal

## Embed Financial Coaching

- Identify touch points
- Design tailored approaches
- Implement strategies

## Resources

- Leadership/manager workshops w/peers
- Frontline staff (Resident Services) training
- Resident peer educators



**Kaiser Permanente - Financial Health Initiative  
Embed Partnership - Project Plan**

**Cohort 3  
March 2023 - December 2023**

# FINANCIAL CAPABILITIES PROGRAM

NEW INITIATIVE: KCHA FINANCIAL HEALTH

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## Social Determinants of Health



# LIVING WAGE

2023 CALCULATION

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**1 Adult, 1 school age, 1 teenage  
(housing cost at 40% of income)**

Region	Hourly Wage	Annual Salary
King County (East)	\$40.60	\$85,744
King County (North)	\$36.59	\$77,272
King County (Seattle)	\$36.84	\$77,799
King County (South)	\$33.96	\$71,732



CENTER FOR WOMEN'S WELFARE

UNIVERSITY of WASHINGTON

School of Social Work

# HOUSEHOLD INCOME DATA

## KING COUNTY HOUSEHOLDS & KCHA HOUSEHOLDS

Race Category	KCHA Households*	King County Households**	Difference
American Indian/Alaska Native	\$ 12,483	\$ 52,281	\$ 39,798
Asian	\$ 12,000	\$ 114,303	\$ 102,303
Black/African American	\$ 15,176	\$ 53,961	\$ 38,785
Hispanic	\$ 14,000	\$ 71,053	\$ 57,053
Multiple/Other	\$ 13,740	\$ 82,133	\$ 68,393
Native Hawaiian/Other Pacific	\$ 19,320	\$ 73,312	\$ 53,992
Unknown	\$ 4,554	NA	NA
White	\$ 12,468	\$ 105,122	\$ 92,654

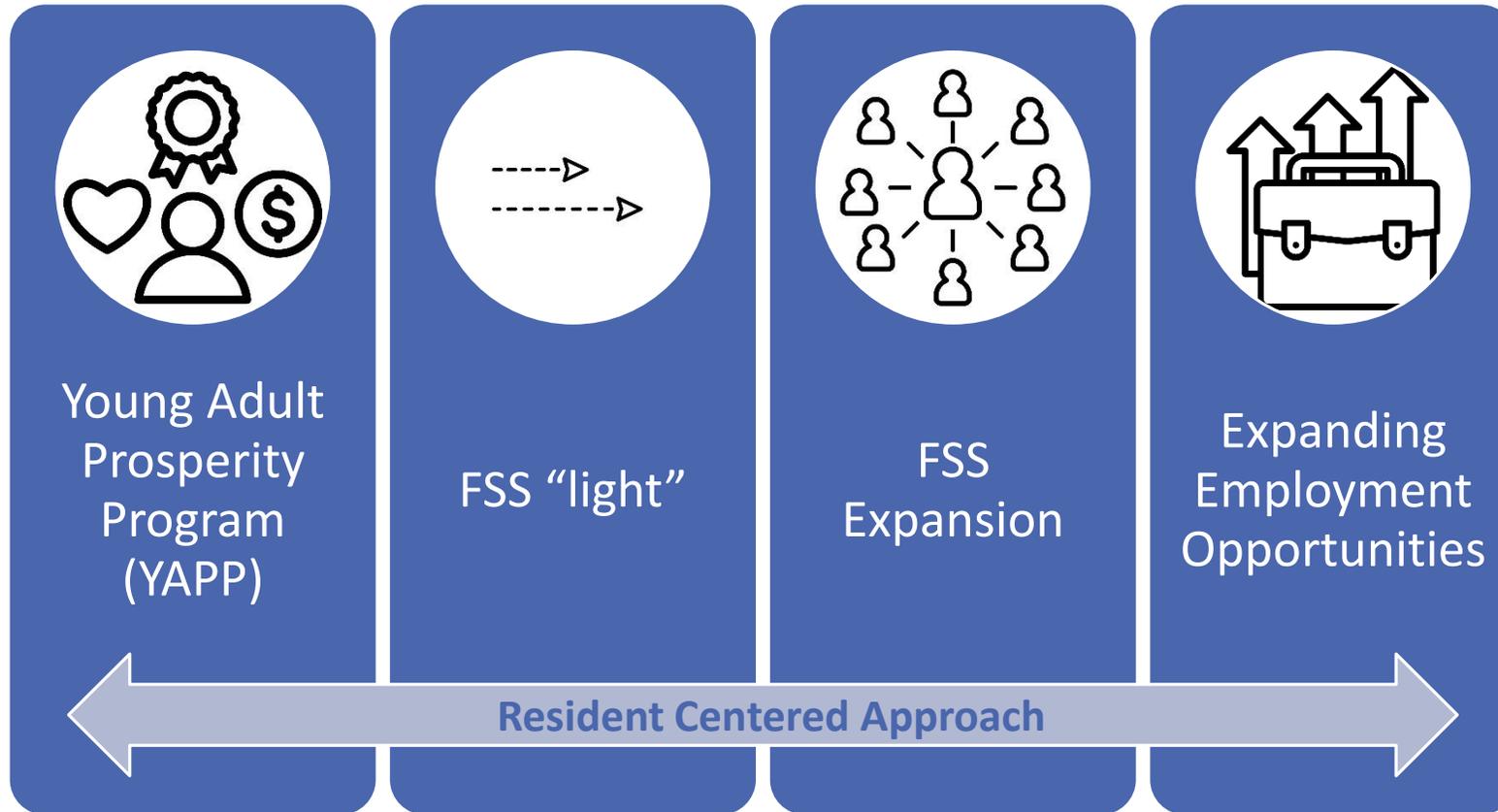
\*Source Resident Characteristics Report

\*\*US Census via Communities Count

# LOOKING AHEAD

## FUTURE PROGRAMMING

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# QUESTIONS

## INCREASING FAMILY ECONOMIC INDEPENDENCE

June 2023

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## Households Served

point in time as of March 2023<sup>1</sup>

# 23,633

## Finance

	Budgeted	Actual	Actual to Budget	
<b>Revenue</b> year-to-date	\$125,543,896	\$122,832,888	<b>97.8%</b>	
<b>Expenditure</b> year-to-date	\$102,614,018	\$98,802,220	<b>96.3%</b>	
<b>LGIP Rate Investments</b>	3.10%	4.76%	<b>+ 1.66%</b>	
<b>Non-LGIP Investments</b>	3.10%	1.85%	<b>+ -1.25%</b>	

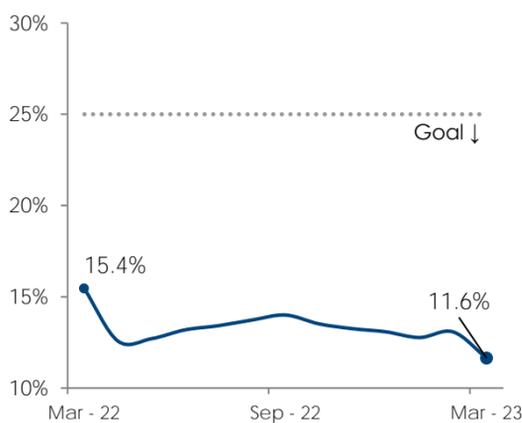
## Housing Management

	Scope	Target	Mar '23	
<b>Public Housing Occupancy</b> <sup>2</sup>	3,766 units	98.0%	<b>98.7%</b>	
<b>Local Programs Occupancy</b>	8,715 units	96.5%	<b>98.6%</b>	
<b>Total Units Online</b> <sup>3</sup>	12,481 units	11,105	<b>12,481</b>	

## Housing Choice Voucher Program Operations

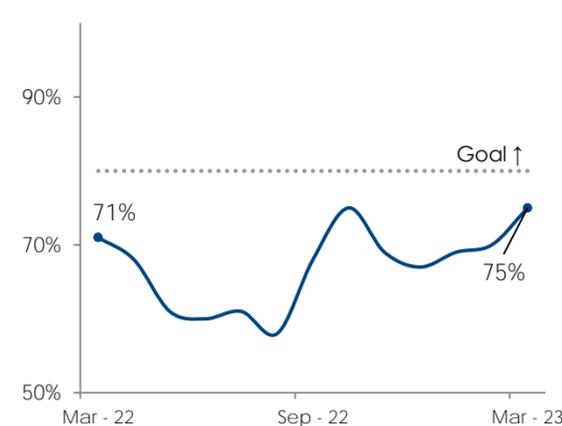
### Shelter Burden

Households paying more than 40% of income for rent and utilities.



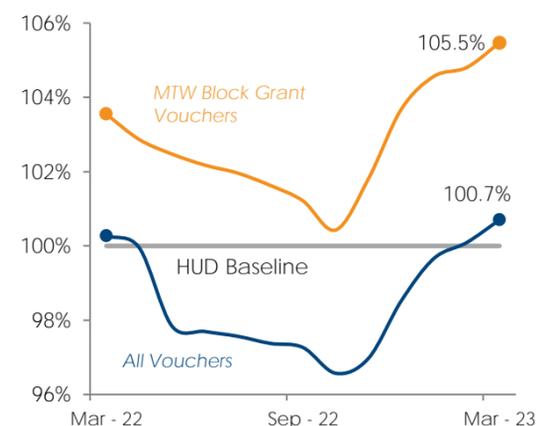
### Shopping Success<sup>4</sup>

Lease-up within 240 days after voucher issuance, by cohort.



### Utilization Rate<sup>5</sup>

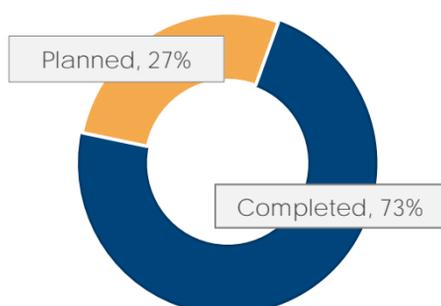
Percentage of HUD ACC leased by month.



## Focus Areas

### Inclusion Now Training

Percentage of staff who have completed Inclusion Now (I).



### Opportunity Area Access

Percentage of households with children living in high opportunity areas.



### Notes

- 1) Includes households in federally subsidized programs, workforce housing, and local programs.
- 2) Excludes 49 units in portfolio where turnover is not tracked monthly.
- 3) 11,105 represents the agency's acquisition stretch goal by the end of 2020.
- 4) Represents success of latest cohort to reach 240 days after voucher issuance.
- 5) Adjusted for 12-month incremental lease-up of new vouchers. Does not include Emergency Housing Vouchers.

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**To:** Board of Commissioners

**From:** Andrew Calkins, Director of Policy & Intergovernmental Affairs

**Date:** June 22, 2023

**Re:** 2023 State Legislative Session Review

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**Background**

On April 23, 2023, the Washington State Legislature concluded a 105-day session where legislation to address the state’s housing affordability and homelessness crisis was a top priority. During the June 22 Board of Commissioners meeting, staff will provide a summary of KCHA’s work during the session, outline the contours of major housing policy areas, and areas for future engagement.

**Session Highlights**

As a property owner, government agency, mission-driven social justice organization, and an administrator of tenant-based rental assistance, state legislation can affect KCHA in numerous ways. KCHA works at the state level to advocate for equitable policies that enhance the agency’s ability to provide affordable housing and achieve its mission, expand funding for affordable and supportive housing, and that would more broadly improve the lives of low-income people in the region and across the state. We do this work in close partnership with the Association of Washington Housing Authorities and other state and local affordable housing advocacy organizations.

Both of KCHA’s major priorities during the 2023 legislative session moved forward:

- **Child Welfare Housing Collaboration:** Over the last 18 months, KCHA has been working with a broad coalition of housing organizations, the Department of Children, Youth, and Families (DCYF), non-profit service providers, the court system, advocacy organizations, and parent allies to establish a statewide partnership that will provide housing assistance to families and youth involved with the child welfare system. The core of this partnership is the linking of federally-funded Family Unification Program (FUP) and Foster Youth to Independence (FYI) vouchers with state-funded housing support services.

During the 2023 legislative session, the legislature committed over \$8 million to this partnership, which will mostly be used to pay for housing navigation and housing stability services for people receiving FUP and FYI vouchers. The program will ensure stable housing opportunities in cases where affordable housing is a primary impediment to a

family reunifying, where housing assistance could prevent the placement of a child in foster care, and where housing assistance can prevent a youth exiting foster care from experiencing homelessness. KCHA has played a significant role in the design and advocacy around this proposal, and is engaged on efforts to implement it in King County and across the state.

- **Expanding PHA Financing Opportunities:** Working with Rep. Amy Walen (Bellevue & Kirkland), KCHA introduced and successfully passed HB 1046. This legislation amends the section of the housing authority statute governing partnerships with privately owned housing by raising the income requirements for PHA-financed housing. Rather than requiring that half of the units in any PHA-financed, privately-owned development being affordable to households at 50% of area median income, HB 1046 requires that half of the units now be affordable to households at 80% of area median income. The update to this statute creates more opportunities for KCHA to play a role in unique situations by providing lower cost financing in exchange for substantial public benefits.

Staff will discuss these and other issues in more detail during the June Board of Commissioners meeting. Additional detail on legislation relevant to KCHA is provided in the attached Legislative Report.



# 2023 State Legislative Report

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May 2023 | Produced by Andrew Calkins, Director of Policy & Intergovernmental Affairs

## Summary

The 2023 State Legislative Session was billed as the “year of housing,” in part because of the Governor’s call for a voter referendum to support \$4 billion in affordable housing funding expended over a six year period. While legislators did not ultimately support this measure, they made significant investments in affordable housing and affordable homeownership, in addition to a number of land use policy changes. Sessions highlights that are particularly relevant to KCHA include:

- \$400 million invested in the Housing Trust Fund
- \$8.7 million invested to support housing authority partnerships with the child welfare system (FUP and FYI vouchers)
- Passage of legislation enabling greater flexibility for housing authorities to pursue public-private development partnerships
- Passage of the Covenant Homeownership Program, which will provide over \$100 million per year in financial support for Washingtonians previously excluded from homeownership due to racially restrictive covenants.

To enact change, KCHA advocates on its own and, when possible, in close partnership with industry and community organizations, including the Association of Washington Housing Authorities (AWHA), Housing Development Consortium of Seattle-King County (HDC), and the Washington Low Income Housing Alliance (WLIHA). This write-up emphasizes bills that are most relevant to KCHA.

## KCHA Priority Legislation

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### **Child Welfare Housing Program Expansion (Passed) AWA & KCHA Priority ♦♦♦♦**

A top priority for AWA and KCHA during the 2023 session was to pass [SB 5256](#) and secure funding for its implementation in the operating budget. The bill expands the Child Welfare Housing Program statewide and the funding will allow the Department of Children, Family, and Youth (DCYF) to pay for housing navigation and housing stability support services for people receiving FUP and FYI vouchers. The final operating budget included \$8.738 million for the initiative, including:

- **\$5.254 million** to implement SB 5256
- **\$2.374 million** for housing support for youth exiting foster care and juvenile rehabilitation
- **\$1.010 million** for housing supports for youth exiting juvenile rehabilitation

### **Re-benchmarking AMI Requirements for PHA-financed Housing (Passed) KCHA Lead ♦♦♦**

[HB 1046](#) adjusts the affordability requirements on privately-owned housing financed by a public housing authority from half at 50% of AMI, to half at 80% of AMI. This will create more opportunities for PHAs to partner with private developers in unique circumstances and in exchange for substantial public benefit.

## Significant Affordable Housing Legislation

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### **Manufactured Housing Closure Notice/Opportunity to Purchase (Passed) KCHA Support ♦♦**

[SB 5198](#) requires landlords to provide two years notice for closure or conversion of a manufactured home community (increased from one year). The legislation also creates an opportunity for non-profits, housing authorities, and resident organizations to meaningfully negotiate to purchase the community and preserve it in perpetuity.

### **REET for Housing Trust Fund & REET 3 (Did not pass) AWAH & KCHA Supported ♦♦**

[HB 1628](#) would have added a new tier to the graduated real estate excise tax (REET) to fund the Housing Trust Fund with an additional \$300 million+ per year. It also authorized a 0.25% REET option for local cities and counties to fund affordable housing. A pared back version of the bill was passed out of the House Finance Committee, but the bill did not move any further.

### **Covenant Homeownership Program (Passed) AWAH & KCHA Supported**

[HB 1474](#) creates the covenant homeownership account, which would be funded through a document recording fee increase of \$100. Funds would be used to support affordable homeownership for people who were previously excluded from homeownership (or are descendants of impacted people) due to racially restrictive covenants in Washington.

### **Missing Middle Housing (Passed) AWAH Supported**

[HB 1110](#) will increase the supply of “missing middle” housing by requiring that local zoning allow higher densities based on a city’s side. Specifically:

- For cities from 25,000 to 75,000, they must authorize at least two units per lot, and four units per lot if the lot is within 0.25 miles of a major transit stop or if one unit is affordable housing.
- For cities above 75,000, they must authorize four units per lot, and six units per lot if the lot is within 0.25 miles of a major transit stop or if at least two units are affordable housing.
- For cities with less than 25,000 within a contiguous urban growth area in a county where the largest city has a population of more than 275,000, they must authorize two units per lot.

### **Governor’s Housing Referendum (Did not pass) AWAH & KCHA Supported**

The Governor requested that the legislature send a referendum to the voters to fund \$4 billion in new affordable housing spending. But without a source to fund the bonds other than state general fund revenues, legislators opted to pursue other funding avenues.

### **Up-Zones in Transit Oriented Development Areas (Did not pass)**

[SB 5466](#) would have required cities to enact minimum zoning regulations in areas close to high capacity transit stations (such as light rail and bus rapid transit). Despite broad support in the Senate, the bill faced hurdles in the House due to conflicts surrounding whether the bill should include mandatory inclusionary zoning as part of the required up-zones.

## Public Works Issues

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### **Apprenticeship Utilization (Passed) ♦**

[HB 1050](#) requires that public works contracts awarded by a municipality estimated to cost more than \$2 million include specifications that no less than 15 percent of the labor hours be performed by apprentices. The legislation that passed exempts PHAs.

## **Prevailing Wage Adjustments During Contract Period (Did not pass) ♦**

[HB 1099](#) would have required contractors to adjust the minimum wages paid to workers in the middle of a contract, if the state's prevailing wage rate changed.

## **Loans as Public Works (Did not pass)**

[SB 5418](#) would have expanded the definition of a public work to include all projects supported by loans or tax incentives.

## **Tenant Protections & Rent Stabilization**

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### **Security Deposit Documentation (Passed)**

[HB 1074](#) prohibits a landlord from withholding any portion of a tenant deposit for ordinary wear and tear and other specified items, and establishes a three-year statute of limitations for a landlord to file a lawsuit against a tenant to recover sums exceeding the amount of the damage deposit. Documentation requirements are added for situations where a landlord withholds a portion of a tenant's deposit. In addition, the legislation extends the timeline for a landlord to provide a statement and documentation for retaining any portion of a tenant's security deposit from 21 days to 30 days.

### **Updating Non-Payment of Rent Eviction Processes (Passed)**

[SB 5197](#) modifies the eviction process, allowing for remote participation in hearings and establishes longer time periods for tenants to receive emergency rental assistance.

### **Preventing Utility Shut-offs (Passed)**

[HB 1329](#) prevents utilities from shutting off services for nonpayment during extreme heat events and requires them to make reasonable attempts to reconnect services during these events.

### **Rent Stabilization / Anti-Rent Gouging (Did not pass)**

[HB 1388](#) and [HB 1389](#) would have regulated rent increases so that a landlord could not increase rent more than 3% or the rate of inflation, up to 7%. HB 1388 would have also applied the state Consumer Protection Act to the entirety of the state's Landlord-Tenant Act. Opposition from landlords prevented this bill from moving forward.

### **Longer Rent Increase Notices (Did not pass) ♦**

[HB 1124](#) would have required landlords to provide six months of notice for rent increases greater than 5%, with exceptions for subsidized housing.

## Other Legislation of Note

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### Affordable Housing, Homelessness & Human Services

- **Allowing cities to waive utility connection charges for affordable housing properties**  
[HB 1326](#) – Passed
- **Eliminating repayment of state-funded Aged, Blind, and Disabled Cash Assistance after recipients successfully receive SSI**  
[HB 1260](#) – Passed
- **Expanding the pilot program for homeless students and foster youth**  
[SB 5702](#) – Passed
- **Exempts nonprofit adult family homes for developmentally disabled people from the property tax.**  
[HB 1265](#) – Passed
- **Housing Benefit Districts for land acquisition to produce more affordable low-income and moderate-income housing in TOD areas**  
[HB 1111](#) - Did not pass
- **Authorizes a local lodging tax on short term rentals for affordable housing programs**  
[SB 5334](#) - Did not pass

### Digital Equity

- **Right to Repair Electronic Devices (Supports Digital Equity)**  
[HB 1392](#) - Did not pass

### Zoning and Land Use Regulations

- **Adaptive reuse legislation to enable office to housing conversions**  
[HB 1042](#) – Passed
- **Streamlines development regulations, establishes limitations on design review processes**  
[HB 1293](#) – Passed
- **Allows King County to provide a property tax exemption for an accessory dwelling if it is rented to a low-income household**  
[SB 5045](#) - Passed
- **Requires certain cities allow ADUs (and prohibits certain local ADU regulations)**  
[HB 1337](#) - Passed
- **Condominium Liability Law Updates: Clarifies warranties and disclaimer of warranties related to developers of condominiums**  
[SB 5258](#) – Passed
- **Requiring that cities allow lot splitting.**  
[HB 1245](#) - Did not pass



# 2023 State Legislative Report

## Budget Highlights

### 2023-2025 Biennial Capital Budget

	Category	2023-2025 Biennium
<b>Housing Trust Fund</b>	Specified Projects	\$45.3 mil
	Competitive Awards	\$163.7 mil
	Apple Health & Home and Permanent Supportive Housing	\$95 mil
	First Time Homeownership	\$40 mil
	Housing for People with Developmental or Intellectual Disabilities	\$25 mil
	Preservation of Affordable Housing including USDA and HTF funded housing	\$25 mil
	Mobile Homes/Manufactured Housing Acquisition or Preservation	\$6 mil
	<b>Total</b>	<b>\$400 mil</b>

Additional Housing or Housing Related Funding	2023-2025 Biennium
<b>Connecting Housing to Infrastructure (CHIP)</b>	\$60 mil
<b>Housing Finance Commission Land Acquisition</b>	\$40 mil
<b>Transit Oriented Housing Development Partnership Match</b> Grants may only be used for construction of units affordable at 80 percent of median income or lower. Private, PHA, and non-profit developers are eligible.	\$50 mil
<b>Rural Home Rehabilitation</b>	\$6 mil
<b>Weatherization</b> \$35 million of the appropriation is from the new Climate Commitment Account.	\$40 mil
<b>Federal Homes Energy Saving Rebate Program</b>	\$83.2 mil
<b>Youth Shelter and Housing</b>	\$14.5 mil
<b>Landlord Mitigation Fund</b>	\$5 mil

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# **KCHA IN THE NEWS**

**June 29, 2023**



**King County Housing Authority**

6K followers • 262 following

## Meet KCHA: Our Properties

### Village at Overlake Station

A flagship property, the Village at Overlake Station in Redmond offers studio, one-, two-, and three-bedroom units in the first transit-oriented development of its kind in the country: a 308-unit community that integrates affordable housing with a child-care facility and a bus transit center. Completed in early 2002, the complex features reserved parking, controlled access, a landscaped courtyard, and a playground with equipment. Spectrum Academy manages a Montessori center at the property and provides discounts to Overlake residents on a first-come, first-served basis. Overlake is within walking distance of major Eastside employers and stores. It's located in the top-rated Bellevue School District. There are two electric-vehicle charging stations on site. <https://www.kcha.org/housing/property.aspx?PropertyID=109>





**King County Housing Authority**

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Meet KCHA:  
Alex Anderson

Hired as a property specialist in February 2021, Alex Anderson was subsequently promoted to assistant property manager in our Eastside region in July 2022. He attended Western Washington University and has always enjoyed working with organizations that “brighten the community and invest in the future”. He’s found it very rewarding to work at KCHA because he can actively contribute to KCHA’s mission and helps vulnerable people obtain stable housing. Prior to KCHA, Alex worked as a relationship manager, helping kids develop positive life skills and habits. He’s a proud Pacific Northwest native. In his free time he enjoys gaming, running, writing, and Frisbee.





## King County Housing Authority

6K followers • 262 following

Meet KCHA:  
Shawna Broecker

Sparkly. Creative. Multi-tasker extraordinaire. IT Applications Specialist Shawna Broecker joined KCHA in 2012. She started at our front desk as a temp, and was hired soon thereafter. After job-hunting during a recession, Shawna was just happy to have a workplace to call home. Soon however, she was won over by KCHA's mission and excited to become part of our HR team because she always wanted to acquire Human Resources skills. As her skill set grew, Shawna was promoted to the Information Technology department where she currently performs OnBase support and development. When KCHA started a Toastmasters Club in 2016, Shawna decided out of hand that it wasn't for her. LOL! Reluctantly she joined and became the first president of "Speakers of the House", KCHA's Toastmasters club. She's since gone on to hold other offices with the organization - even District roles as Area Director and Division Director. Now she's realized that she loves leadership and helping others meet their goals. Said Shawna, "KCHA has given me a lot of great opportunities to get out of my shell and I feel like I've grown personally and professionally through these opportunities." When not juggling her many roles at work, Shawna volunteers at the Tacoma/Pierce Humane Society and spends time with every animal she possibly can, especially hers. Did she mention? She. Loves. Animals. Shawna earned a bachelor's in Human Resources Management and an MBA in IT Management, both from Washington Governors University. Years earlier, Shawna took classes toward an associate degree in Fashion Design.



## Free gun lockboxes on Friday in White Center

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May 31st, 2023 at 8:23 pm Posted in [Greenbridge](#), [White Center news](#) | [No Comments »](#)

On Friday (June 2), National Gun Violence Awareness Day, free gun lockboxes will be available at locations around King County including **one in Greenbridge**. **Here's the announcement:**

*Everyone in King County deserves to live in communities that are hopeful, safe, healthy, and thriving. In honor of National Gun Violence Awareness Day this June 2, 2023, Public Health – Seattle & King County's Regional Gun Violence program is partnering with community organizations to host gun lockbox giveaway events throughout the county. Our shared goal is to promote gun safety and raise awareness of community organizations working to address gun violence in our region.*

*Gun violence is now the leading cause of death for children and teens in the US. Over the past three years, we have seen an uptick in the number of firearm-related injuries and deaths in King County, in places where we all live, play and learn.*

*Gun violence is not inevitable, it is preventable, and in our region, we recognize that gun violence is a public health emergency. We each have a role in ending it.*

*Local lockbox giveaways on National Gun Violence Awareness Day*

*This Friday, June 2, is **National Gun Violence Awareness Day**, kicking off "Wear Orange" Weekend through June 4. During Wear Orange Weekend, communities across King County and the nation come together to remember those injured or lost due to gun violence and take action toward a future free of gun violence.*

***To commemorate this movement, on Friday, June 2, the Public Health's Regional Gun Violence program's Regional Peacekeepers Collective, in partnership with community-based organizations, will host events throughout King County. Each event will feature remarks from community safety experts and local government leaders, gun safety education, and free handgun lockbox giveaways. These events are free and open to all, and lockboxes will be distributed while supplies last.***

*Free community lockbox giveaway events include:*

*White Center Lockbox Giveaway, hosted with YMCA Alive and Free*

*Friday, June 2, 2023 | 4:00 pm to 5:30 pm | Greenbridge Plaza – 9800 8th Avenue SW*

# STUDYING THE EFFECTS OF EMERGENCY HOUSING VOUCHERS

HOME AGENTS

By Devin Meenan

May 19, 2023



Affordability remains one of the biggest challenges facing consumers in the housing market—buyers and renters alike. Despite a slowing in the rate of rent increases, single-family rent prices remain 23%-plus higher than they did before the COVID-19 pandemic. Reports in 2022 showed that Americans spend as much as 30% of their income on rent, and while renting remains an overall more affordable option than buying, these price increases detract from its purpose as an alternative option for consumers.

Public action has ranged from proposals to enshrine greater protection for renters (dubbed “the Renters of Bill of Rights”) to direct cash assistance.

One of these federal programs, launched in 2021 alongside other pandemic relief efforts, was the Emergency Housing Voucher (EHV) program. Directed by Public Housing Authorities (PHAs), these vouchers were designed to assist with housing individuals who were homeless, at risk of homelessness,

fleeing domestic violence or other such situations by covering rent and utility costs beyond 30% of their adjusted monthly income. During the pandemic, 70,000 EHV's were deployed.

Two years after the program's launch, the Turner Center for Housing Innovation at the University of California, Berkeley, delved into its success during a webinar on Wednesday, May 17, 2023. The webinar was moderated by Joy Moses, vice president of Research and Evidence at the National Alliance to End Homelessness.

Hosted by Ryan Finnigan—senior research associate with the Turner Center—the webinar opened with a 15-minute segment where Christi Economy, a project policy analyst, presented the Turner Center's findings on EHV's. An hour-long panel followed during which experts in public housing talked about the findings and their ongoing efforts.

**Panelists included:**

- Mary-Margaret Spikes Lemons, president, Fort Worth Housing Solutions
- Emilio Salas, executive director, Los Angeles County Development Authority
- Robin Walls, executive director/CEO, King County, Washington Housing Authority

What did their findings uncover, and what did these experts have to say?

**Implementation challenges**

Economy explains that what set EHV's apart from typical housing subsidies was the role PHAs played. Each voucher came with \$3,500 designed to help the authorities secure units, while PHAs were required to identify eligible applicants via local homeless networks.

The Turner Center found that 75% of EHV's have been leased nationwide, but there is an uneven level of success across states. So while 50,000 houses avoided homelessness, 25,000 households that were granted EHV's are still looking.

In looking for on-the-ground stories in relation to the program's implementation, the Turner Center focused its research efforts on California, due to the state's high homelessness rates and tight local markets.

Economy cited a quote from one interviewee: "We've got to stop pretending that our folks can just go shop for a unit and then pick one up."

The research pinpointed three main challenges to the program's implementation:

- **Identifying recipients.** The EHV model demands coordination between PHAs and Continuums of Care (COC), in turn requiring strong relationships between the two institutions. In some places, those relationships were not already in place, though the EHV program created an opportunity to forge them.
- **Locating units.** Subsidies are only half the picture when it comes to housing individuals at risk of homelessness, and EHV's can't solve inventory shortage. Some applicants were forced to rely on housing navigation networks to locate units.
- **Recruiting landlords.** Even with California's laws prohibiting discrimination against renters' source of income, EHV participants reported landlords who were reluctant to rent to households at risk of homelessness or engage with bureaucratic processes of this program. At least one PHA created a "landlord bonus program" to incentivize participation.

While EHV's "can be a really powerful tool at ending homelessness," creating sufficient housing unit stock and strong partnerships between PHAs and local authorities are necessary for these vouchers to reach their full potential.

### **The conversation**

Responding to questions from Moses and audience members, the three panelists explained how their organizations implemented the EHV program. They maintained that the organizations they represent had prior relationships with their local Continuums of Care.

For instance, Walls explained that the Washington Housing Authority maintains private units for housing the unhoused. Lemons added that Texas Housing Solution previously renovated a 190-unit former hotel in 2020 with CARES Act money. These prior relationships meant they had housing navigators on-hand to assist with the implementation of the EHV program.

Salas, who noted that the LA County Development Authority "over-issued" vouchers to ensure 100% lease-up, added that their EHV efforts were focused on the chronically homeless.

Fort Worth Housing Solutions, however, chose not to focus on that population. The chronically homeless require the greatest amount of service support after being leased, Lemons said, and her organization did not have the funds to support that demographic.

In discussing who they concentrated their efforts on, there was also the matter of racial disparities.

As Walls claimed, African Americans make up 4% of the population of Washington State, yet 70% of the state's homeless population. Salas noted that this meant that the deployment of EHV's required acknowledgment of the reality of who is facing homelessness, despite complications this can cause to fair housing principles.

As for getting landlords onboard, the panelists mentioned that they tried to turn the marketing of EHV's on its head. For instance, Salas (who said many landlords were reluctant to house EHV applicants due to the eviction moratorium) argued that landlords wouldn't risk losing rental payments even if the tenants lost their jobs; the vouchers mean that the federal government will continue footing their bill. Lemons added that while some of the EHV applicants had records of drug abuse, this was no different from college students landlords have housed. The only difference is that the government will pay the rent, not the students' parents.

Replying to an audience question about maintaining staff, Walls noted the importance of adequate compensation: "Why are we losing so many staff in terms of navigators and partner support?" Lemons said that Fort Worth Housing Solutions offered benefits such as telework and a four-day work week for its support staff.

Asked about how both the local and federal government can assist with implementation, Salas noted the "alphabet soup" of housing institutions across California and the U.S. at large, arguing that "fungibility" of the programs is the key to success.

# PRESS RELEASES

## DelBene, Cantwell Bipartisan Bill Would Build 64,000+ New Affordable Homes in WA, 2M Nationwide

*Amid the ongoing affordable housing crisis, legislation would finance more housing construction by building on proven tax incentives*

WASHINGTON, DC , May 11, 2023 | [0 comments](#)

Today, as tens of thousands of Washingtonians struggle to find a safe, affordable place to call home and as homelessness continues to rise, Congresswoman Suzan DelBene (WA-01) and Senator Maria Cantwell (WA) introduced bipartisan legislation to build over 64,000 new affordable homes in Washington state over the next decade.

The Affordable Housing Credit Improvement Act would support the financing of more affordable housing by expanding and strengthening the Low-Income Housing Tax Credit (Housing Credit), our country's most successful affordable housing program.

Washington state has felt the brunt of the housing crunch. Between 2006 and 2015, the average income in the state increased by three percent, but the average rent increased by 18%. Over 260,000 Washington households pay more than half of their monthly income on rent, cutting into other essential expenses like child care, medicine, groceries, and transportation. At the same time, over 25,000 Washingtonians are experiencing homelessness on any given day, an increase from pre-COVID levels.

“As I travel in our state and across the country, in nearly every community – urban to rural, red to blue – I hear how the lack of affordable housing is stretching family budgets and making it harder for employers to find workers. We know that stable housing increases the likelihood of stable employment and stable families,” **said DelBene**. “The scale of the affordable housing crisis is immense, and it requires bold solutions. Passing this legislation will help jumpstart more affordable housing construction so more Washingtonians can put a roof over their heads and better provide for their families.”

“Too many families are paying too much just to keep a roof over their heads. Securing more affordable housing is a key to our economic growth and individual families' success,” **Cantwell said**. “This legislation would increase the federal resources allocated to each state, cut the red tape that hinders financing for workforce housing, better serve people most in need, and ultimately add more than 64,000 affordable units to Washington's housing stock over the next decade.”

Since its creation, the Housing Credit has built or restored nearly 100,000 affordable homes in Washington. The economic activity that the credit generated has supported nearly 170,000 jobs and generated more than \$19 billion in wages.

“King County Housing Authority applauds Congresswoman DelBene for her leadership to reintroduce the Affordable Housing Credit Improvement Act. The Housing Credit has been a foundational element of KCHA's work to develop, acquire, and rehabilitate thousands of housing units affordable to low-income families. But the Housing Credit is a resource that is increasingly stretched across many critical projects. With families struggling with housing costs and housing instability across the country, it's time for Congress to significantly expand this proven and successful program. Passing the AHICIA would accelerate our work here in King County and get more affordable homes to people in need,” **said Robin Walls, Executive Director and CEO, King County Housing Authority**.

“I would like to thank Congresswoman DelBene and Senator Cantwell for their steadfast leadership on this issue. A home is the foundation upon which people build better lives. Passage of this act will increase the

supply of safe, healthy, and affordable homes in Snohomish County and across Washington state,” **said Mark Smith, Executive Director, Housing Consortium of Everett and Snohomish County.**

“The Affordable Housing Credit Improvement Act is an important piece of legislation that would significantly enhance the effectiveness of the Low-Income Housing Tax Credit program. This program is a critical tool for addressing the affordable housing crisis in the United States, providing crucial financing for the development and preservation of affordable rental housing,” **said Donna Moulton, Chief Executive Officer, Housing Hope.** “By making the program more efficient and effective, the Affordable Housing Credit Improvement Act would help to ensure that more low-income families and individuals have access to safe, decent, and affordable housing. It would make improvements to better serve veterans, survivors of domestic violence, Native American communities, formerly homeless students, and rural Americans.”

“Affordable housing is a fundamental right that should be accessible to everyone. The Affordable Housing Credit Improvement Act is a crucial step towards achieving this goal by providing much-needed resources to create and preserve affordable housing options for families and seniors with low incomes,” **said Joe Thompson, President, Mercy Housing Northwest.** “This legislation is not just an investment in bricks and mortar, but in the health, education, and economic wellbeing of our communities. It is time to prioritize affordable housing and the Affordable Housing Credit Improvement Act is a vital tool in achieving that.”

The bill would support the financing of over 64,000 new affordable homes in Washington by:

- **Increasing the amount of credits allocated to each state.** The legislation would increase the number of credits available to states by 50 percent for the next two years and make the temporary 12.5 percent increase [secured in 2018](#) permanent—which has already helped build more than 59,000 additional affordable housing units nationwide.
- **Increasing the number of affordable housing projects that can be built using private activity bonds.** This provision would stabilize financing for workforce housing projects built using private activity bonds by decreasing the amount of private activity bonds needed to secure Housing Credit funding. As a result, projects would have to carry less debt, and more projects would be eligible to receive funding.
- **Improving the Housing Credit program to better serve at-risk and underserved communities.** The legislation would also make improvements to the program to better serve veterans, victims of domestic violence, formerly homeless students, Native American communities, and rural Americans.

The bill is led by Representatives DelBene, Darin LaHood (IL-16), Don Beyer (VA-08), Brad Wenstrup (OH-02), Jimmy Panetta (CA-19), and Claudia Tenney (NY-24), and Senators Cantwell, Todd Young (IN), Ron Wyden (OR), and Marsha Blackburn (TN). Last Congress, the Affordable Housing Credit Improvement Act had 207 bipartisan cosponsors in the House of Representatives and 43 in the Senate, nearly a majority of each chamber.

A summary of the legislation can be found [here](#).