



HYBRID MEETING OF THE BOARD OF COMMISSIONERS

**Monday, April 15, 2024
3:00 pm**

Webinar Meeting:

**[https://kcha-
org.zoom.us/j/82727295743?pwd=0tfkANsLN2au
2jENc9PGRNwzBNfB6A.a4gAqXsxjecG-LTf](https://kcha-org.zoom.us/j/82727295743?pwd=0tfkANsLN2au2jENc9PGRNwzBNfB6A.a4gAqXsxjecG-LTf)**

Meeting ID: 827 2729 5743

Passcode: 479318

Phone: (253) 215-8782



HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Monday, April 15, 2024 - 3:00 p.m.

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

- I. Call to Order**
- II. Roll Call**
- III. Public Comment**
- IV. Approval of Minutes** **1**
 - A. Board Meeting Minutes – March 18, 2024
- V. Approval of Agenda**
- VI. Consent Agenda** **2**
 - A. Voucher Certification Reports for February 2024
- VII. Resolutions for Discussion** **3**
 - A. **Resolution No. 5764** - Adoption of the 2024 CEO Goals
- VIII. Briefings & Reports**
 - A. 2023 Year End Capital Report and 2024 Preview **4**
 - B. Safety and Security Update **5**
 - C. EDIB Goals **6**
 - D. 2023 Year End Investment Report **7**
- IX. Executive Director Report**
- X. KCHA in the News** **8**
- 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 prior to the meeting date. If you have questions, please call 206-574-1206.

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

Monday, March 18, 2024

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, March 18, 2024. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:00 p.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Zoom), Commissioner TerryLynn Stewart (via Zoom) and Commissioner Richard Jackson (via Zoom)

Excused: Commissioner Regina Elmi and Commissioner Richard Harmon

III. PUBLIC COMMENT

Cindy Ference gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – February 20, 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the February, 20, 2024 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the March 18, 2024 hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for January 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the March 18, 2024 hybrid Board of Commissioners' meeting consent agenda.

VII. BRIEFINGS & REPORTS

A. 2023 Year End Financial Report

Saeed Hajarizadeh, Executive VP of Administration/Chief Administrative Officer and Tesh Assefa, Financial Reporting Manager gave a summary of the Financial Report for the year.

B. Fourth Quarter Executive Dashboard

Andrew Calkins, Vice President of Policy and Intergovernmental Affairs gave the summary of the dashboard.

C. KCHA 2024 Goals

Robin Walls, President/CEO presented the Goals to the Board of Commissioners.

- EDIB Practices
- Inclusive Culture
- Housing Inventory
- Environment
- KCHA Operations
- Multi Year Initiatives

VIII. EXECUTIVE DIRECTOR REPORT

Robin Walls, President/CEO gave news updates.

- March 9th – the Transportation and HUD Bill (T-HUD Bill) was signed for 2024 by President Biden. The HUD portion of the bill provided \$70 billion dollars in net budget authority. The bill is \$11.8 billion dollars higher than fiscal year 2023. The HCV Program was the largest increase, which in funding for the voucher program was increased to \$32.3 billion dollars.
- There was also an extension of the MTW Authority. Our MTW was due to expire in 2028 and now this contains language that will extend our MTW Authority until 2038. This has been one of the ways that Senator Murray has really supported and led the charge.
- We now have two new Executive team members. Steven Hellyer, our Chief Technology Officer and Anne Martens, Senior Vice President for Communications.
- We conducted an EDIB Goals workshop and will be updating and rolling out some EDIB Initiatives later this year as well.

IX. EXECUTIVE SESSION

- A. To receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f)) and to review the performance of public employees (RCW 42.30.110 (1) (g)).

3:37pm – Board meeting was suspended.

4:20pm – Board meeting was re-convened.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 4:21 p.m.

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

ROBIN WALLS
Secretary

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To: Board of Commissioners
From: Mary Osier, Accounting Manager
Date: April 2, 2024
Re: **VOUCHER CERTIFICATION FOR FEBRUARY 2024**

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.

Mary Osier
 Accounting Manager
 April 2, 2024

Bank Wires / ACH Withdrawals		8,849,474.75
	<i>Subtotal</i>	8,849,474.75
Accounts Payable Vouchers		
Key Bank Checks - #349983-350437		5,622,865.73
Tenant Accounting Checks - #12087-12102		4,795.12
	<i>Subtotal</i>	5,627,660.85
Payroll Vouchers		
Checks - #93695-93717		26,696.40
Direct Deposit		2,360,087.13
	<i>Subtotal</i>	2,386,783.53
Section 8 Program Vouchers		
Checks - #647722-648203		642,014.18
ACH - #602135-604817		22,072,034.65
	<i>Subtotal</i>	22,714,048.83
Purchase Card / ACH Withdrawal		368,311.70
	<i>Subtotal</i>	368,311.70
	GRAND TOTAL	\$ 39,946,279.66

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	
Newporter	02/01/2024	\$ 18,539.14	AP & Payroll	
ALPINE RIDGE	02/01/2024	\$ 8,885.43	AP & Payroll	
ARBOR HEIGHTS	02/01/2024	\$ 18,906.03	AP & Payroll	
Aspen Ridge	02/01/2024	\$ 9,714.04	AP & Payroll	
Auburn Square	02/01/2024	\$ 38,376.94	AP & Payroll	
Carriage House	02/01/2024	\$ 150,813.79	AP & Payroll	
Carrington	02/01/2024	\$ 12,322.06	AP & Payroll	
CASCADIAN	02/01/2024	\$ 23,043.11	AP & Payroll	
Colonial Gardens	02/01/2024	\$ 17,021.07	AP & Payroll	
FAIRWOOD	02/01/2024	\$ 34,653.17	AP & Payroll	
HERITAGE PARK	02/01/2024	\$ 9,893.19	AP & Payroll	
LAURELWOOD ACCOUNT	02/01/2024	\$ 14,850.60	AP & Payroll	
Meadows	02/01/2024	\$ 9,911.09	AP & Payroll	
Overlake	02/01/2024	\$ 33,208.96	AP & Payroll	
Parkwood	02/01/2024	\$ 8,133.61	AP & Payroll	
Pinewood Village	02/01/2024	\$ 16,568.86	AP & Payroll	
Plum Court	02/01/2024	\$ 11,485.38	AP & Payroll	
RAINIER VIEW I	02/01/2024	\$ 1,300.00	AP	
RAINIER VIEW II	02/01/2024	\$ 300.00	AP	
Salish	02/01/2024	\$ 22,172.13	AP & Payroll	
SALMON CREEK HOUSING	02/01/2024	\$ 2,345.60	AP & Payroll	
Sandpiper East	02/01/2024	\$ 54,014.08	AP & Payroll	
SI VIEW	02/01/2024	\$ 1,000.00	AP	
SOUTHWOOD SQUARE	02/01/2024	\$ 16,708.10	AP & Payroll	
Sterling Ridge	02/01/2024	\$ 27,218.47	AP & Payroll	
Timberwood	02/01/2024	\$ 19,490.29	AP & Payroll	
Walnut Park	02/01/2024	\$ 17,673.74	AP & Payroll	
WINDSOR HEIGHTS	02/01/2024	\$ 41,859.81	AP & Payroll	

Woodridge Park	02/01/2024	\$ 39,408.10	AP & Payroll
Bellepark	02/07/2024	\$ 26,644.41	AP & Payroll
Corinthian	02/07/2024	\$ 81,870.00	AP & Payroll
Cottonwood	02/07/2024	\$ 23,248.12	AP & Payroll
Cove East	02/07/2024	\$ 41,972.74	AP & Payroll
Hampton Greens	02/07/2024	\$ 68,690.00	AP & Payroll
Juanita View	02/07/2024	\$ 28,064.91	AP & Payroll
Kendall Ridge	02/07/2024	\$ 57,645.66	AP & Payroll
Landmark	02/07/2024	\$ 31,631.32	AP & Payroll
Nia	02/07/2024	\$ 41,517.16	AP & Payroll
Riverstone	02/07/2024	\$ 106,399.05	AP & Payroll
SALMON CREEK HOUSING	02/07/2024	\$ 20,256.91	AP & Payroll
SEOLA CROSSING LLC	02/07/2024	\$ 68,816.26	AP & Payroll
SEOLA CROSSING LLC	02/07/2024	\$ 38,767.94	AP & Payroll
Woodside East	02/07/2024	\$ 79,242.72	AP & Payroll
Newporter	02/08/2024	\$ 30,779.51	AP
ALPINE RIDGE	02/08/2024	\$ 2,188.43	AP
ARBOR HEIGHTS	02/08/2024	\$ 10,807.24	AP
Aspen Ridge	02/08/2024	\$ 10,089.67	AP
Auburn Square	02/08/2024	\$ 7,117.15	AP
Carriage House	02/08/2024	\$ 10,960.03	AP
Carrington	02/08/2024	\$ 9,999.15	AP
CASCADIAN	02/08/2024	\$ 18,998.22	AP
Colonial Gardens	02/08/2024	\$ 7,914.89	AP
FAIRWOOD	02/08/2024	\$ 4,175.24	AP
HERITAGE PARK	02/08/2024	\$ 1,366.41	AP
LAURELWOOD ACCOUNT	02/08/2024	\$ 2,034.24	AP
Meadows	02/08/2024	\$ 3,444.42	AP
Overlake	02/08/2024	\$ 92,978.90	AP
Parkwood	02/08/2024	\$ 19,781.69	AP
Pinewood Village	02/08/2024	\$ 12,271.47	AP
Plum Court	02/08/2024	\$ 9,499.90	AP
RAINIER VIEW I	02/08/2024	\$ 22,358.70	AP
RAINIER VIEW II	02/08/2024	\$ 14,061.74	AP
Salish	02/08/2024	\$ 13,320.77	AP
SALMON CREEK HOUSING	02/08/2024	\$ 9,365.57	AP
Sandpiper East	02/08/2024	\$ 8,041.67	AP
SI VIEW	02/08/2024	\$ 15,515.85	AP
SOUTHWOOD SQUARE	02/08/2024	\$ 18,575.87	AP
Sterling Ridge	02/08/2024	\$ 14,236.88	AP

Tall Cedars	02/08/2024	\$ 26,332.20	AP
Timberwood	02/08/2024	\$ 7,833.97	AP
Vashon Terrace	02/08/2024	\$ 6,000.38	AP
Walnut Park	02/08/2024	\$ 9,967.70	AP
WINDSOR HEIGHTS	02/08/2024	\$ 24,076.40	AP
Woodridge Park	02/08/2024	\$ 2,674.85	AP
Argyle	02/14/2024	\$ 70,365.96	AP & Payroll
Ballinger Commons	02/14/2024	\$ 277,918.62	AP & Payroll
Bellepark	02/14/2024	\$ 14,624.27	AP
Emerson	02/14/2024	\$ 86,391.85	AP & Payroll
GILMAN SQUARE	02/14/2024	\$ 78,752.06	AP & Payroll
Hampton Greens	02/14/2024	\$ 38,754.56	AP
Kendall Ridge	02/14/2024	\$ 94,608.86	AP
Landmark	02/14/2024	\$ 16,091.00	AP
Meadowbrook	02/14/2024	\$ 59,045.62	AP & Payroll
Riverstone	02/14/2024	\$ 42,877.54	AP
Surrey Downs	02/14/2024	\$ 60,418.31	AP & Payroll
Villages at South Station	02/14/2024	\$ 76,676.64	AP & Payroll
Woodside East	02/14/2024	\$ 28,658.82	AP
Newporter	02/15/2024	\$ 39,878.95	AP & Payroll
ALPINE RIDGE	02/15/2024	\$ 14,363.17	AP & Payroll
ARBOR HEIGHTS	02/15/2024	\$ 18,399.46	AP & Payroll
Aspen Ridge	02/15/2024	\$ 10,573.41	AP & Payroll
Auburn Square	02/15/2024	\$ 22,962.39	AP & Payroll
Carriage House	02/15/2024	\$ 23,034.27	AP & Payroll
Carrington	02/15/2024	\$ 27,713.63	AP & Payroll
CASCADIAN	02/15/2024	\$ 35,693.99	AP & Payroll
Colonial Gardens	02/15/2024	\$ 10,723.30	AP & Payroll
FAIRWOOD	02/15/2024	\$ 40,196.46	AP & Payroll
HERITAGE PARK	02/15/2024	\$ 24,133.34	AP & Payroll
LAURELWOOD ACCOUNT	02/15/2024	\$ 21,701.34	AP & Payroll
Meadows	02/15/2024	\$ 15,568.12	AP & Payroll
Overlake	02/15/2024	\$ 71,346.74	AP & Payroll
Parkwood	02/15/2024	\$ 8,863.33	AP & Payroll
Pinewood Village	02/15/2024	\$ 46,322.81	AP & Payroll
Plum Court	02/15/2024	\$ 43,762.09	AP & Payroll
RAINIER VIEW I	02/15/2024	\$ 10,428.36	AP
RAINIER VIEW II	02/15/2024	\$ 4,452.07	AP
Salish	02/15/2024	\$ 33,195.54	AP & Payroll
Sandpiper East	02/15/2024	\$ 91,478.43	AP & Payroll

SI VIEW	02/15/2024	\$ 1,642.77	AP
SOUTHWOOD SQUARE	02/15/2024	\$ 22,060.09	AP & Payroll
Sterling Ridge	02/15/2024	\$ 28,253.64	AP & Payroll
Tall Cedars	02/15/2024	\$ 7,433.03	AP & Payroll
Timberwood	02/15/2024	\$ 33,377.40	AP & Payroll
Vashon Terrace	02/15/2024	\$ 600.54	AP
Walnut Park	02/15/2024	\$ 38,210.67	AP & Payroll
WINDSOR HEIGHTS	02/15/2024	\$ 108,886.79	AP & Payroll
Woodridge Park	02/15/2024	\$ 62,775.89	AP & Payroll
Bellepark	02/21/2024	\$ 9,911.15	AP & Payroll
Hampton Greens	02/21/2024	\$ 37,700.19	AP & Payroll
Kendall Ridge	02/21/2024	\$ 44,651.56	AP & Payroll
Landmark	02/21/2024	\$ 16,155.28	AP & Payroll
Riverstone	02/21/2024	\$ 35,381.36	AP & Payroll
Woodside East	02/21/2024	\$ 40,549.91	AP & Payroll
Newporter	02/22/2024	\$ 21,966.91	AP
ALPINE RIDGE	02/22/2024	\$ 13,040.42	AP
ARBOR HEIGHTS	02/22/2024	\$ 2,538.12	AP
Aspen Ridge	02/22/2024	\$ 1,939.98	AP
Auburn Square	02/22/2024	\$ 29,348.45	AP
Carriage House	02/22/2024	\$ 8,411.23	AP
Carrington	02/22/2024	\$ 27,850.88	AP
CASCADIAN	02/22/2024	\$ 6,243.33	AP
Colonial Gardens	02/22/2024	\$ 14,575.42	AP
Cottonwood	02/22/2024	\$ 5,759.12	AP & Payroll
Cove East	02/22/2024	\$ 35,736.16	AP & Payroll
FAIRWOOD	02/22/2024	\$ 2,742.06	AP
HERITAGE PARK	02/22/2024	\$ 2,101.24	AP
Juanita View	02/22/2024	\$ 39,873.67	AP & Payroll
LAURELWOOD ACCOUNT	02/22/2024	\$ 1,584.91	AP
Meadows	02/22/2024	\$ 4,968.54	AP
Nia	02/22/2024	\$ 40,579.38	AP & Payroll
Overlake	02/22/2024	\$ 22,670.94	AP
Parkwood	02/22/2024	\$ 5,480.31	AP
Pinewood Village	02/22/2024	\$ 2,603.90	AP
Plum Court	02/22/2024	\$ 18,988.28	AP
RAINIER VIEW I	02/22/2024	\$ 3,142.91	AP
RAINIER VIEW II	02/22/2024	\$ 133.25	AP
Salish	02/22/2024	\$ 7,523.23	AP
SALMON CREEK HOUSING	02/22/2024	\$ 33,469.23	AP & Payroll

Sandpiper East	02/22/2024	\$ 50,420.34	AP
SEOLA CROSSING LLC	02/22/2024	\$ 38,959.36	AP & Payroll
SEOLA CROSSING LLC	02/22/2024	\$ 28,060.05	AP & Payroll
SOUTHWOOD SQUARE	02/22/2024	\$ 14,354.06	AP
Sterling Ridge	02/22/2024	\$ 28,415.02	AP
Timberwood	02/22/2024	\$ 4,431.17	AP
Vashon Terrace	02/22/2024	\$ 486.00	AP
Walnut Park	02/22/2024	\$ 15,551.13	AP
WINDSOR HEIGHTS	02/22/2024	\$ 7,188.02	AP
Woodridge Park	02/22/2024	\$ 22,253.29	AP
Argyle	02/28/2024	\$ 62,754.48	AP & Payroll
Ballinger Commons	02/28/2024	\$ 125,056.57	AP & Payroll
Bellepark	02/28/2024	\$ 1,090.26	AP
Emerson	02/28/2024	\$ 49,163.49	AP & Payroll
GILMAN SQUARE	02/28/2024	\$ 41,924.59	AP & Payroll
Hampton Greens	02/28/2024	\$ 3,814.36	AP
Kendall Ridge	02/28/2024	\$ 18,128.04	AP
Landmark	02/28/2024	\$ 12,162.28	AP
Landmark	02/28/2024	\$ 8,256.00	AP
Meadowbrook	02/28/2024	\$ 40,100.34	AP & Payroll
Riverstone	02/28/2024	\$ 26,135.82	AP
Surrey Downs	02/28/2024	\$ 39,057.39	AP & Payroll
Villages at South Station	02/28/2024	\$ 67,544.67	AP & Payroll
Woodside East	02/28/2024	\$ 10,925.94	AP
Newporter	02/29/2024	\$ 17,645.52	AP & Payroll & OCR & Management Fee
ALPINE RIDGE	02/29/2024	\$ 12,806.97	AP & Payroll & OCR & Management Fee
ARBOR HEIGHTS	02/29/2024	\$ 19,314.09	AP & Payroll & OCR & Management Fee
Aspen Ridge	02/29/2024	\$ 16,256.52	AP & Payroll & OCR & Management Fee
Auburn Square	02/29/2024	\$ 37,657.79	AP & Payroll & OCR & Management Fee
Carriage House	02/29/2024	\$ 27,079.66	AP & Payroll & OCR & Management Fee
Carrington	02/29/2024	\$ 26,576.02	AP & Payroll & OCR & Management Fee
CASCADIAN	02/29/2024	\$ 106,655.32	AP & Payroll & OCR & Management Fee
Colonial Gardens	02/29/2024	\$ 12,404.37	AP & Payroll & OCR & Management Fee
FAIRWOOD	02/29/2024	\$ 33,246.32	AP & Payroll & OCR & Management Fee
HERITAGE PARK	02/29/2024	\$ 17,772.45	AP & Payroll & OCR & Management Fee
LAURELWOOD ACCOUNT	02/29/2024	\$ 22,234.89	AP & Payroll & OCR & Management Fee
Meadows	02/29/2024	\$ 18,450.15	AP & Payroll & OCR & Management Fee
Overlake	02/29/2024	\$ 39,816.42	AP & Payroll & OCR & Management Fee
Parkwood	02/29/2024	\$ 19,033.93	AP & Payroll & OCR & Management Fee
Pinewood Village	02/29/2024	\$ 19,737.04	AP & Payroll & OCR & Management Fee

Plum Court	02/29/2024	\$ 40,072.52	AP & Payroll & OCR & Management Fee	
RAINIER VIEW I	02/29/2024	\$ 4,028.49	AP	
RAINIER VIEW II	02/29/2024	\$ 4,068.14	AP	
Salish	02/29/2024	\$ 24,201.54	AP & Payroll & OCR & Management Fee	
Sandpiper East	02/29/2024	\$ 63,703.23	AP & Payroll & OCR & Management Fee	
SI VIEW	02/29/2024	\$ 794.62	AP	
SOUTHWOOD SQUARE	02/29/2024	\$ 14,900.32	AP & Payroll & OCR & Management Fee	
Sterling Ridge	02/29/2024	\$ 31,878.05	AP & Payroll & OCR & Management Fee	
Tall Cedars	02/29/2024	\$ 19,220.42	AP & Payroll & OCR & Management Fee	
Timberwood	02/29/2024	\$ 30,831.12	AP & Payroll & OCR & Management Fee	
Walnut Park	02/29/2024	\$ 38,938.97	AP & Payroll & OCR & Management Fee	
WINDSOR HEIGHTS	02/29/2024	\$ 59,502.85	AP & Payroll & OCR & Management Fee	
Woodridge Park	02/29/2024	\$ 43,452.51	AP & Payroll & OCR & Management Fee	
Total	201 Wires	\$ 5,780,703.46		

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To: Board of Commissioners

From: Tonya Harlan, Vice President of Human Resources

Date: April 15, 2024

Re: **Resolution 5764 to Establish the Retention and Accomplishment Incentive Payment and Performance Goals for the President/CEO for Calendar Year 2024 and Alternative Travel Allowance**

Resolution 5764 seeks Board authorization for three actions:

1. To adopt the proposed performance goals for calendar years 2024 as reviewed by the Board in a public meeting on March 18, 2024 for use in consideration of her annual retention and accomplishment incentive evaluation in the first quarter of 2025.

The KCHA-Walls Employment Contract (2022) includes the following:
In the first quarter of each calendar year, Ms. Walls shall prepare and propose to the Board performance goals for the Housing Authority and for herself as CEO. After discussion and consultation between Ms. Walls and the Board, the Board shall adopt performance goals for the forthcoming calendar year to be considered as part of her Retention and Accomplishment Incentive Payment eligibility.

2. To authorize KCHA to utilize the American Automobile Association's (AAA) Annual Car Ownership evaluation to annually review the CEO's monthly transportation allowance amount.

The Employment Contract provision relating to the travel allowance, provides for the Parties to agree to an alternative travel allowance than specified in the Contract. Contract Section 4.B.(3) states, "...The parties may subsequently determine by separate letter agreement to provide for alternative(s) to such travel allowance."

KCHA's jurisdiction is very large and geographically dispersed across King County, requiring a consistently high number of miles to be traveled to adequately view sites, meet with stakeholders, lead listening sessions, and

conduct other KCHA business. Since joining KCHA in July of 2022, Ms. Walls has used her personal vehicle almost exclusively for KCHA business. Additionally, Washington has one of the highest fuel cost in the nation, and expenses associated with operating a vehicle continue to increase.

Currently, the CEO's monthly transportation allowance is \$600 for her lease, maintenance, operating or other related automobile expenses occurred in connection with local travel for Housing Authority business.

KCHA proposes an annual review of the CEO's transportation allowance be conducted in January of each year utilizing the American Automobile Associate (AAA) Annual Car Ownership evaluation to calculate travel allowance and keep current with growing travel costs.

AAA uses a proprietary methodology to calculate the costs of owning and operation a new car in the United States. The use of standardized criteria ensures that AAA estimates are consistent when comparing the driving cost of different vehicles, and provides an independent basis for calculating the annual travel allowance.

3. Authorize KCHA to increase the CEO's transportation allowance from \$600 to \$720.65 per month effective April 1, 2024 based on the AAA's 2023 Annual Car Ownership report.

AAA Annual Car Ownership Evaluation determined the 2023 average cost of operating a vehicle to be \$1015 per month. Business related weekday vehicle usage for the CEO equates to 71% of this amount which totals \$720.65 month.

Based on the AAA 2023 report, KCHA recommends increasing the CEO's transportation allowance to \$720.65 per month effective April 1, 2024.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5764

A RESOLUTION OF THE HOUSING AUTHORITY OF KING COUNTY RELATING TO PERSONNEL MATTERS; ESTABLISHING RETENTION AND ACCOMPLISHMENT INCENTIVE PAYMENT AND PERFORMANCE GOALS FOR THE PREDISIDENT/CEO FOR CALENDAR YEAR 2024; AND, SETTING ALTERNATIVE TRAVEL ALLOWANCE PROCESS

THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON DOES HEREBY RESOLVE; as follows:

Section 1. RECITALS AND FINDINGS. The Board of Commissioners (the “Board”) of the Housing Authority of King County, Washington (“Authority” or “KCHA”), takes note of the following facts and makes the following findings and determinations.

1.1 The President/CEO and the Authority entered an Employment Contract (“Contract”) for the period July 18, 2022 to June 20, 2025. Under the Contract the Board "may, in its discretion, make additional and appropriate increases in the salary based on the Board's consideration of Ms. Walls’ performance," on the basis of performance goals established by the Board.

1.2 The Board authorized payment of a Retention and Accomplishment Incentive in recognition of the achievement of the established 2023 goals by Resolution 5763 on December 19, 2023. Annual goals may be modified from time to time to reflect changing conditions, new concerns, and emerging opportunities. The Board reviewed the proposed 2024 performance goals in a public meeting held March 18, 2024. The CEO’s performance and level of achievement of the 2024 goals will be considered in the Board’s determination of a retention and accomplishment incentive.

1.3 The Contract at Section 4.B.(3) provides for an annual adjustment to the travel allowance. The CEO’s current monthly transportation allowance is \$600 for her lease, maintenance, operating

or other related automobile expenses in connection with local travel for the Authority, and has not been adjusted previously.

1.4 Washington has one of the highest fuel costs in the nation and expenses associated with operating a vehicle continue to increase. The CEO uses her personal vehicle almost exclusively for KCHA business, KCHA's jurisdiction is geographically dispersed across King County, requiring a consistently high number of miles to be traveled to adequately view sites, meet with stakeholders, lead listening sessions, and conduct other KCHA business. The American Automobile Association (AAA) Annual Car Ownership evaluation is an independent means to calculate travel allowance. This Resolution establishes the AAA methodology for the CEO's transportation allowance, to be conducted in January of each year. The AAA Annual Car Ownership Evaluation determined the 2023 average cost of operating a vehicle at \$1015 per month. Business related weekday vehicle usage for the CEO equates to 71% of this amount which totals \$720.65 month. This Resolution further increases the CEO's transportation allowance to \$720.65 per month effective April 1, 2024.

Section 2. CEO 2024 PERFORMANCE GOALS. The Board hereby adopts the Performance Goals for Calendar Year 2024, attached hereto. The Board will consider the CEO's performance as part of the retention and accomplishment incentive pay for Calendar Year 2024 in an amount to be determined at its discretion on or before the end of the first quarter of Calendar Year 2025.

Section 3. TRAVEL ALLOWANCE AND ADJUSTMENT. In alignment with the CEO's Employment Contract, KCHA hereby adopts an alternative travel allowance procedure for application in January of each year, using the American Automobile Association (AAA) Annual Car Ownership evaluation and report. Based on AAA's 2023 ownership report, KCHA increases the CEO's transportation allowance to \$720.65 per month effective April 1, 2024.

**ADOPTED AT A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC
MEETING THIS 15th DAY OF APRIL, 2024.**

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

Attest:

ROBIN WALLS
President / Chief Executive Officer and
Secretary-Treasurer

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TO: Board of Commissioners

FROM: Nikki Parrott, Vice President Capital Construction & Weatherization

DATE: April 15, 2024

RE: **2023 Year End Capital Expenditure Report & 2024 Planned Projects**

This report provides a detailed summary of capital expenditures in 2023 and planned capital work for 2024. It summarizes the activities in four departments: Capital Construction and Weatherization; the Greenbridge Department; Asset Management/Development; and Housing Management.

The total amount budgeted in 2023 for capital projects planned and managed by these departments was \$40,870,063. Actual expenditures totaled \$51,079,267 or 125% of the budgeted amounts. The table below summarizes 2023 capital expenditures.

Department	Project Category	No. of projects	2023 Budget	2023 Year End Expenditures*	% Expended
Construction	Public Housing	15	\$10,843,198	\$9,597,573	89%
Construction	509 Properties	5	\$1,657,713	\$1,417,103	85%
Construction	Other	4	\$1,547,755	\$1,298,213	84%
	Subtotal	24	\$14,048,665	\$12,312,889	88%
Weatherization (KCHA-owned projects)	Subtotal	4	--	\$1,102,166	--
Greenbridge Depart.	Greenbridge Land Development	15	\$1,971,736	\$937,529	48%
	Subtotal	-	\$1,971,736	\$937,529	48%
Asset Mgmt.	Bond Properties	27	\$5,161,000	\$3,009,201	58%
Asset. Mgmt.	HOP	4	\$1,795,000	\$165,979	9%
Asset. Mgmt.	Tax Credit	2	\$8,090,000	\$21,476,861	265%
Asset Mgmt.	Other Unbudgeted	17	-	\$3,650,404	n/a
	Subtotal	51	\$15,046,000	\$29,796,863	198%
Housing Mgmt.	Unit Upgrades	127	\$5,505,005	\$5,096,511	91%
Housing Mgmt.	Small Repairs	203	\$4,298,657	\$1,833,246	43%
	Subtotal	330	\$9,803,662	\$6,929,757	71%
All Construction	Total		\$40,870,063	\$51,079,267	125%

Capital Construction – 2023 Budget and Expenditures

The Capital Construction and Weatherization Department primarily handles major renovation projects and construction of community facilities within existing KCHA public housing and some project-based Section 8 developments. The Department is responsible for identifying, prioritizing, planning, and scoping major capital repairs and improvements at these sites. The Department also administers the Low-Income Weatherization Assistance Program and invests funding for energy conservation improvements in KCHA projects whenever possible.

Expenditures in 2023 included funds necessary to complete several projects that were carried over from 2022, as well as unbudgeted projects the need for which emerged after the 2023 capital projects budget was approved.

Expenditures for 2023 projects include:

Project	Project Cost
Birch Creek Perimeter Fencing	\$237,734
Brookside Envelope Replacement	\$258,371
Burien Park Elevator Renovation (1 of 2 Elevators)	\$647,669
Burien Park Fire Monitoring System Upgrade	\$389,173
Casa Juanita Heating (Carryover Project)	\$1,041,985
Eastridge House Elevator Renovation	\$207,032
Glenview Envelope Replacement	\$1,092,135
Gustaves Envelope Replacement (Carryover Project)	\$551,032
Island Crest Plumbing Improvements	\$109,547
Mardi Gras Roof Replacement (Carryover Project)	\$367,887
Nike Manor Roofs Replacement	\$367,092
Northlake House Fire Alarm System Upgrade	\$356,662
Northwood Apartments Elevator Renovation	\$512,905
Norwood Apartments Fire Monitoring System Upgrade	\$226,796
Northwood Square Site Improvements and Storage Unit Improvements	\$688,413
Park Royal Elevated Walkways and Roof Replacement	\$685,318
Sunnydale Interior & Exterior Upgrades (Unbudgeted)	\$1,473,421
Woodcreek Lane Envelope Phase 2	\$654,130
600 Building Elevator Renovation	\$503,389

The Capital Construction and Weatherization Department’s overall 2023 construction expenditures, not including weatherization funds, were \$12,312,889 or 88% of the budget. In addition, the Department spent \$1,102,166 in funding from the Low-Income Weatherization Assistance Program to complete energy conservation improvements at four (4) KCHA owned properties.

Capital Construction – 2024 Projects

In 2024, Capital Construction is budgeting \$13,553,744 for the design and construction of 17 new projects and four (4) that will carry over from 2024. In 2024 the Department will again undertake multiple projects to improve building systems, replace envelopes, and upgrade site components. Major new projects planned for 2024 are as follows:

Project	Project Cost
600 Bldg. Electrical Panel Upgrade	\$114,500
600 Bldg. Foyer/ Restroom Upgrade	\$693,270
600 Bldg. Transformer Upgrade (Carryover from 2023)	\$68,400
Birch Creek Security Gate & Fence	\$151,426
Briarwood Fire Monitoring System Upgrade	\$602,270
Burien Park Elevators 1 & 2 (Carryover from 2023)	\$469,587
Burndale Homes Office TI & Envelope	\$1,723,500
Casa Madrona Heating System Balancing	\$229,000
Cascade Attic Air Assessment	\$320,600
Harrison House Fire Monitoring System Upgrade	\$807,225
Juanita Court Site Improvement	\$343,500
Mardi Gras Security Gate & Fence	\$323,463
Munro Manor Roof Repair	\$721,350
Newport Fire Monitoring System Upgrade	\$198,085
Park Royal Site	\$499,220
Pepper Tree Envelope & Deck (Carryover from 2023)	\$729,369
Plaza 17 Boiler & Heating System Upgrade	\$601,125
Southridge Fire Monitoring Upgrade (Carryover from 2023)	\$125,269
Valli Kee Security Gate & Fence	\$744,250
Vantage Pt. South Elevator Addition	\$744,250
Westminster Manor Envelope & Roof	\$2,477,834

Greenbridge – 2023 Activities

The Greenbridge Department completes phased property sales and supports and monitors builders constructing infrastructure and homes on sold parcels. Specific examples include providing utility developer extension assignments, inspection and turnover of completed and sold homes to the Greenbridge Association and working with HUD to obtain releases of federal covenants. The department also works to manage and staff both the Greenbridge Association and the Seola Gardens Association.

The Greenbridge budget for 2023 was \$1,971,736. Total expenditures for 2023 were \$937,529, approximately 48% of the budget. Cost savings resulted from reduced staffing and using outside consultant support for construction management. The department has also slowed studies of potential future development options to allow for the North Highline Plan Update to be completed and to develop relationships with potential development partners.

The status of builder support and land sales activities at Greenbridge is summarized below.

Wind Rose

Through 2023 staff continued to work with Conner Homes to finalize necessary deeds and easements for the early 2024 transfer of three (3) parks and a trail section to the Greenbridge Association for maintenance. Right-of-way planting, alleys, and water quality and detention ponds are under Conner Homes' maintenance until completion of construction permits from performance to maintenance bonds.

Materra

Staff completed work with Conner Homes to finalize deeds and easements for the late 2023 transfer of the two (2) parks and a trail section to the Greenbridge Association for maintenance. Conner Homes retains easements on common property until their maintenance bond closes out, which is expected to take approximately two years.

Brio

BDR Homes has still to complete site improvements including alley access, curb repair, final lift and permit close-out. Staff are working with King County to support performance bond foreclosure to allow funds to be available to complete this work.

Altamura

Conner Homes sold 29 homes in 2023 and 58 of 107 homes in Phase 1 through Phase 4 of Greenbridge Altamura. Phase 3 infrastructure construction has been completed to allow home foundation starts. Phase 3 design review is complete and Phase 4 design review is underway.

Revenue from Home and Land Sales Activity

The Greenbridge Department generated \$5,200,000 in revenue through the Phase 4 Altamura land sale to Conner Homes. Profit participation and sewer credit sales in 2023 added an additional \$154,400 in revenue. Revenue from land sales is a primary funding source for the Greenbridge development.

The Department has also been working to expand land use entitlement, prepare parcels for future development, and increase public art.

- Studies are underway for potential development of 1) the former Head Start site as a robotic education center; and 2) the Notch property on the northeast corner of Greenbridge as market rate condominiums, townhomes or affordable rental housing.
- Staff have been working with the King County and the North Highline Plan to entitle 6 orphan lots scattered around 5th Ave SW and on 8th Ave SW. Lots located around 5th Ave SW have been recently approved from the original zoning of R-6 to R-18. A plan is being developed to offer this land for sale to market rate developers.
- KCHA, in collaboration with King County Metro and a local artist, completed artwork on four bus shelters at Greenbridge.

Asset Management and Development Collaboration

- Staff are assisting with design and construction management for the Skyway Resource Center. Staff and consultants completed permits and procurement in 2023.
- Staff are assisting Manufactured Housing Community Preservationists (MHCP), a nonprofit purchaser/developer of mobile home parks, with entitlement options for development of a 3-acre 30-home manufactured housing park. Approximately \$5,800,000 in grant money has been awarded to the project.
- A study is underway to determine the feasibility of increasing the density at KCHA's Youngs Lake property in Renton.
- Staff are working to design and construct bridge and culvert crossings that need repair and replacement at Illahee and Sandpiper Apartments. In 2023 KCHA received \$1,250,000 in grant funding for the construction of the north bridge replacement at Sandpiper Apartments.

Greenbridge - 2024

The Greenbridge Department budget for 2024 is \$1,471,851. Activities will include:

- Builder support for construction of for-sale homes in Division 8;
- Orphan lot development on 5th and 8th Avenue;
- Further evaluation of development options for multi-family housing in the Notch;
- Determination of future use for the former Greenbridge Head Start site;
- Illahee culvert replacement and Sandpiper bridge replacement; and
- Support for Vue Terrace Mobile Home Park and the Skyway Resource Center.

Development/Asset Management– 2023 Projects

The Development and Asset Management Departments collaborate on the initial development of Low Income Housing Tax Credit (LIHTC) financed new construction and renovation projects. Development staff secure all financing including investor provided LIHTC equity, public funding and debt financing, and Asset Management staff manage construction, lease-up, tax credit delivery, and contract compliance.

Asset Management’s construction group oversees both the larger LIHTC projects and capital improvement work on Bond, Tax Credit and Homeownership Program (HOP) mobile home properties within Asset Management’s portfolio. This latter work includes roof replacements, building envelope upgrades, deck repairs, exterior painting, asphalt/concrete, plumbing system replacements, etc. In 2023, Asset Management had 51 active capital improvement projects and expended slightly under \$30,000,000 or 198% of its original capital projects budget of \$15,046,000.

One major budget increase was the addition of Kirkland Heights Redevelopment which was not finalized until August, 2023. There were eight other non-budgeted projects that were added including roofing and fire restorations as well as fire alarm systems required by the fire marshals. In addition, there were nine projects that were delayed from 2022 and were not completed until well into 2023. There were several BOND projects that were either cancelled or delayed because of permitting and design issues. Some of these projects will be added to the 2024 budget. Once again, the site improvement project at Rainier View Mobile Home Park was postponed for another year because of difficulty in completing negotiations with Black Diamond to approve a final site plan. A few projects were delayed because initially all bids were rejected, and the projects were put out for re-bid.

2023 Completed projects included:

Projects	Project Cost
Alpine Ridge Exterior Paint	\$60,425
Argyle Envelope/Windows	\$137,540
Argyle HVAC	\$104,400
Auburn Square Asphalt	\$49,400
Ballinger Commons Windows	\$151,704
Bellepark East Envelope	\$169,382
Carriage House Asphalt	\$39,651
Carrington Asphalt	\$39,955
Colonial Gardens Fence	\$27,354

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Cove East Roofing	\$48,730
Emerson Decks	\$96,133
Emerson HVAC	\$201,585
Gilman Square HVAC	\$83,035
Heritage Park Asphalt	\$34,159
Landmark Roofing	\$70,000
Meadowbrook Fire Alarms (Extending into 2024)	\$816,696
Parkwood Asphalt	\$38,830
Riverstone Asphalt	\$65,360
Riverstone Pool Deck (Extending into 2024)	\$53,965
Riverstone HVAC	\$109,651
Salish Asphalt	\$76,400
Salish Roofing	\$122,250
Sand Piper East Asphalt	\$50,705
Sand Piper East HVAC	\$58,900
Vashon Terrace Exterior Paint	\$82,657
Villages at South Station Stairs	\$94,204
Walnut Park Asphalt	\$83,782
Woodridge Park Asphalt	\$42,347
Friendly Village Asphalt (HOP)	\$47,366
Friendly Village Pool Resurface (HOP)	\$61,656
Tall Cedars Asphalt (HOP)	\$18,854
Vantage Glen Asphalt (HOP)	\$38,104
Kirkland Heights Building 8 (Tax Credit)	\$4,316,183
Kirkland Heights Redevelopment (Tax Credit)	\$17,132,278
Somerset Asphalt Sport Court (Tax Credit)	\$28,400
Aspen Ridge Ext Lighting (Extending into 2024)	\$97,717
Sandpiper East Office (Extending into 2024)	\$575,822
Villages at South Station Fire	\$62,193
Woodridge Roofing	\$170,616
Ballinger Commons Roofing	\$91,460
Tall Cedars Sport Court Fence	\$23,993
Carriage House Exterior (Extending into 2024)	\$369,000
Kirkland Heights Fire	\$103,616
Carrington Pool Deck	\$141,886
Carrington ADA Bathroom	\$105,089
Cascadian Fire Alarms	\$1,176,148
Cascadian Plumbing	\$1,060,771
Friendly Village HVAC Rebid	\$88,897
Landmark Roofing	\$340,400
Windsor Heights Roofing	\$128,417
Windsor Heights Fire	\$366,775
Meadows on Lea Hill Fire Alarms Rebid	\$242,021
Total	\$29,796,863

Asset Management – 2024 Budget: Bond & HOP Capital Improvements

For 2024, \$12,427,000 has been allocated for 67 projects in the Bond and HOP programs, and \$60,580,000 is budgeted for redevelopment work at Kirkland Heights and three other existing tax credit projects. In addition, \$1,500,000 is budgeted for the Skyway Resource Center and \$1,062,000 is budgeted for projects carrying over from 2023.

2023 Year End Capital Expenditure Report & 2024 Planned Projects
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Projects	Estimated Cost
Argyle Asphalt*	\$100,000
Auburn Square Plumbing	\$160,000
Ballinger Commons Asphalt*	\$100,000
Ballinger Commons Windows	\$100,000
Ballinger Commons Pool	\$50,000
Ballinger Commons HVAC	\$100,000
Bellepark East Asphalt*	\$60,000
Bellepark East Envelope	\$210,000
Carriage House Siding and Decks	\$415,000
Carrington Asphalt*	\$80,000
Cascadian Exterior Renovations	\$2,400,000
Cottonwood Windows	\$100,000
Emerson - Decks and Pool Resurface	\$160,000
Emerson HVAC Fans & Fireplaces	\$100,000
Gilman Square Windows	\$100,000
Hampton Greens Asphalt*	\$100,000
Hampton Greens Roofing and Siding	\$200,000
Juanita View Asphalt*	\$50,000
Juanita View Roofing	\$50,000
Kendall Ridge Asphalt*	\$100,000
Kendall Ridge HVAC - Fans	\$100,000
Landmark Decks and Roofing	\$160,000
Laurelwood Roofing	\$300,000
Meadowbrook Gutters	\$50,000
Meadowbrook Plumbing	\$500,000
Meadowbrook Electrical Panels	\$300,000
Pinewood Village Asphalt*	\$50,000
Pinewood Village Windows	\$350,000
Pinewood Village Structural	\$60,000
Rainier View I and II Exterior Paint	\$180,000
Riverstone Asphalt*	\$100,000
Riverstone Stairs	\$100,000
Salish Asphalt*	\$50,000
Salish Pool Decommission	\$100,000
Salish Roofing	\$150,000
Sandpiper East Asphalt*	\$50,000
Sandpiper East Plumbing	\$300,000
Sandpiper East Siding and Roofing	\$1,160,000
Sandpiper East Common Areas	\$200,000
Si View Roofing	\$25,000
Surrey Downs Pool Deck	\$50,000
Timberwood Roofing	\$75,000
Vashon Terrace Asphalt*	\$30,000
Villages at South Station Asphalt*	\$100,000
Villages at South Station Stairs	\$50,000
Walnut Park Other	\$100,000
Windsor Heights Structural	\$210,000
Windsor Heights Electrical Meters	\$90,000
Woodridge Roofing	\$120,000
Woodside East Fence/Dumpster	\$125,000
Woodside East Asphalt*	\$100,000
Woodside East Roofing	\$150,000
Friendly Village Asphalt*	\$50,000
Friendly Village Electrical	\$50,000
Friendly Village Roofing	\$200,000
Rainier View Expansion	\$1,500,000

Tall Cedars Plumbing	\$75,000
Tall Cedars Asphalt*	\$32,000
Vantage Glen Asphalt*	\$50,000
Vantage Glen Rockeries	\$100,000
Wonderland Asphalt*	\$150,000
Kirkland Heights Redevelopment 2024	\$60,000,000
Kirkland Heights Solar Installations	\$2,400,000
Village at Overlake Elevator Upgrades	\$180,000
Village at Overlake Roofing	\$250,000
Tall Cedars Plumbing	\$75,000
Woodland North Asphalt*	\$150,000
Meadowbrook Fire Alarm Upgrades	\$723,000
Carriage House Exterior Renovation	\$339,000
Skyway Resource Center	\$1,500,000
Total	\$77,969,000

Asset Management/Development – 2024 Budget: Tax Credit Projects

Kirkland Heights is a major tax credit development project, the complete development of which will span 2022-2026. As part of a long-term plan to maximize density, the project will include the rehabilitation of existing buildings and some new construction. The site consists of 25 buildings containing 79 2-bedroom units, 80 3-bedroom units and 20 4-bedroom townhomes for a total of 179 units. In 2022, a contract was added as a non-budgeted item for \$4,400,000 to renovate Building 8 as a test case, to construct four new additional units within an existing eight unit building by adding a third floor (four existing units on each of the first and second floor and 4 new units on a newly constructed third floor). Currently the redevelopment project includes all 24 remaining existing buildings, with the 11 eight-unit buildings planned to receive four added units to each, and for two new buildings containing 24 new units each and a new Community Center building. Because of space limitations, parking requirements and other site related issues the total number of added units is currently targeted at 96 (48 units within the existing property by adding four new units within 12 existing buildings and 48 units of new construction within two new 24 unit buildings built on an adjacent vacant parcel within the site), bringing the total number of units to 275.

In late 2023 a contract was signed to include all of the remaining redevelopment work for \$99,069,800 which will be completed in early 2026. The 2024 construction budget for work at the site is expected to be \$60 million with the remaining budget to be included in 2025 and 2026. In addition, the solar installations at Kirkland Heights will include a total of 23 buildings at a cost of \$3,446,748, of which \$2,400,000 will be completed by the end of 2024. It is anticipated that 40% of the apartment units and the Community Center building will be completed and occupied by the end of 2024 to take full advantage of LIHTC credits.

Asset Management/Development – 2024 Budget: Community Partnership Projects

Skyway Resource Center is a community development project converting a former US Bank building into a neighborhood resource center that will provide a range of place-based human services. KCHA is acting as a fiscal agent and a development technical support role stewarding the design and construction phases, with an ultimate goal of transferring the site ownership to a Community Development Association. The existing building is approximately 4,600 SF, and the project will revamp all building systems and exterior envelope to bring the building up to code and redesign the interior layouts to house ten service provider tenants. Construction

commenced at the end of January with CDK Construction Services as a general contractor and is expected to be completed late October (9 month construction duration). Opening Ceremony is planned in November. Currently, the construction budget is estimated to be at \$4.8 million total. The project secured \$3.3 million in capital funding from King County, the Washington State Department of Commerce, and private philanthropic sources, however the project still has a capital funding need of \$1.5 million. To move forward with the construction without further delay, KCHA has provided interim bridge funds to cover the funding gap with the intent of working with community partners to fully fund the project with permanent funding sources.

Housing Management– 2023 Projects

The unit upgrade budget was expended at 91%, completing interior upgrades in 127 units of the 135 planned. In addition, Housing Management also completed 43% of planned small projects for \$1,369,441, as well as unbudgeted projects costing \$463,805 for total small projects expenditures of \$1,833,246. Examples of small projects completed include:

- Parking lot repairs (REAC).
- Roof replacements and gutter repairs at various sites.
- Concrete/sidewalk repairs (trip hazards and REAC).
- Interior/exterior lighting repair or replacement at various communities.
- Fire alarm panel monitoring, replacements and repairs and fire extinguisher replacements.
- Common area/hallway carpet replacements for ten mixed population properties.
- Community room kitchen upgrades at Eastside Terrace, Casa Juanita and Northridge.
- Remodeled to add and furnish six workstations at CO (from storage space).
- Painting common areas, hallways, community rooms and handrails at various properties.
- Remodeled laundry rooms at Boulevard Manor and Pacific Court.
- Fencing repairs at multiple properties (REAC)
- Exterior painting of selected buildings at Birch Creek and Seola Gardens
- Cleaning contracts for properties and facilities management common areas

Housing Management- 2024 Budget

For 2024 the Department has budgeted for the completion of 135-unit upgrades at various sites throughout the Property Management inventory, which represents an investment of \$5,957,757.

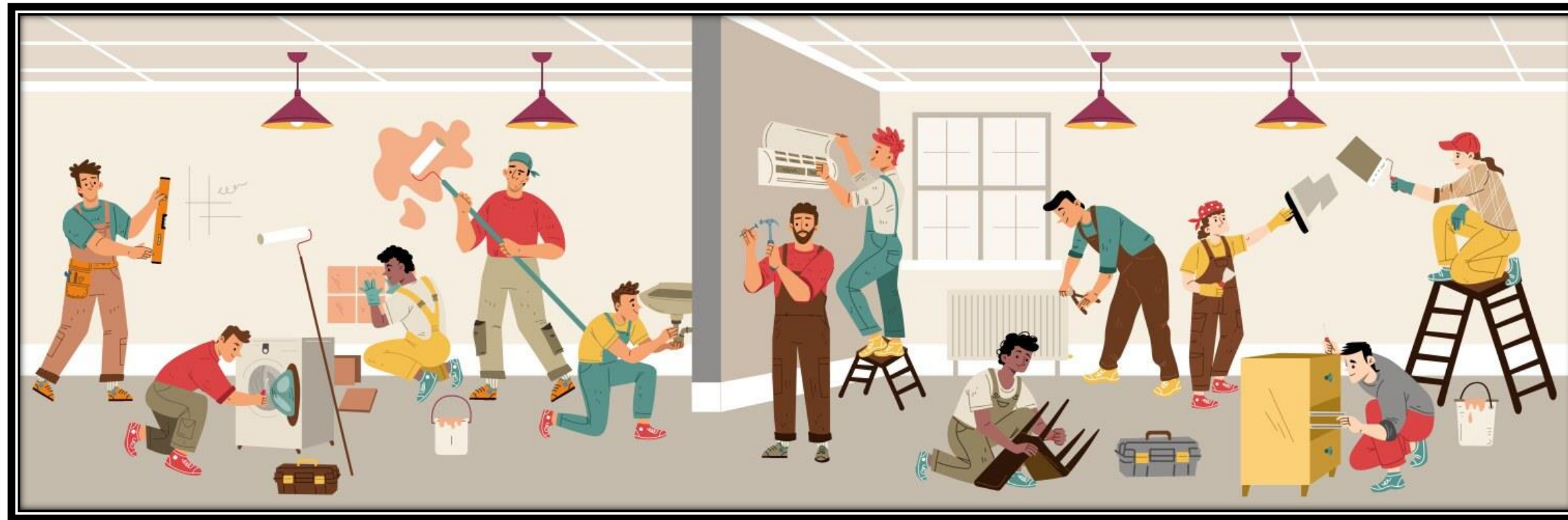
In addition, there are 78 small projects included in the budget for 2024, estimated to cost \$1,976,000. The small projects and site support team will once again continue to focus on supporting the portfolio teams by painting approximately half of the vacated units as well as assisting in the completion of various small projects at many sites. These projects will result in higher curb appeal. Examples of these projects include the following:

- Property Management office renovations (\$171,000)
- Parking lot maintenance and repairs - (\$579,000)
- Concrete/sidewalk repairs (\$50,000)
- Exterior site lighting (\$130,000)
- Common area/hallway flooring replacements at eight properties (\$203,000)
- Common area lobby furniture (\$40,000)

2023 Year End Capital Expenditure Report & 2024 Planned Projects
April 15, 2024 Board Meeting

- Kitchen upgrades for community rooms (\$80,000)
- Exterior painting of buildings at several properties (\$261,000)
- Cleaning contracts for properties and facilities management common areas (\$240,096)

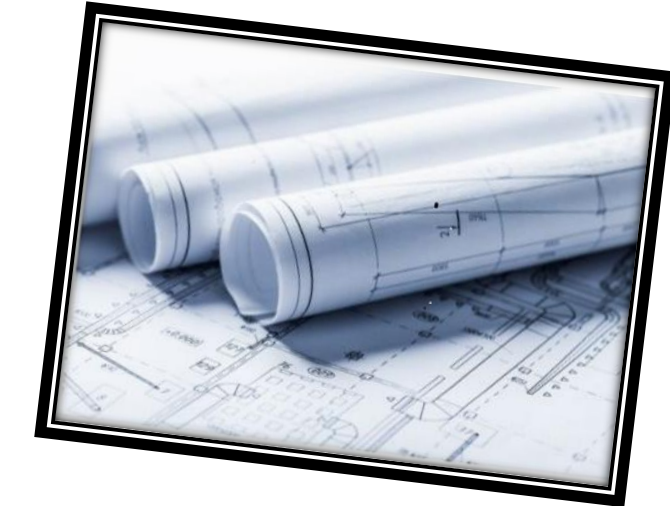
KCHA Capital Construction Program 2023 Year End Review & 2024 Preview



Board of Commissioners Meeting
April 15, 2024

2023 Construction Program Expenditures

Department	Expenditures	% 2023 Budget
Construction	\$12,312,889	88%
Greenbridge	\$937,529	48%
Asset Management	\$29,796,863	139%
Housing Management	\$6,929,757	71%
TOTAL	\$51,079,267*	125%



*includes \$1.1M in Weatherization Program funds

Accomplishments

Capital Construction



21 Major Projects

\$5.0 Million – Envelopes

\$4.1 Million – Systems

Elevators

Fire Monitoring Systems

Heating Systems

\$1.0 Million – Site Improvements

Sunnydale Interior & Exterior Improvements \$1,473,421



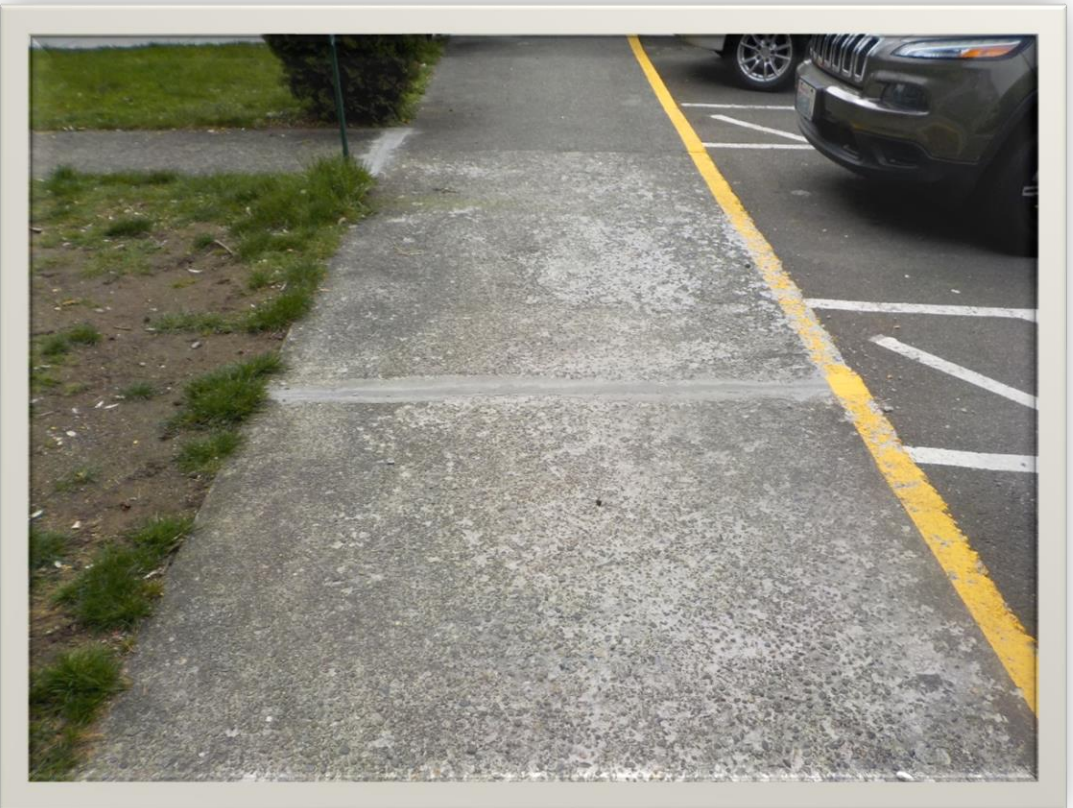
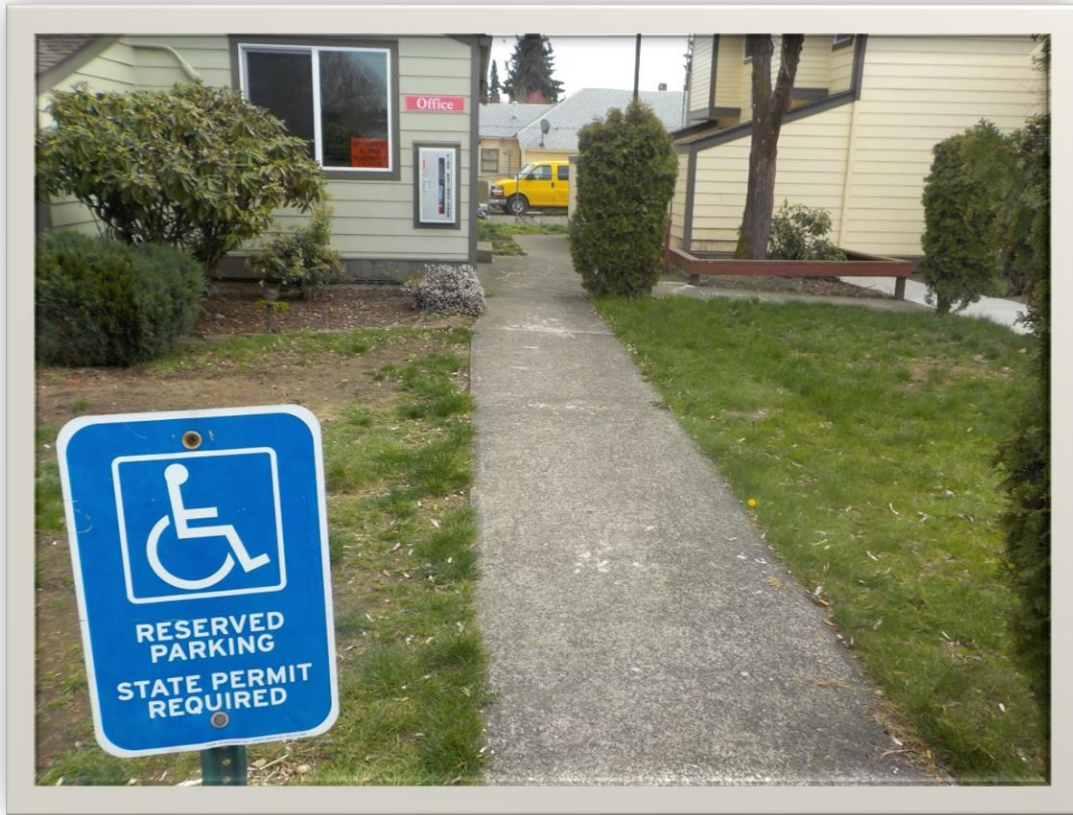
Exterior Before



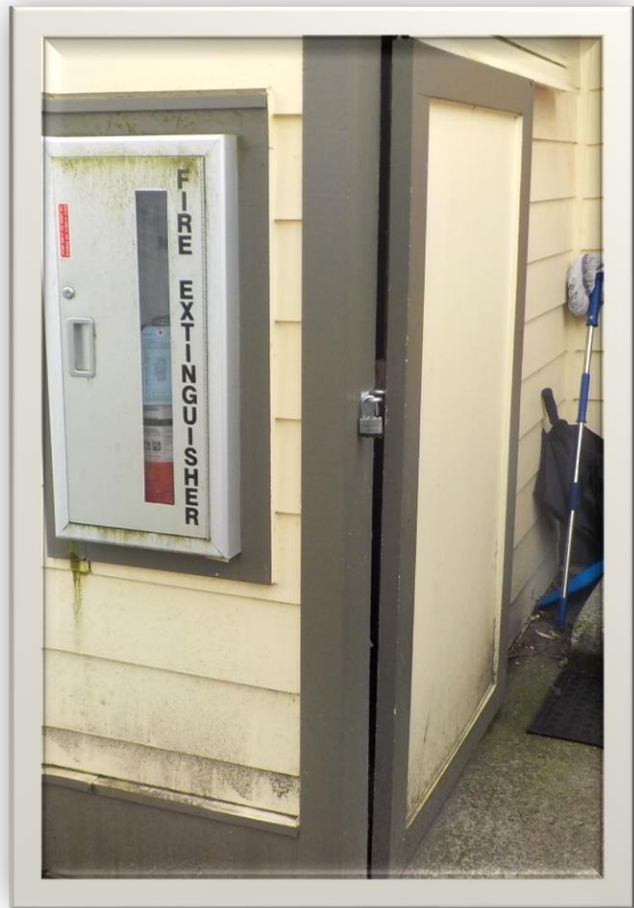
Sunnydale Interiors Before & After



Northwood Square Site & Storage Improvements \$688,413



Northwood Square Site and Storage



Before



Before



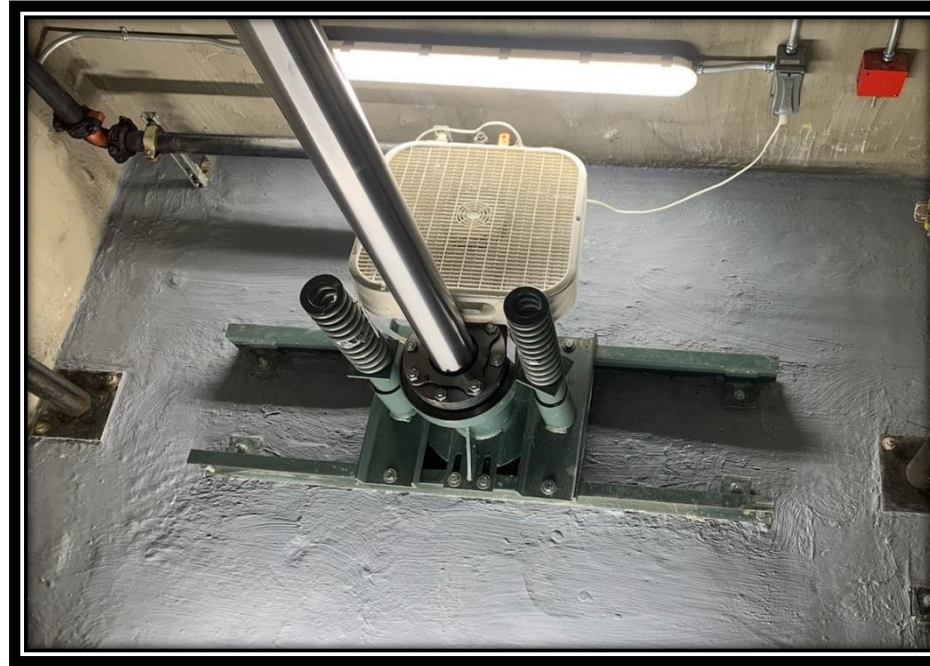
Glenview Heights Envelope \$1,092,135

Fire Monitoring Systems Replacement



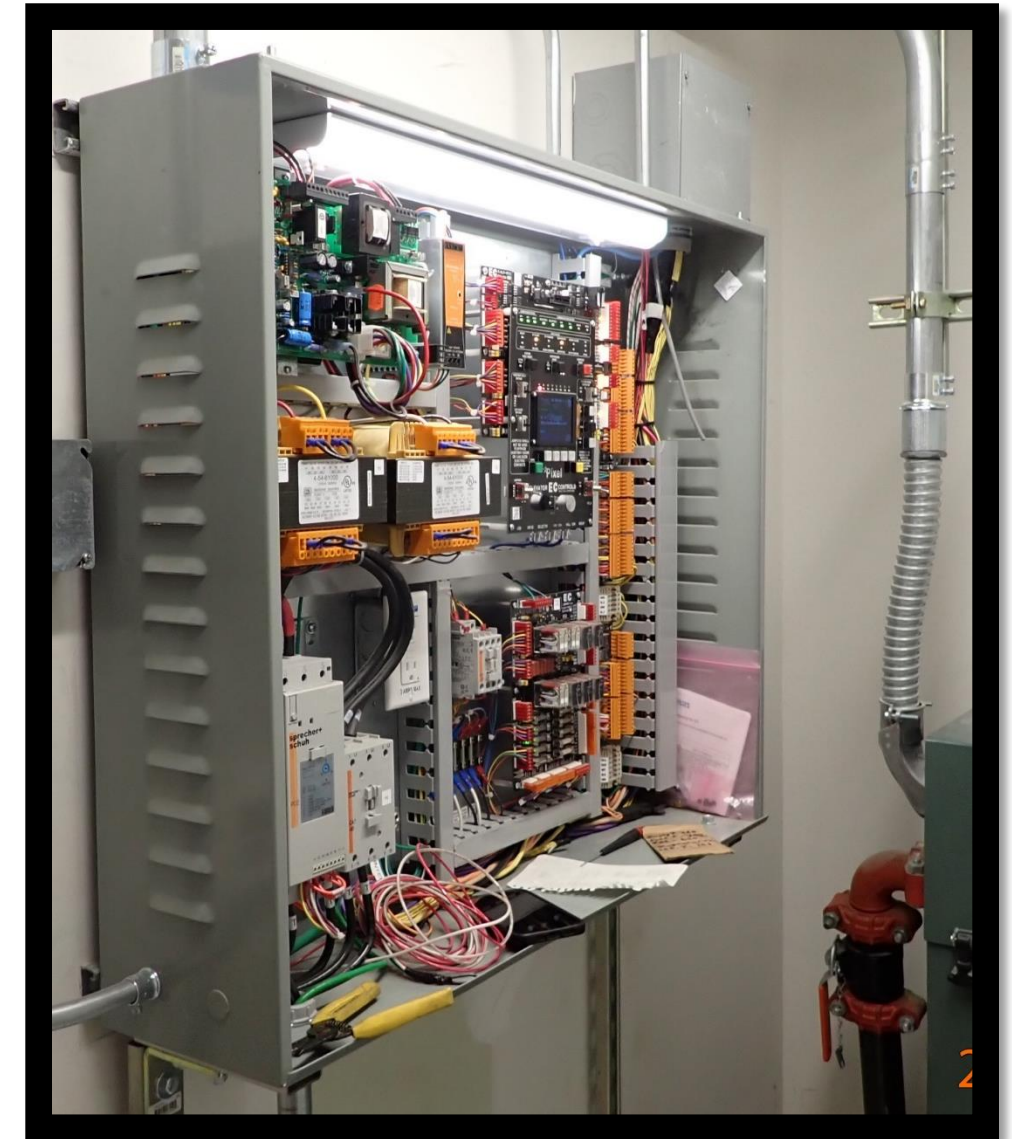
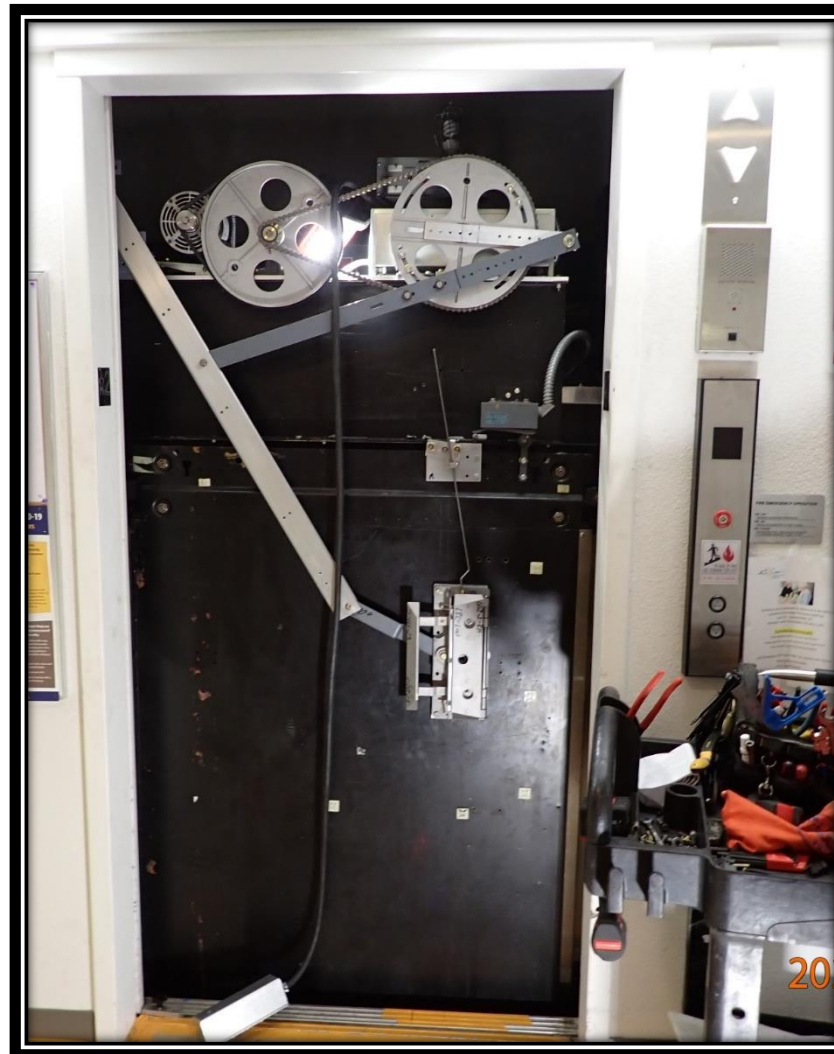
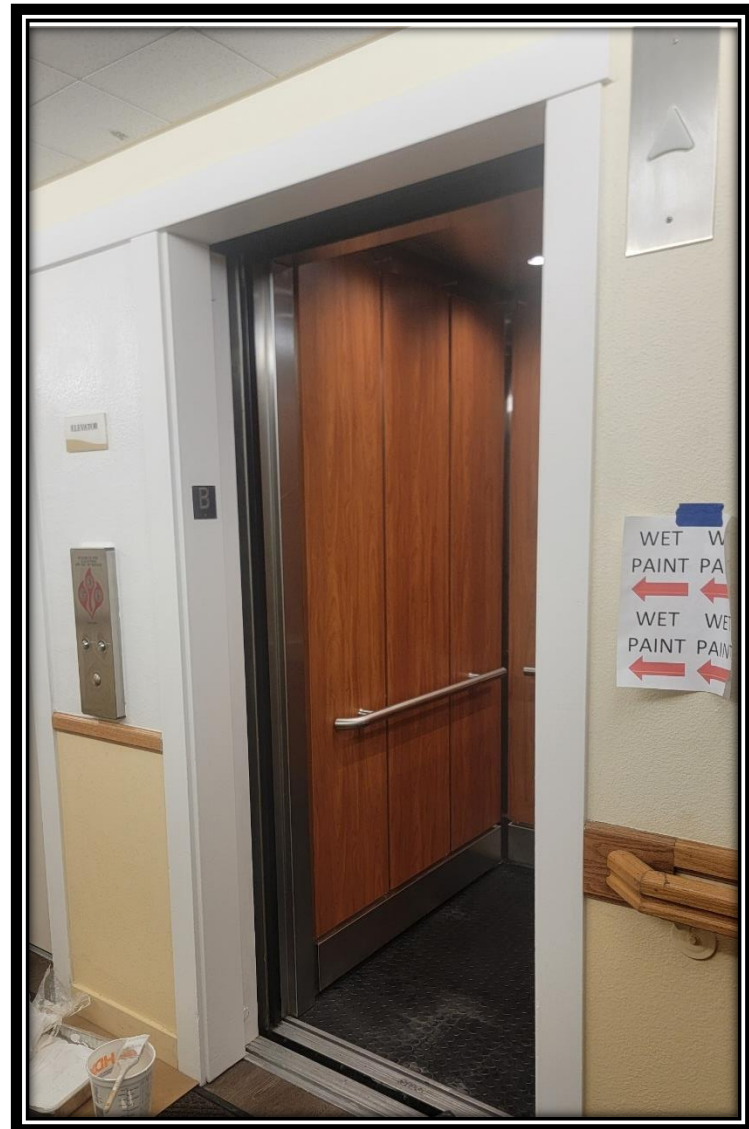
Burien Park
Eastridge House
Northlake House
Northwood Apts
Southridge House





Elevator Renovations

Burien Park
Eastridge House
Northwood Apts
600 Building



Accomplishments – Greenbridge Department



- Generated \$5,354,400 through land sales, profit participation, and sewer credit sales
- Transferred parks and trail sections in Wind Rose and Materra to the Greenbridge Association for maintenance
- 58 of 107 homes in sold in Altamura
- Completed rezone of orphan lots around 5th Avenue SW from R-6 to R-18
- Collaborated with Asset Management on Skyway Resource Center, development of new mobile home park, and bridge and culver repairs at Illahee and Sandpiper
- Installed artwork at four bus shelters

Greenbridge 2024 Community Plan Update





Altamura Phases 2, 3, and 4



Greenbridge Public Art



Bus Shelter Art Work



Accomplishments – Development/Asset Management



50 Capital Improvement Projects

- 13 Envelope Repairs (roofs, exterior paint, decks)
- 18 Site Improvements (asphalt, fencing, exterior lighting)
- 13 Systems Repairs (plumbing, fire systems, HVAC)
- 6 Other (pool repairs, interior painting, unit fire restoration)

Major Redevelopment Projects

- Kirkland Heights
- 3 LIHTC Projects



Envelopes



**Salish Place
Roof
\$122,250**



**Woodridge Roof
\$170,616**

**Alpine Ridge
Exterior Paint
\$60,425**



Site Improvements



Riverstone Apartments
Stairs & Railings
\$100,000

Vantage Glen
Asphalt
\$38,104



Carriage House
Asphalt
\$39,651



Kirkland Heights Renovation



Kirkland Heights New Construction

Skyway Resource Center

Arial View of the Site



Conceptual Rendering



Accomplishments – Housing Management

- Unit Upgrade – 127 units
- Small Projects – 94 (Completed at various sites)

Parking lot & sidewalk repairs

Roof and gutter replacements & repairs

Community room kitchen upgrades

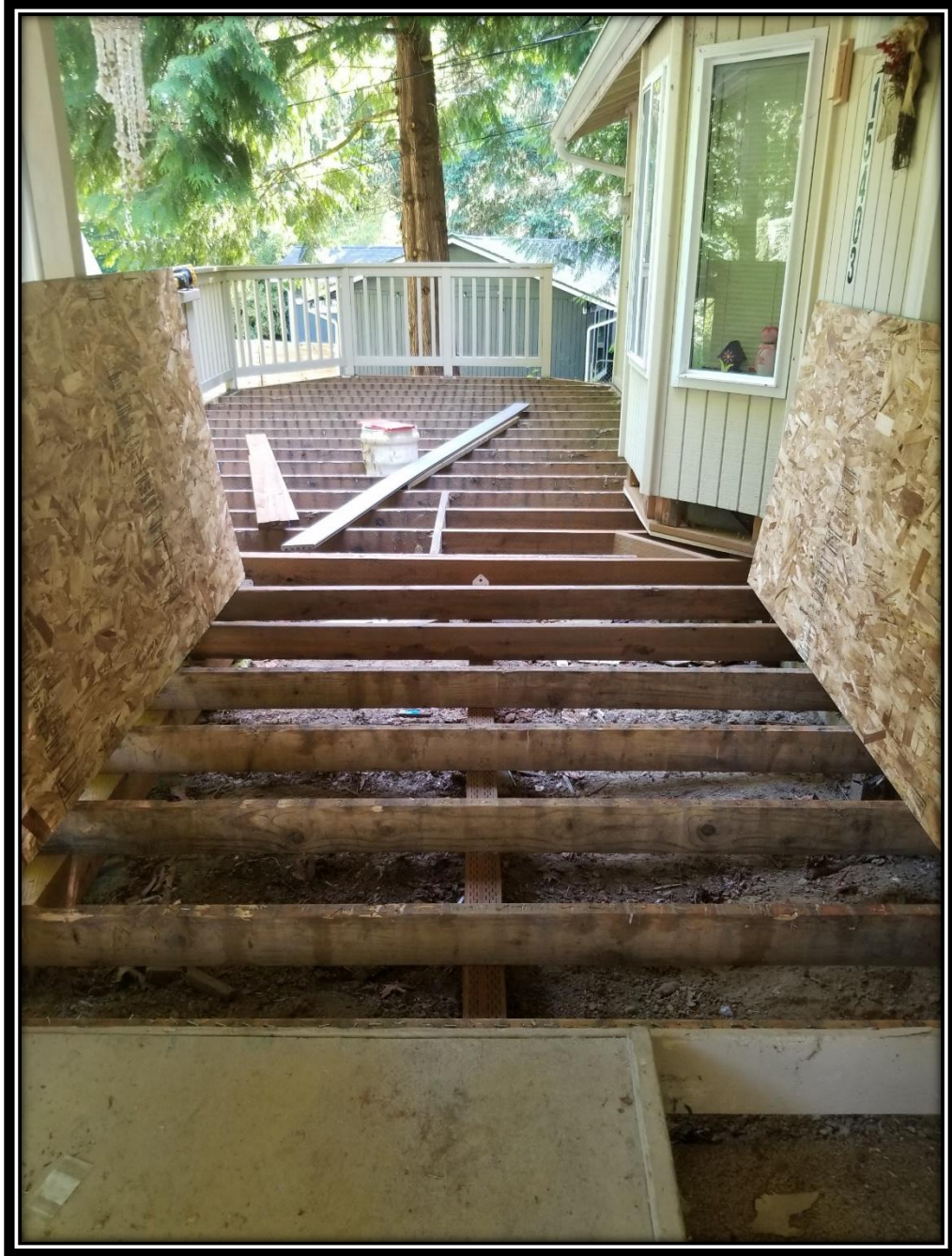
Common area & hallway carpet replacement

Interior/exterior lighting replacement

Painting common areas, community rooms, & handrails

Fire alarm panel repair & fire extinguisher replacements





Bellevue House Deck Repair



Casa Juanita Community Room Kitchen Remodel



Plaza 17 Sewer Repair



Cascade Homes Tree Removal



2024 Major Initiative & Projects

- Westminster Manor Envelope & Munro Manor Roof
- Vantage Point & Burien Park Elevators
- Fire monitoring system upgrades (Briarwood, Newport, Southridge House)
- For sale home construction in Altamura
- Orphan lot development
- 67 repair projects in Bond & Homeownership Programs
- Continued redevelopment at Kirkland Heights
- Completion of the Skyway Resource Center
- 135 Unit Upgrades
- 78 Small Projects



QUESTIONS



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To: Board of Commissioners

From: Ponha Lim, Vice President, Safety & Security and Anneliese Gryta, Executive Vice President of Housing Operations/Chief Operations Officer

Date: April 12, 2024

Re: Safety & Security Update Presentation

At the April 15, 2024 KCHA Board of Commissioners Meeting, Ponha Lim, Vice President, Safety & Security; Anneliese Gryta, Executive Vice President of Housing Operations/Chief Operations Officer will provide a high-level overview of the department's activities. We will also provide an update as to the major trends impacting the department in 2024. Please see the following presentation slides for your review.

KCHA Safety & Security: 2024 Update



Ponha Lim
Vice President
Safety & Security

Anneliese Gryta
Executive Vice President
Chief Operating Officer

Agenda

1. Introduction
2. KCHA Safety & Security Personnel
3. Safety & Security Data & Trends
4. 2024 Initiatives
5. Questions & Discussion



KCHA Safety & Security Personnel

KCHA Safety & Security Personnel



Ponha Lim

Vice President, Safety & Security

- KCHA's inaugural Vice President Safety & Security, Ponha Lim, started in late March 2023
- KCHA's Senior Security Manager, Joshua Stottlemeyer started in March 2024



Joshua Stottlemeyer

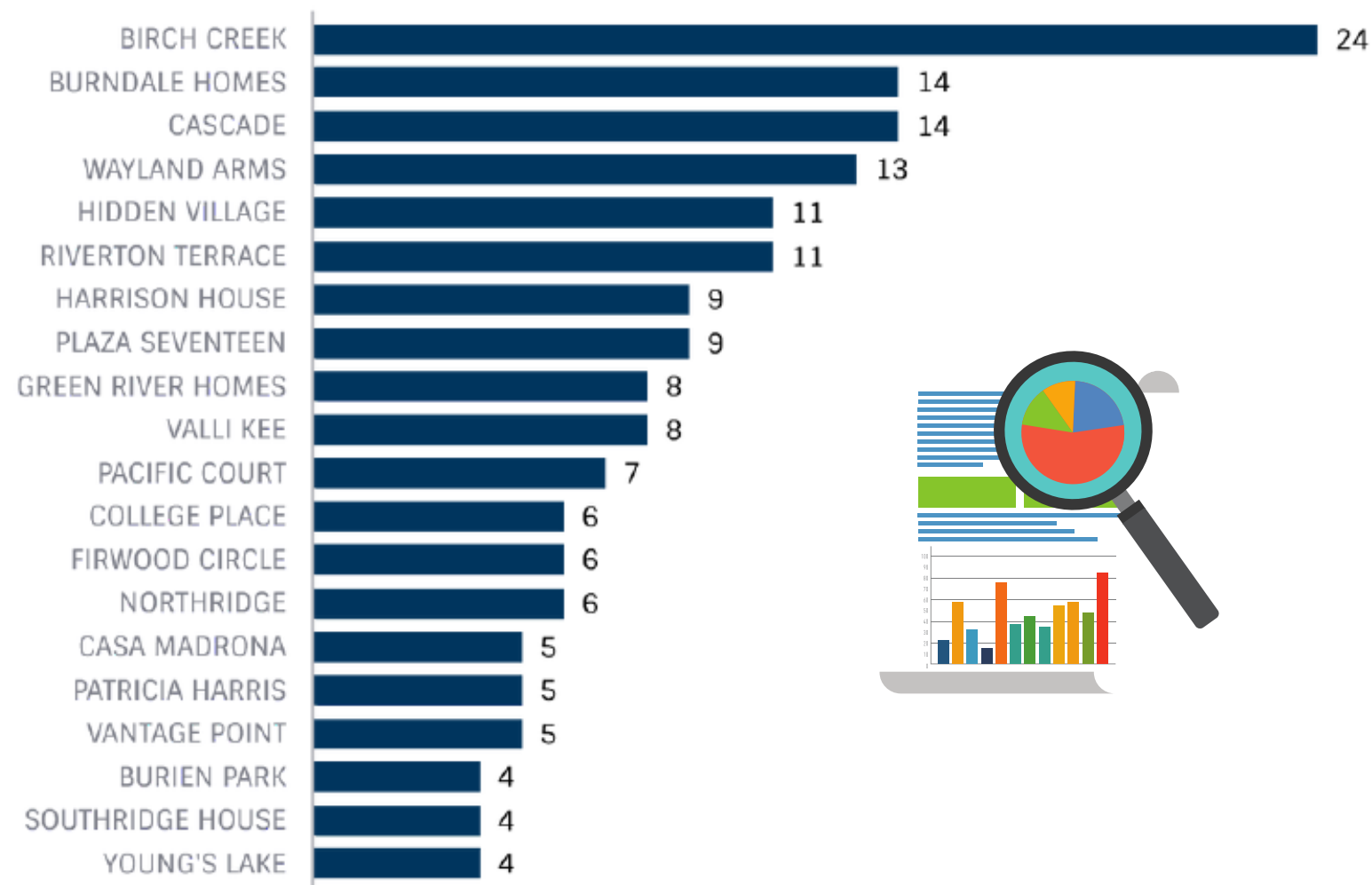
Senior Security Manager

Safety & Security Trends

Safety & Security Trends: Year End 2023

Top Properties for # of Incidents

January 2023 to December 2023



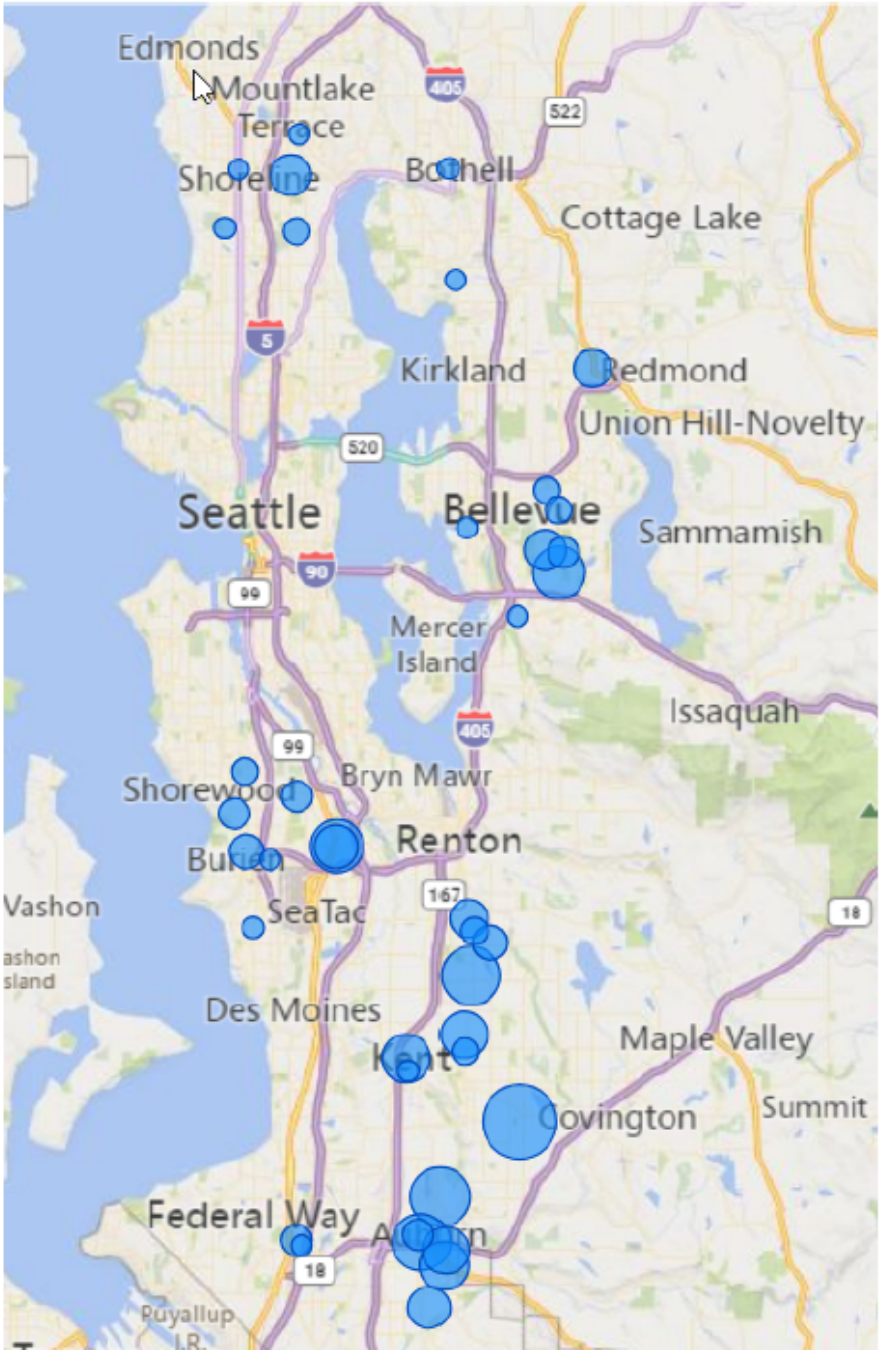
KCHA has implemented an electronic incident reporting system that staff use to report many kinds of incidents, from workplace injuries to security incidents. The chart here shows security-related incidents reported at KCHA's federally-assisted housing sites. It includes incidents experienced by both staff and residents. In 2024, reporting tools will be improved to further differentiate our data.

Top Security Incident Types include:

- Theft
- Property Damage
- Verbal Abuse Incidents
- Assault/Violence
- Vehicle Incidents

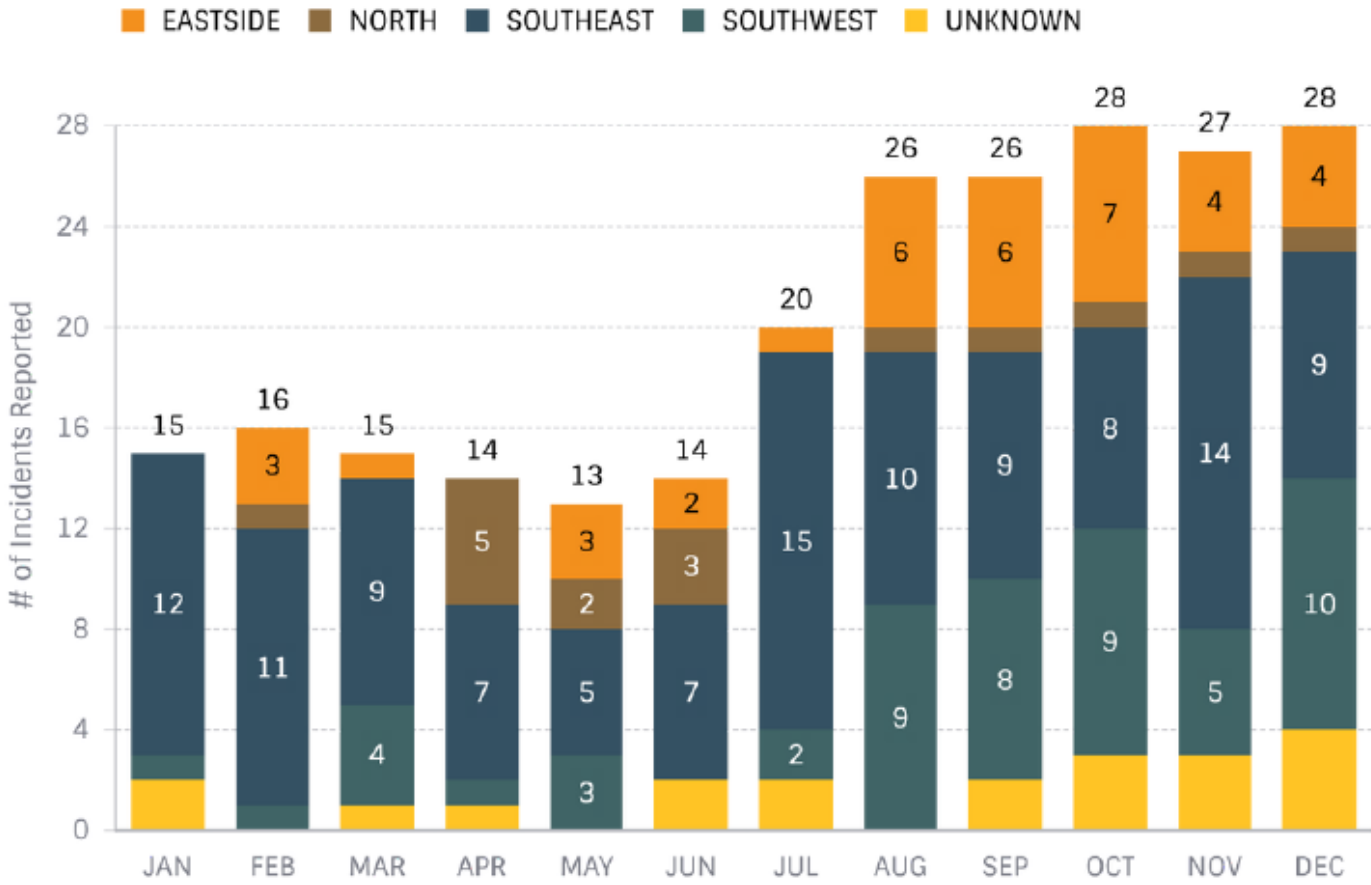
Safety & Security Trends: Year End 2023

Incident Map



Incidents by Region

January 2023 to December 2023



Cities per Region

North Region: Shoreline, Kenmore, Sedro-Woolley, Bothell, Woodinville, Kirkland; **East Region:** Redmond, Bellevue, Kirkland, Mercer Island, Snoqualmie, Issaquah, Renton; **Southwest Region:** Des Moines, Seattle, Tukwila, Kent, Renton; **Southeast Region:** Kent, Auburn, Federal Way, Olympia

Safety & Security Trends: Squatting Trends Up

During the cold-weather months, KCHA sees a seasonal increase in incidents related to squatting in units and transient activity, which includes incidents such as individuals found camping on a property or individuals who appear not to be residents or authorized guests found sleeping in common areas, stairwells, etc.

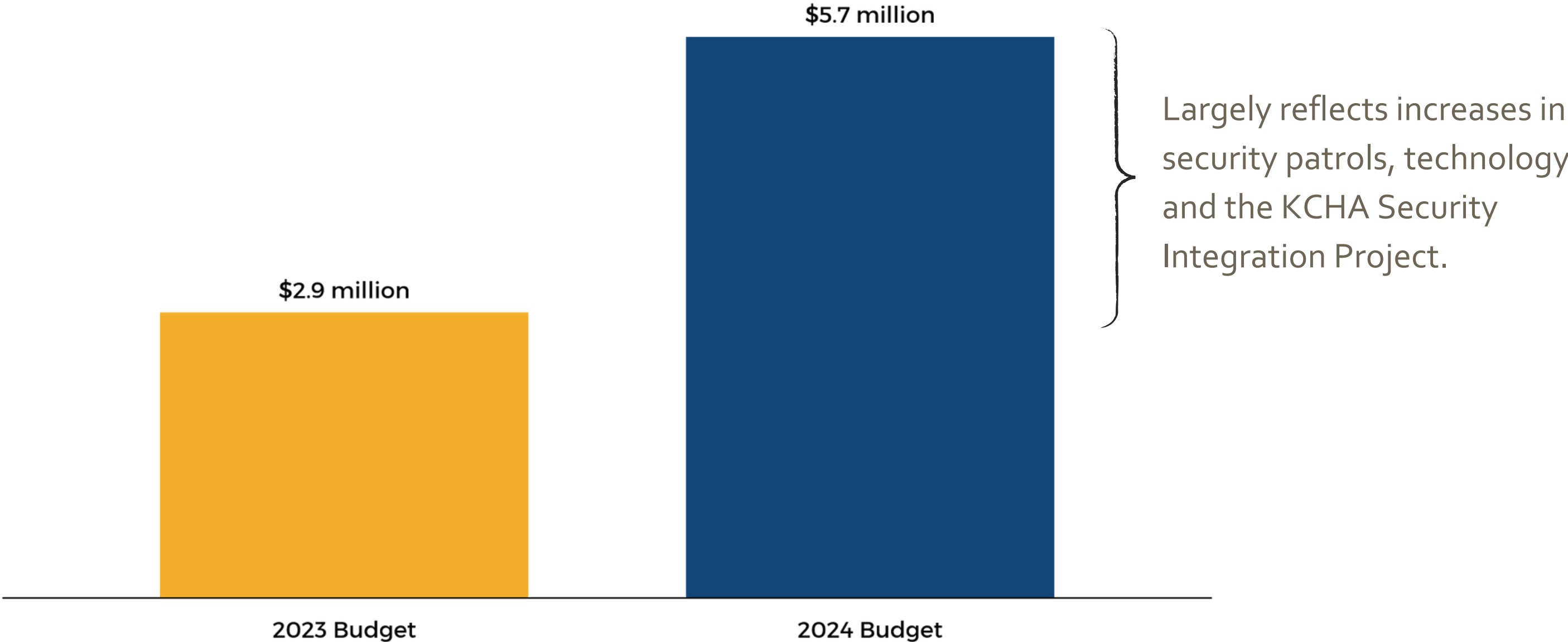
This season there were several break-ins to unoccupied units awaiting more substantial renovations and/or unit turns. Homeless individuals were found to be occupying the units



When discovered, KCHA staff take appropriate, compassionate steps to address the situation while maintaining a safe environment for all.

This is an unfortunate impact of the ongoing homelessness crisis in King County and underscores the need for more affordable housing in the community.

2023 & 2024 Safety & Security Budgets

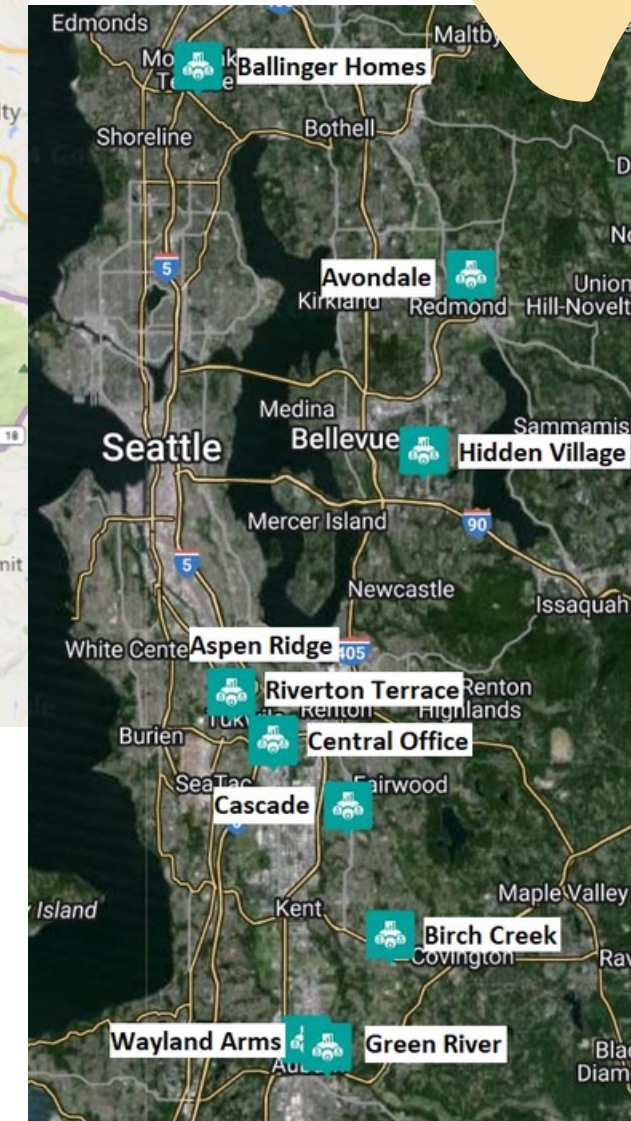
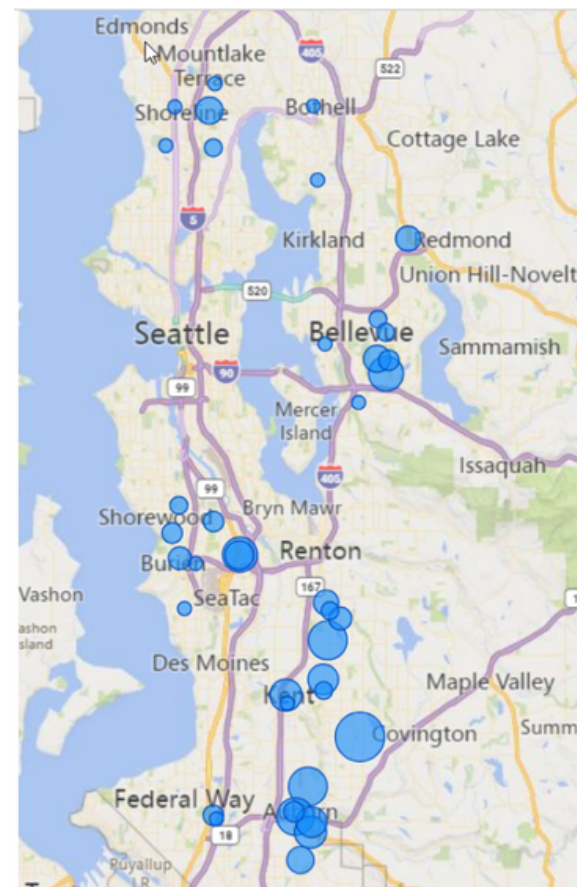


KCHA continues to make increased investments in capital, technology, vendors and personnel necessary to make our communities and workplaces safer.

2024 Safety & Security Initiatives

Data Driven Investment: Mobile Security Trailers

- In 2023, KCHA Piloted the use of LiveView Technologies Mobile Security Trailers, which are easily deployed to deter crime.
- Staff and resident response was overwhelmingly positive.
- In 2024, KCHA fully positioned 11 LiveView trailers in areas of highest need.
- Now, KCHA is able to quickly relocate trailers in response to emergent concerns.



Safety & Security: Communication Tool Expanded



KCHA has implemented a text-message alert system for communication of active security incidents.

The technology includes:

- Company-wide alerts 
- Regional alerts 
- Weather-related alerts 
- Duress-system technology (forthcoming)
- Partner notifications (forthcoming)

 = Implemented

Relations Deepen With Public Safety Departments



In 2023, KCHA implemented a series of meetings with local jurisdictions and law enforcement agencies to build relationships and collaboration.

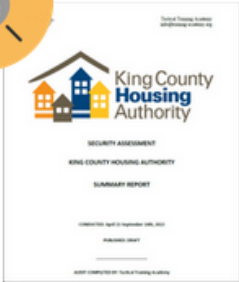

In 2024, KCHA continues to maintain positive relationships with its many law enforcement jurisdictions. Memoranda of Understanding have been executed with Bellevue, Kent, Auburn, and are pending with Federal Way and Renton.

Security Integrator Project


2023's Site & Camera Assessment



Safety & Security: Site & Camera Assessments



KCHA is working with the Tactical Training Academy to complete assessments of 15 camera systems and 76 sites for physical security and procedural improvements.



Became 2024's Security Integrator Project

A security integrator is a firm designed to help enterprises combine all of the security, access control, and utility systems across multiple properties.

While security integrators may choose to install new hardware on a property, their main focus is creating one cohesive system to manage existing security devices.

KCHA has selected Long Building Technologies to begin work across 14 properties and Central Campus in 2024.



Outcome = Single Unified Security Platform

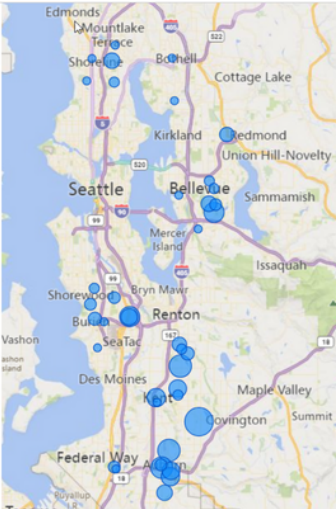


Security Guard & Law Enforcement Contracts



In 2023, KCHA assessed the performance and deployment of guard force vendors contracts. Based on these assessments as well as conversations with staff and residents, KCHA’s security team implemented the following changes for 2024.

- Consolidating regional services into one large vendor, Allied Universal, which has greater agility, staffing levels, vehicular/technology supports, and
- Maintaining the strong relationship with Cascadia Global Security, which has been providing great customer service at the KCHA Central Campus throughout 2023.



Safety and Security Training at NEOP

- Started in January 2024
- Badging, safety & security plans, RAVE alerts, emergency evacuation
- Positive engagement and response from new employees
- Computer based training



Security Improvements to Central Campus

In 2022 and 2023, Central Campus experienced significant challenges, including several break-ins, EV charging station thefts, and one significant security threat involving a weapon. KCHA has implemented responsive measures.

Enhanced Security Measures at Central Campus

- Two (2) assigned Lifeview Technologies mobile security trailers
- Strong Security Guard vendor with three (3) dedicated guards, with great customer service
- Laminate film on windows
- Security system programming improvements
- Increased lighting (next slide).



New Exterior Lighting at Central Office

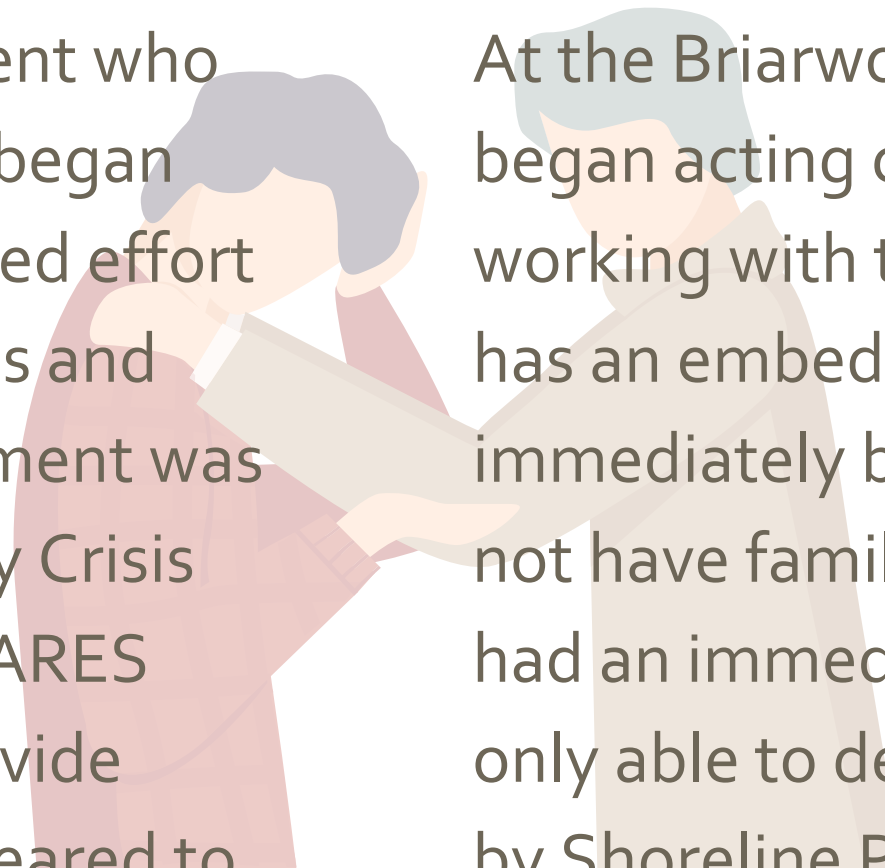
From a KCHA employee:

“I wanted to let you know I appreciate the new lighting in the parking lot. I start early in the morning and feel a lot safer getting out of my car and walking to the front door with the new lights! Thanks again!”



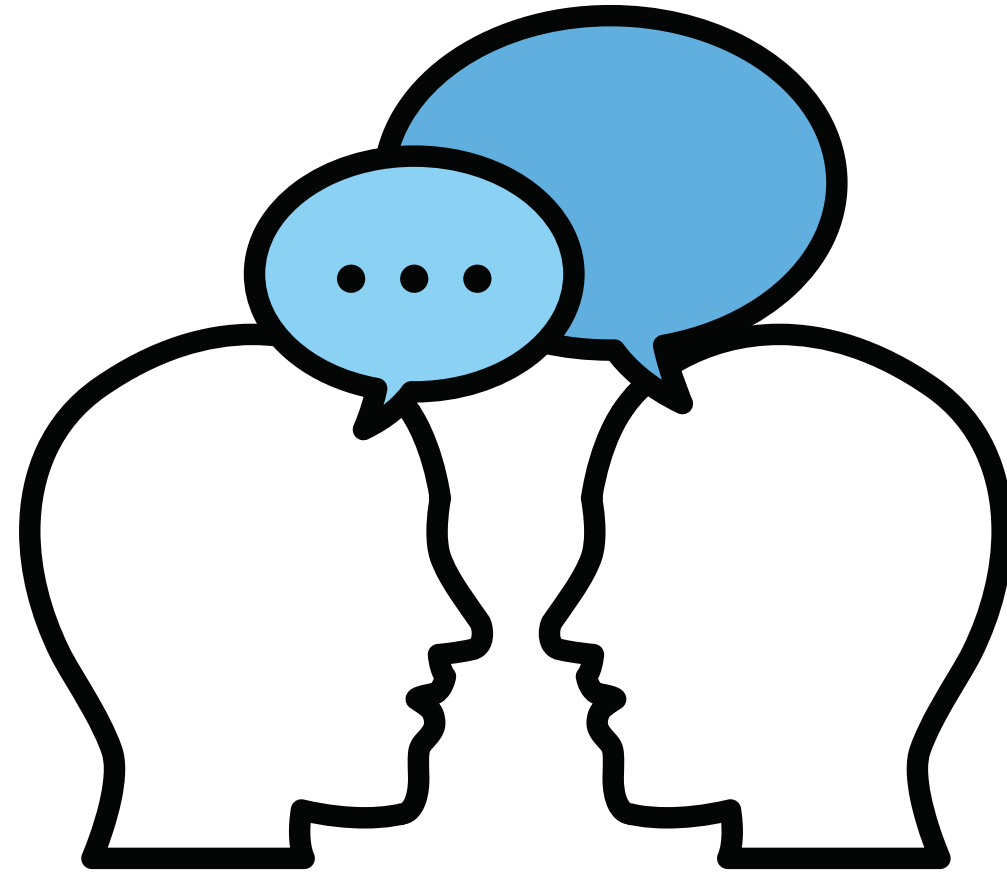
KCHA Safety & Security Success Stories

At the Hidden Village Apartments, a resident who appeared to have mental health concerns began threatening KCHA staff. While a coordinated effort was underway by KCHA to keep employees and residents safe, the Bellevue Police Department was also engaged and utilized their Community Crisis Assistance Team (CCAT) as well as their CARES Mental Health Professionals to quickly provide elevated support for the resident who appeared to be suffering from a behavioral health crisis. KCHA deployed additional security guard presence and enacted temporary procedures to ensure office safety during the acute phase of the incident.



At the Briarwood Apartments in Shoreline, a resident began acting concerningly towards staff. KCHA began working with the Shoreline Police Department, which has an embedded Regional Crisis Response team. They immediately began outreach to the resident, who did not have family and/or local contacts. This interaction had an immediate effect on the resident who was not only able to de-escalate, but the resources spearheaded by Shoreline PD have assisted the resident in finding and appointing a legal guardian. Furthermore, the resident is in the process of transitioning from KCHA housing to supportive location that better suits their mental health needs.

Discussion & Questions



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Last Update: 12/8/2022

April 2024 Updates

BOARD OF COMMISSIONERS
APRIL 15, 2024 MEETING

TABLE OF CONTENTS



01. Welcome
02. Section 3 Report
03. EDIB Eco-System
04. Empowering Action
05. Definitions informing Metrics



HUD Section 3 Report

Date as of 12/3/2023

What is Section 3 ?

The worker's income must be at or below the percentage of AMI to be considered low income

AMI - AREA MEDIAN INCOME

80%
AMI

Low

50%
AMI

Very Low

30%
AMI

Extremely Low

Section 3 requires that recipients of certain HUD financial assistance, **to the greatest extent possible,** provide:

1. Training,
2. Employment,
3. Contracting
4. Other economic opportunities

to low income individuals, and to businesses that provide economic opportunities to low- and very low-income individuals.

- Section 3 Worker
- Targeted Section 3 Worker
- Section 3 business



HUD will evaluate engagement in outreach efforts to generate job applicants when failing to meet the benchmark safe harbor for both Section 3 and Targeted Section 3 workers.

Examples of engagement efforts:

- Training or apprenticeship opportunities,
- Technical assistance to help Section 3 workers compete for jobs.
 - (e.g., resume assistance, coaching)
- Etc.

SUB PART B

Public Housing Financial Assistance

Section 3 triggered at the use of \$1 or more of:

- Public Housing Capital Funds
- Public Housing Operating Funds
- Rental Assistance Demonstration (RAD)
 - Only Construction & Rehab
- Public Housing Mixed Finance Development

And

- Requires the involvement of labor

What makes a

Section 3 Business



- At least 51 percent owned and controlled by low- or very low-income persons.
- Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers.
- A business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

PASSING

37%

What makes a Section 3 Worker



- The worker's income for the previous or annualized calendar year is below the income limit established by HUD.
- The worker is employed by a Section 3 business concern.
- The worker is a YouthBuild participant.

Benchmark Safe Harbor

$$\frac{\text{Section 3 Labor hours}}{\text{Total Labor hours}} = 25\%$$

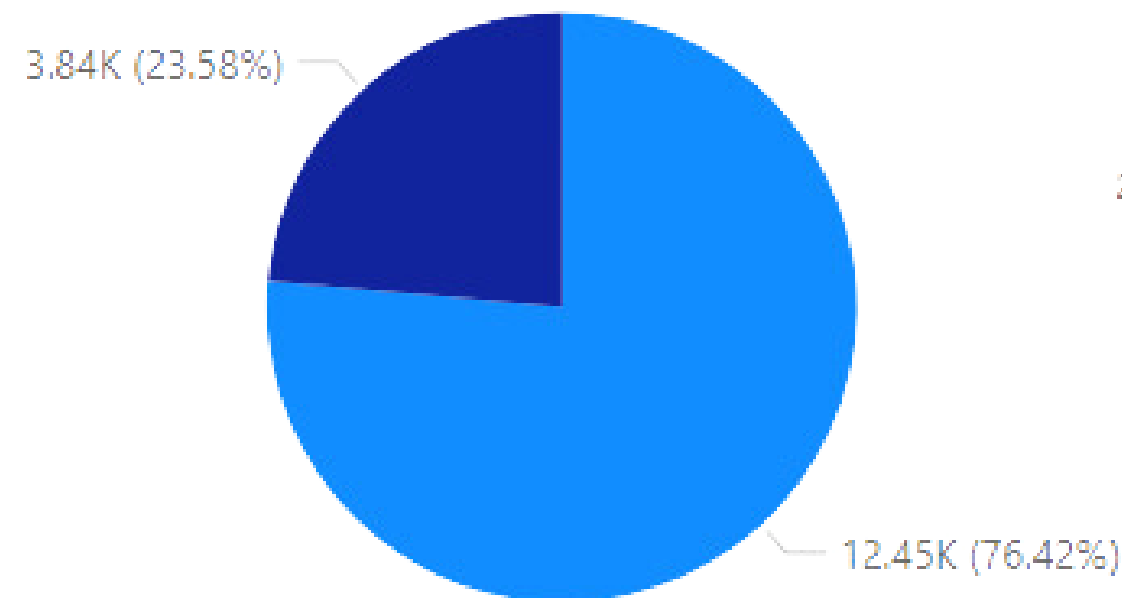
Total Labor Hours

623.29K

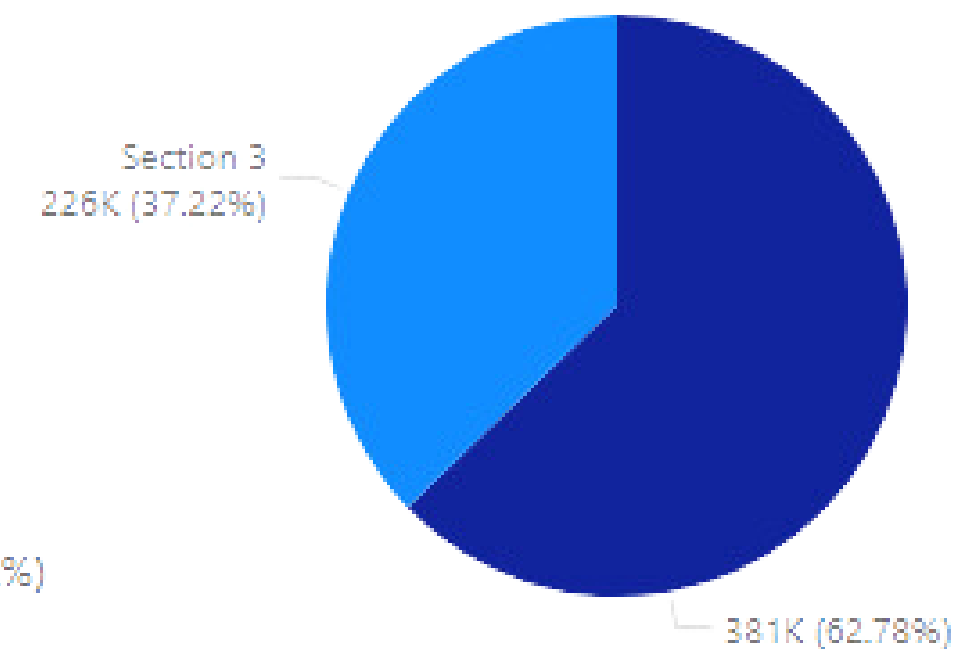
Section 3 Labor Hours

229.84K

Section 3 Labor Hours for PHFA projects



Section 3 Labor Hours for KCHA Workforce



What makes a

Targeted Section 3 Worker



- Is employed by a Section 3 business concern: or
- A resident of public housing or Section 8-assisted housing .
- A YouthBuild participant.

Benchmark Safe Harbor

$$\frac{\text{Targeted Section 3 Labor hours}}{\text{Total Labor hours}} = 5\%$$

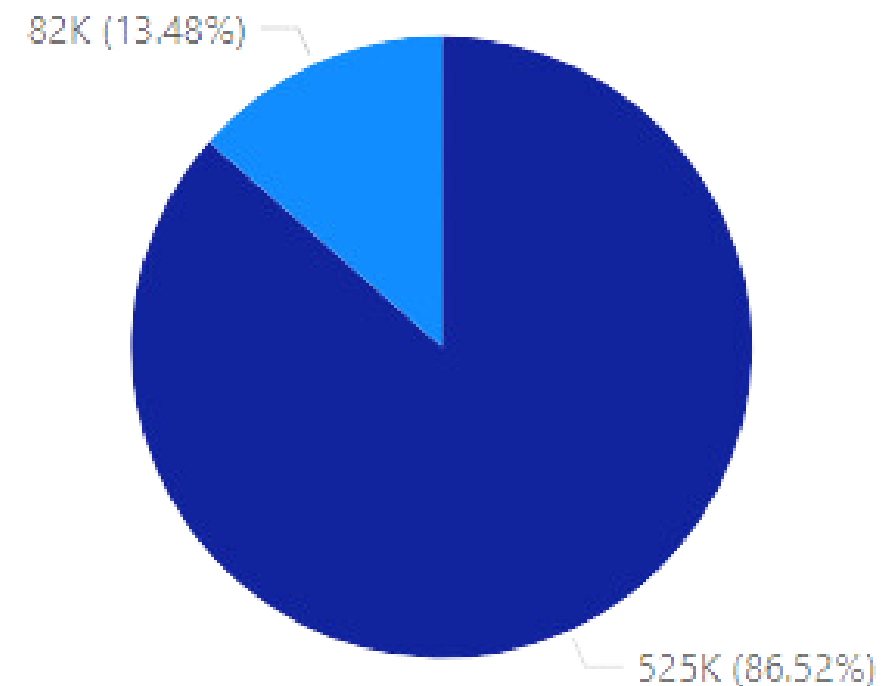
Total Labor Hours

623.29K

Targeted Section 3 Labor Hours

82K

Targeted Section 3 Labor Hours for KCHA Workforce

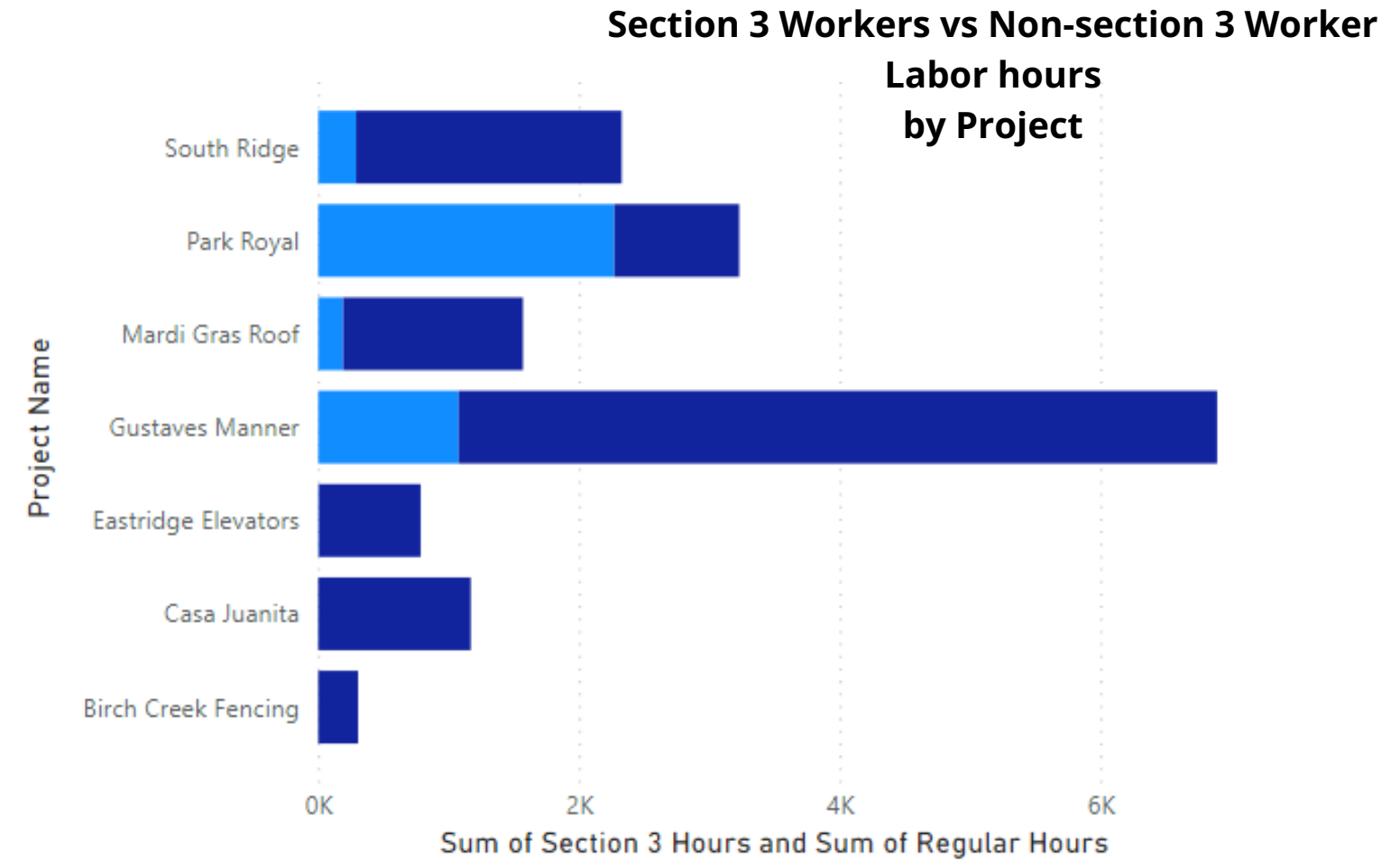
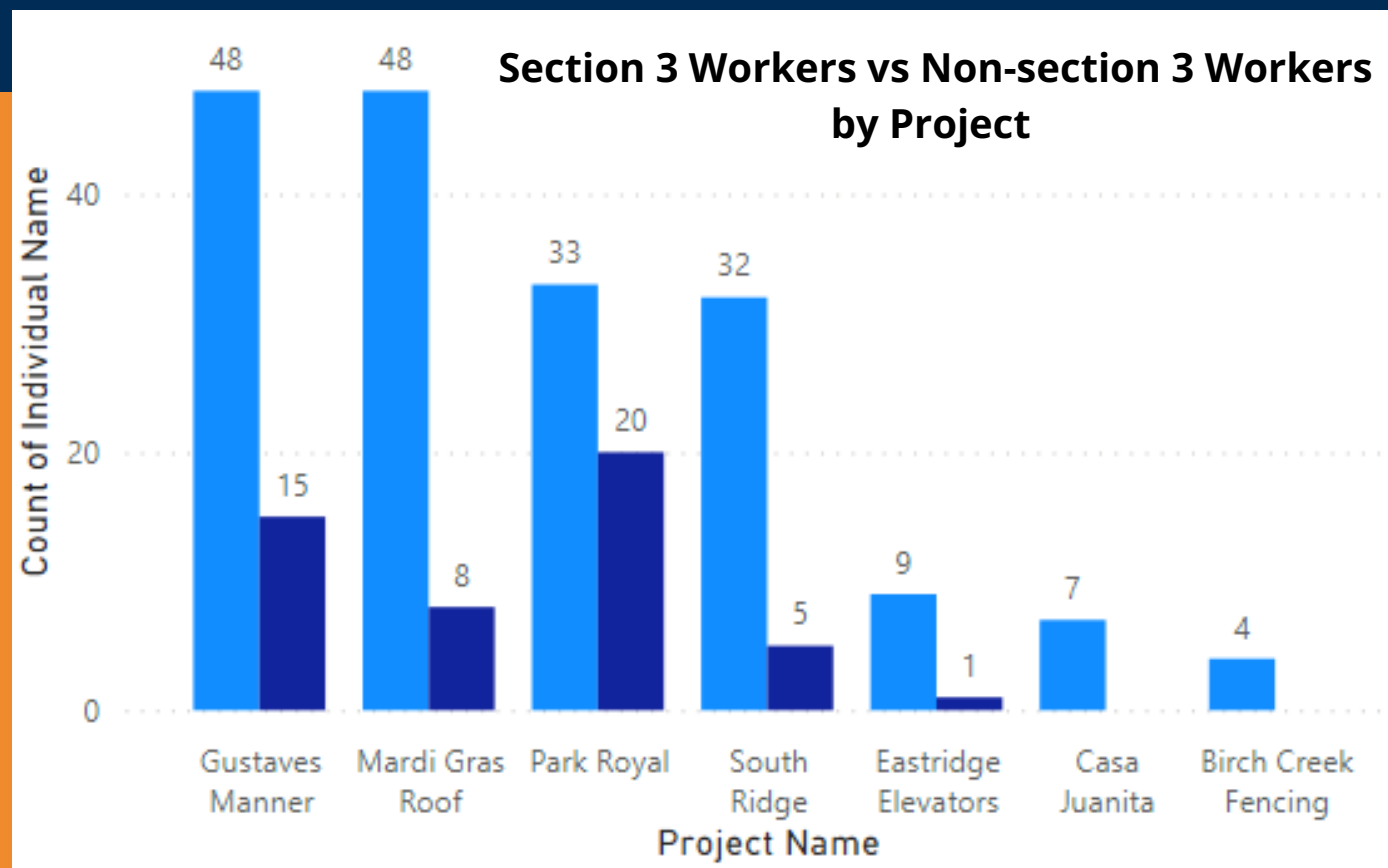
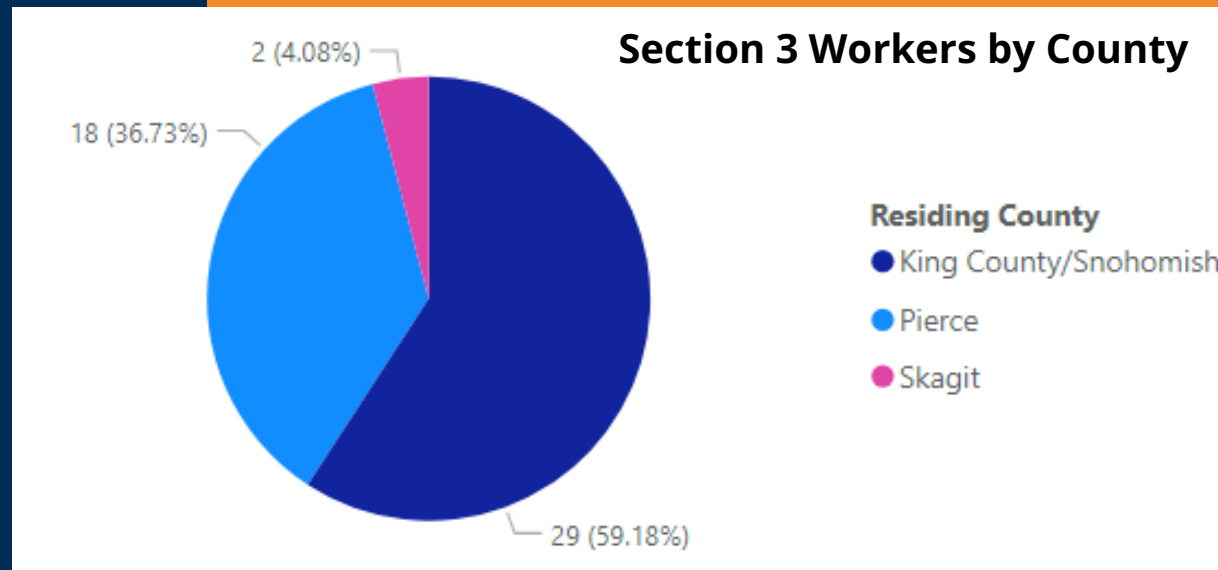


PASSING

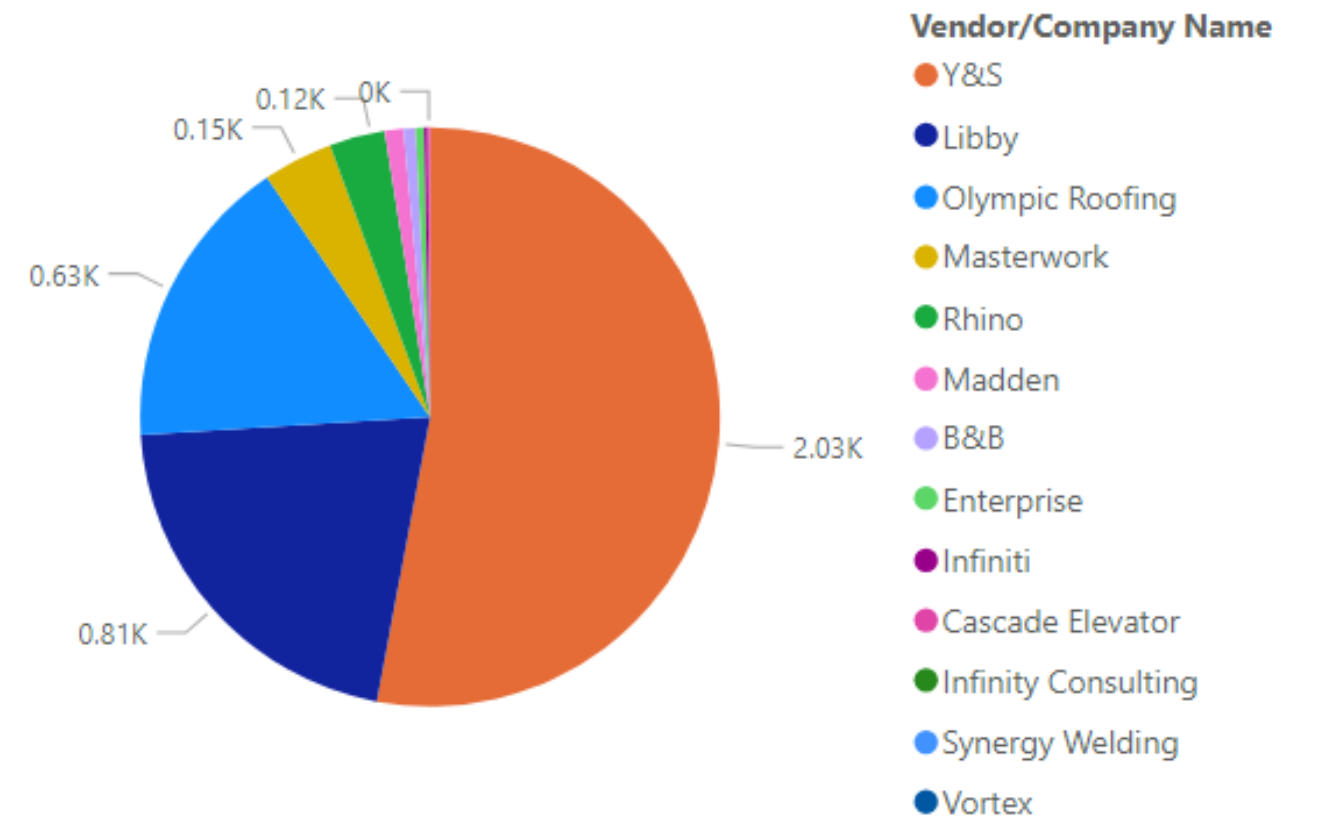
13%

*There we no Targeted Section 3 worker identified within our PHFA projects

SECTION 3 VENDOR DEMOGRAPHIC ASSESSMENT

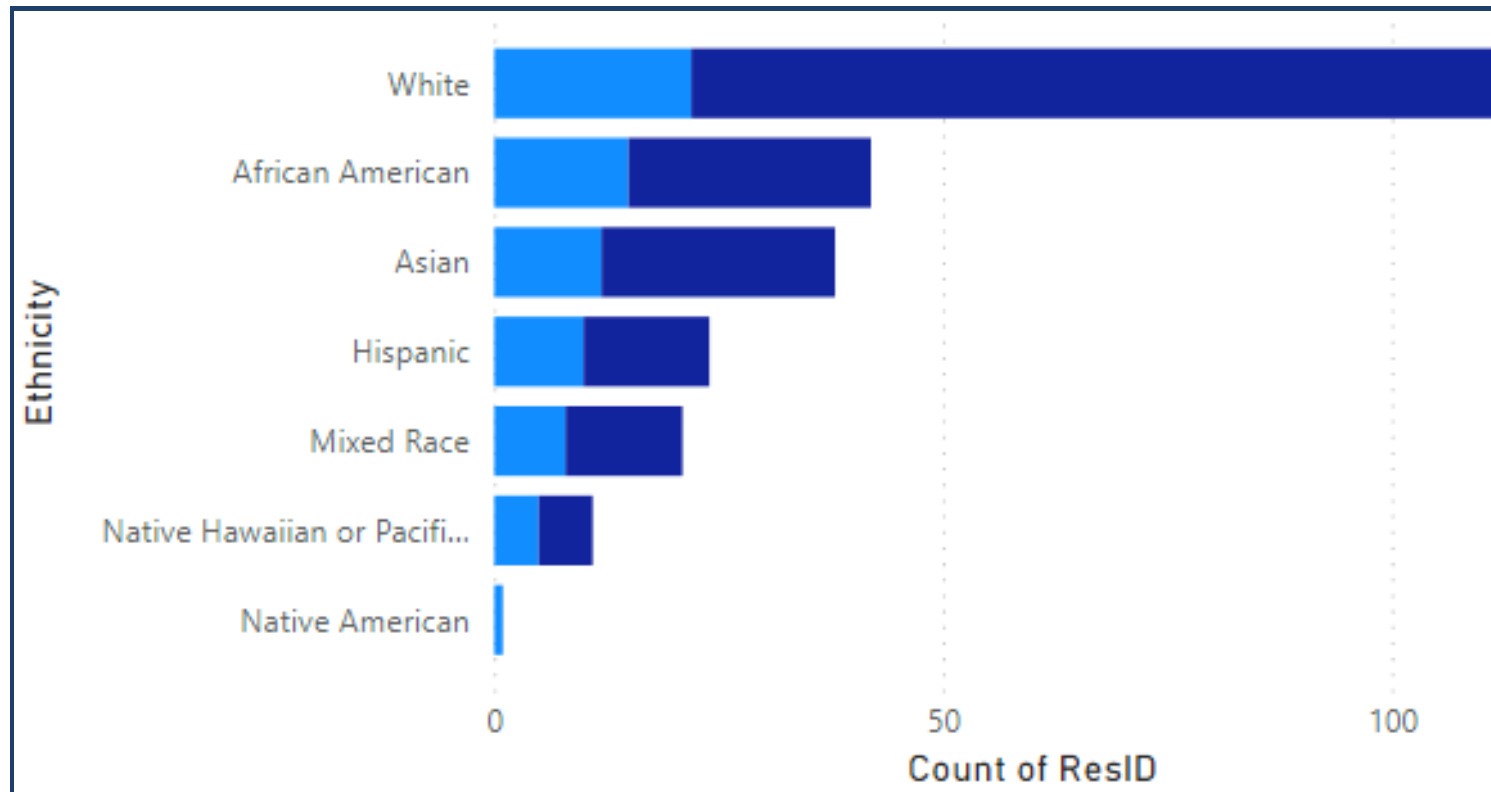


Section 3 Labor Hours by Vendor

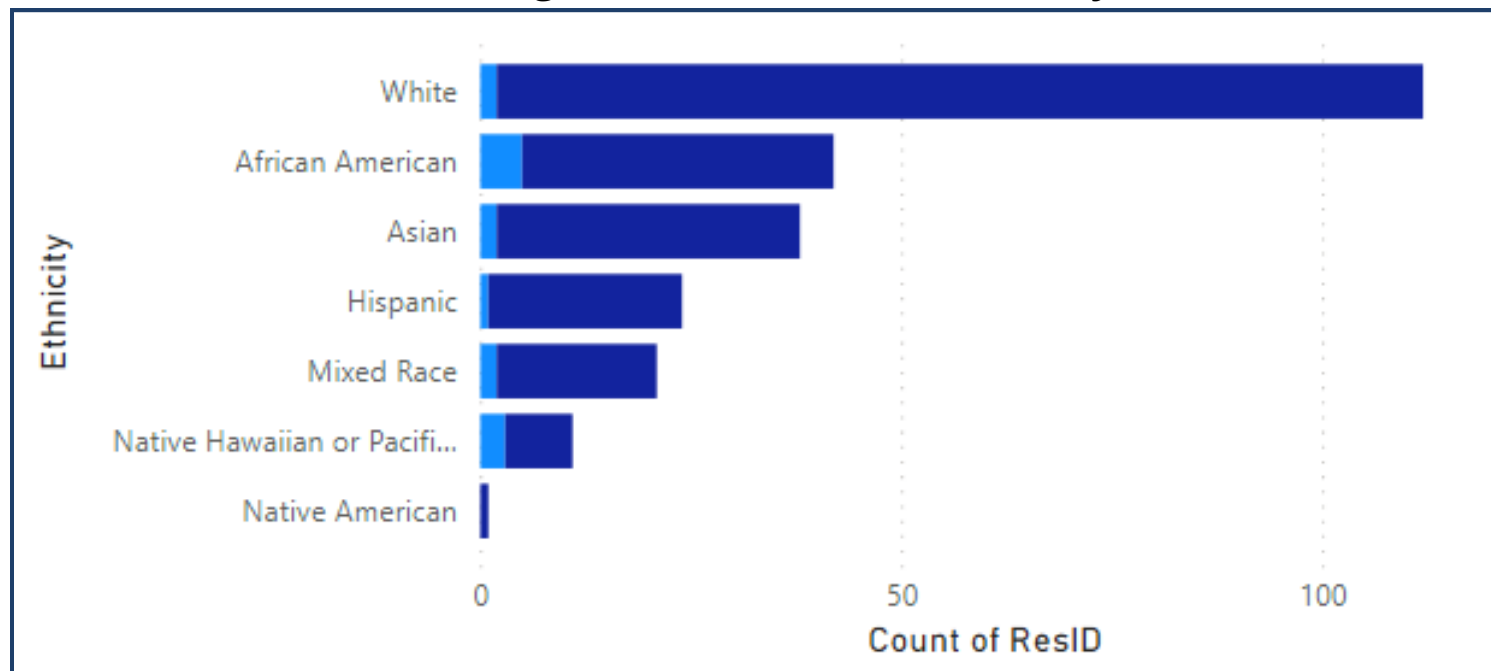


SECTION 3 WORKFORCE DEMOGRAPHIC ASSESSMENT

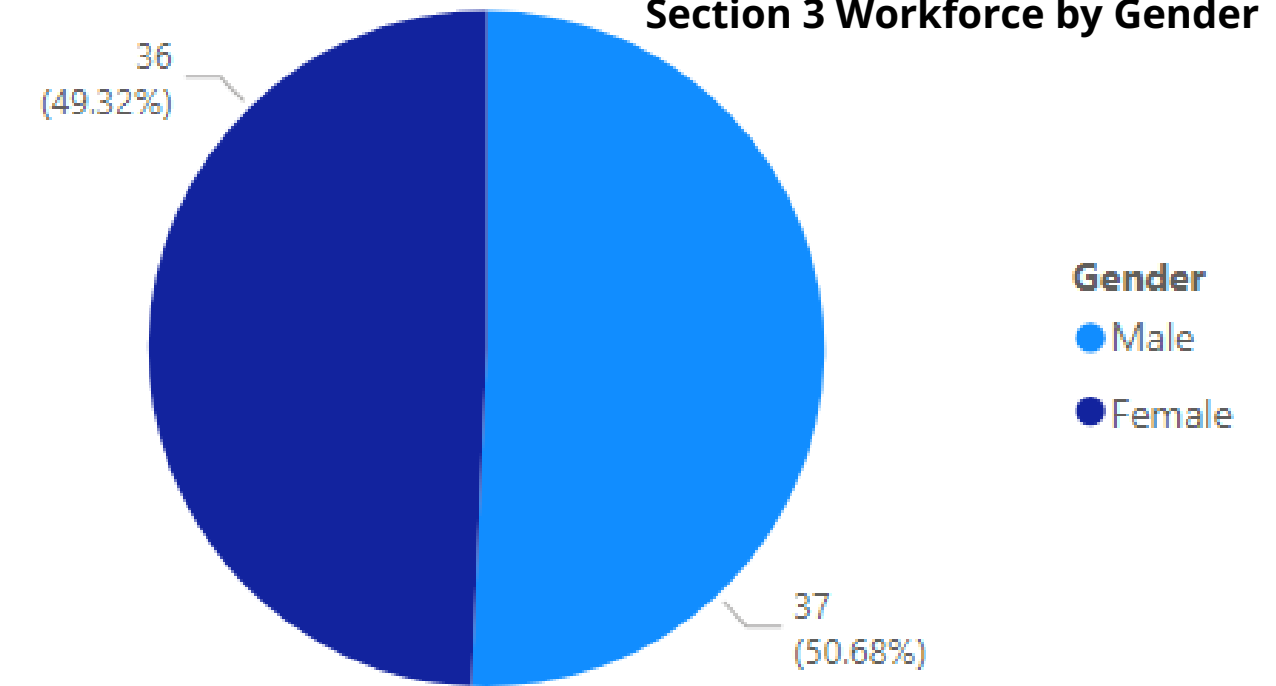
Section 3 Workforce by Race



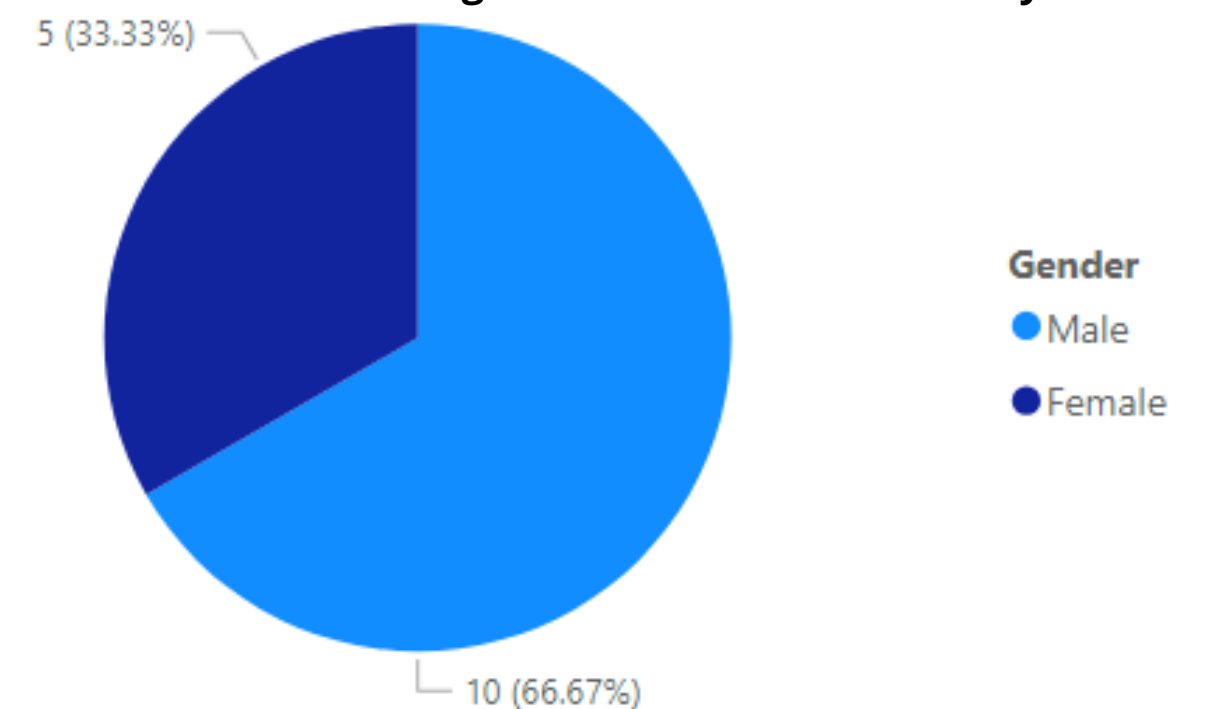
Targeted Section 3 Workforce by Race



Section 3 Workforce by Gender



Targeted Section 3 Workforce by Gender



KCHA OPPORTUNITY AREAS



Tracking

Technical Assistance

Engagement

Partnership

LOOKING AHEAD

Tracking

Enhanced Data Collection Protocols:

- Develop and implement refined data collection protocols that capture the necessary information to assess Section 3 compliance accurately. This includes detailed demographic data, employment outcomes, and economic impact metrics.

Utilization of Technology:

- Leverage cutting-edge technology and data management systems to automate the collection, analysis, and reporting of Section 3 data. This approach ensures real-time visibility into our progress and allows for prompt adjustments to meet evolving needs.

Cross-Departmental Collaboration:

- Establish collaborative mechanisms between departments to ensure a cohesive and integrated approach to Section 3 data tracking. This involves regular communication, sharing of best practices, and fostering a culture of collective responsibility.

Engagement

Community Engagement:

- Actively engage with the communities we serve to solicit feedback on the impact of Section 3 initiatives. This two-way communication fosters a sense of partnership, ensuring that our efforts align with the actual needs and aspirations of the community.

Feedback Mechanisms:

- Create avenues for feedback from internal and external stakeholders to identify areas of improvement in our data tracking systems. Incorporating diverse perspectives ensures that our systems are responsive and reflective of the community's needs.

Streamlined Procedures:

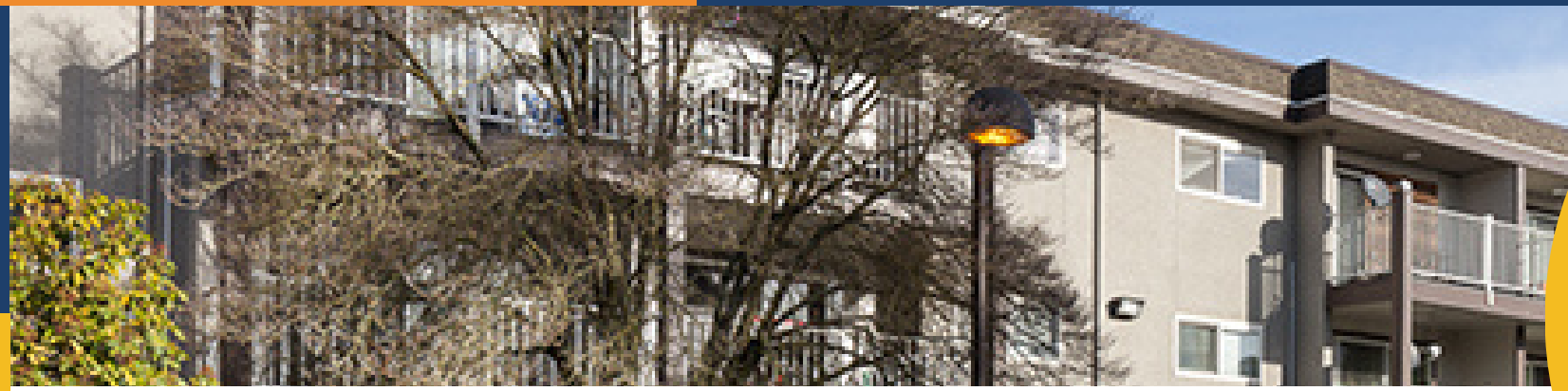
- Streamline procurement procedures to reduce barriers and enhance the accessibility of opportunities for Section 3 businesses. Simplifying processes can encourage wider participation and promote a more inclusive vendor pool.



AREA OF OPPORTUNITY

Resident Services

Workforce Development Programs



% of Annual Goal Completed

Pre-employment and Job Search Services

- Skills assessment to identify career goals
- Job market research
- Resume and cover letter building
- Job search strategies and tips
- Interview preparation

Employment and Career Pathway Services

- Individual career plan development
- One-on-one career coaching
- Job readiness
- Career advancement support
- Referrals to education and training

Information and Referrals

- Education and training
- Financial coaching
- Parenting/life skills
- Transportation
- Community resources

<u>Community Service Partner</u>	Participants that secure employment			Participants that retain 6 months of Employment		
	Goal	Actual		Goal	Actual	
Hopelink	44	18	41%	15	5	33%
Neighborhood House	11	12	109%	4	9	225%
YWCA GB	15	34	227%	10	30	300%
YWCA South County	12	16	133%	8	15	188%

LOOKING AHEAD

Technical Assistance

Training and Awareness Programs:

- Implement training programs to educate internal and external stakeholder at all levels about the importance of Section 3 compliance and the proper procedures for data tracking. Building awareness fosters a shared commitment to our goals and encourages proactive engagement.

Capacity Building Initiatives:

- Implement capacity-building initiatives to support the growth and development of Section 3 businesses, ensuring they are well-prepared to meet the demands of our procurement processes.

Partnership

Equity-Centered Framework:

- Evaluate our current procurement policies through an equity-centered lens, assessing their impact on Section 3 businesses and other underrepresented groups. This involves considering factors such as accessibility, fairness, and inclusivity.

Targeted Outreach:

- Develop targeted outreach programs to identify and engage Section 3 businesses that align with our procurement needs. This involves actively seeking partnerships and fostering relationships with local businesses that meet Section 3 criteria.

Recognition and Incentives:

- Implement recognition programs and incentives to acknowledge and reward the contributions of Section 3 businesses. This not only fosters a sense of appreciation but also encourages other businesses to participate in our initiatives.



HOW IT ALL WORKS TOGETHER

Office of EDIB: Provides the "Blueprint", Tracks progress

Human Resources: Provides the "Tools"

EMPOWERING ACTION

ALIGNING PERSONAL COMMITMENTS W/ DEPARTMENTAL EDIB OBJECTIVES

EDIB Definitions for KCHA

<p>Equity</p> <p>Both an outcome and a process that results in fair and just access to housing, employment opportunity and resources that provide KCHA applicants, residents, and employees the ability to thrive.</p>	<p>Diversity</p> <p>Ensuring meaningful representation of a range of identity, residents, applicants and employees in KCHA's activities.</p>
<p>Inclusion</p> <p>The practice of creating and fostering an environment where KCHA applicants, residents, and employees feel a sense of belonging, particularly for those who might otherwise be excluded or marginalized. The policies that support listening, caring, building trust, and taking action to promote equal access to housing and employment opportunities.</p>	<p>Belonging</p> <p>The feeling of safety, security and support when there is a sense of acceptance and inclusion that encourages KCHA applicants, residents, and employees to bring their authentic self forward.</p>



Departmental EDIB Goals

Culture in alignment with KCHA mission, vision and EDIB commitments

ELT with their Departments: Construct the "Building"

Inclusion NOW FOR EMPLOYEES

Greatheart CONSULTING



EDIB Engagement: A guide to learnings and follow-up

Why Equity, Diversity, Inclusion, and Belonging is Vital to...

Executive Summary: EDIB Engagement Research

Greatheart Consulting: Provides the feedback and how to implement it

REDI: Provides supplemental learning





EMPOWERING ACTION

ALIGNING PERSONAL COMMITMENTS W/ KCHA'S EDIB OBJECTIVES

“I STATEMENTS”

Personal EDIB Commitments

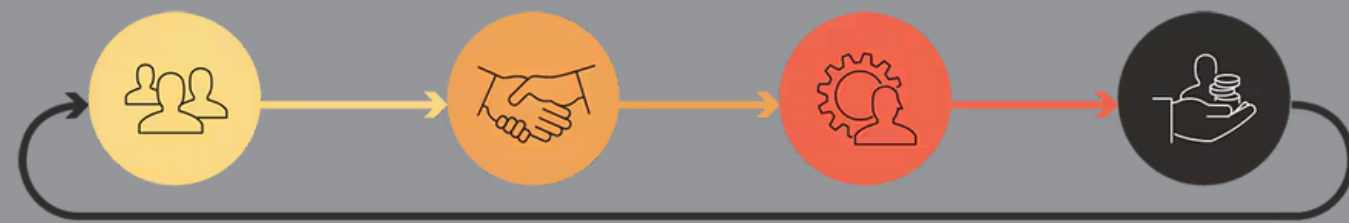
Why “I” Statements?

I statements are personal commitments meant to help employees put the EDIB definitions into action.



- What am “I” responsible for?
- What will “I” do better?
- Who am “I” impacting?

Fostering an inclusive work environment while embedding a sense of belonging throughout the entire employee life cycle



Recruitment

Time to hire
Offer acceptance rate
Quality of hire
Cost to hire

Onboarding

Ramp time
New hire engagement
Training effectiveness

Development

Productivity
360 feedback
Promotion rates

Retention

Employee engagement
Attrition rate

“WE STATEMENTS”

Departmental EDIB Goals

Creating departmental EDIB goals that align with agency-wide EDIB goals involves a strategic approach that ensures each department contributes to the collective objective while addressing its unique role and responsibilities



Questions to Ask:

- What are the expectations of our department?
- What are we collectively responsible for?
- How does our collective role align with the agencies mission around EDIB?

OBJECTIVE:

This workshop aims to equip both people managers and individual contributors with the skills to craft impactful "I Statements" that contribute to **building trust, fostering accountability, and creating space for diverse perspectives** within the realm of Equity, Diversity, Inclusion, and Belonging (EDIB) as we have defined it.

Eq·ui·ty

/e-kwə-tē/

Both an **outcome and a process** that **results** in fair and just access to **housing, employment opportunity and resources** that provide KCHA applicants, residents, and employees the ability to thrive.



Di·ver·si·ty

/də-'vər-sə-tē/

Ensuring **meaningful representation** of a range of identity dimensions of **residents, applicants and employees** in **KCHA's programs and activities**.



In·clu·si·on

/in-'klü-zhən/

The **practice** of **creating and fostering an environment** where KCHA applicants, residents, and employees feel a sense of belonging, particularly for those who might otherwise be excluded or marginalized.

The **policies** that support listening, caring, building trust, and taking action to **promote equal access to housing and employment opportunities**.



Be·long·ing

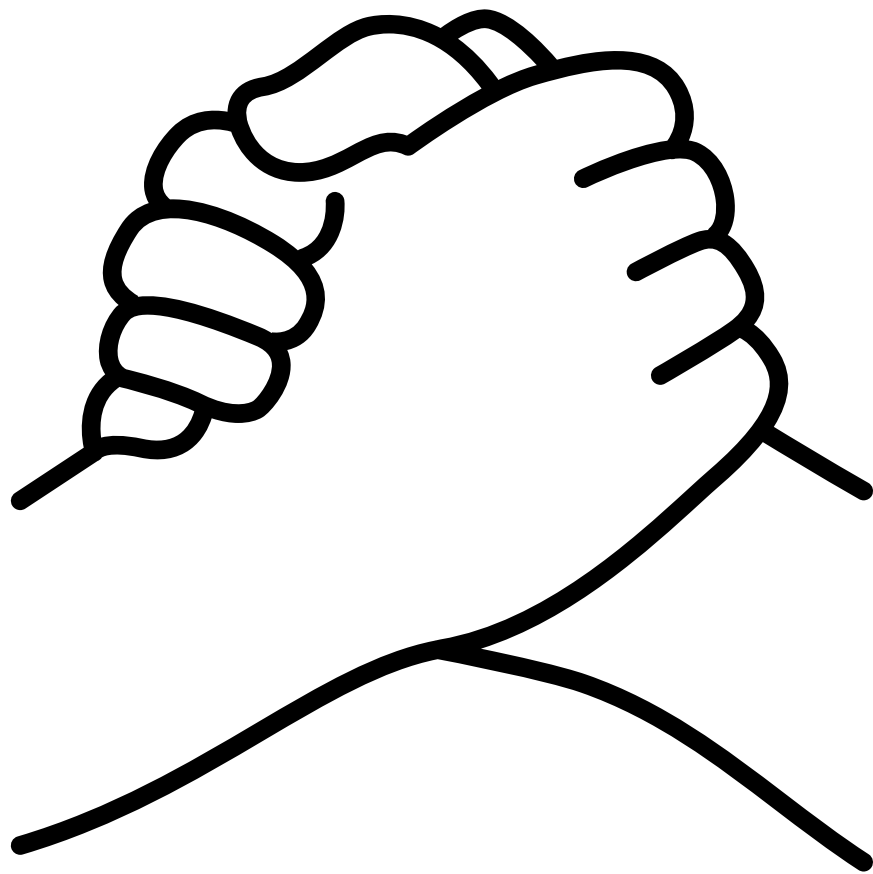
/bi-'lòŋ-ɪŋ/

The **feeling of safety, security and support** when there is a **sense of acceptance and inclusion** that encourages **KCHA applicants, residents, and employees** to bring their authentic self forward.



How do we align?

Juneteenth Day of Solidarity Proclamation



Ensures that we are all working towards common objectives.

1

Eliminating Harmful Policies

KCHA will Examine policies and procedures and processes and eliminate those that disproportionately harm Black, Indigenous, and People of Color in our workforce and our communities

2

Equity in Workforce Managment

All elements of hiring, retention, promotion, and disciplinary processes will be guided through an equity lens to ensure the workforce at all staffing levels better reflect the communities we serve and are treated justly, subsequently affording equitable opportunities to Black, indigenous, any people of color

3

Collaboration with Community

KCHA will collaborate with our communities to address longstanding impacts of systematic racial discrimination. This will include outreach to our residents, community partners, and participants in an effort to improve the long-term life outcomes of the people we serve.

4

Empowering REDI

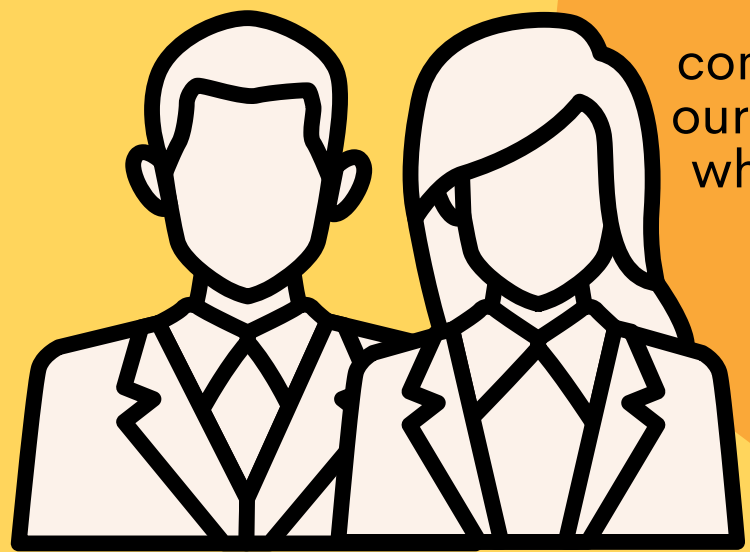
Executive leadership will provide support and resources to the Racial Equity Diversity and Inclusion team to fulfill their mission and vision. Together we will operationalize racial equity, integrating it into our routine decision-making processes

5

Enhancing our EDIB Skills

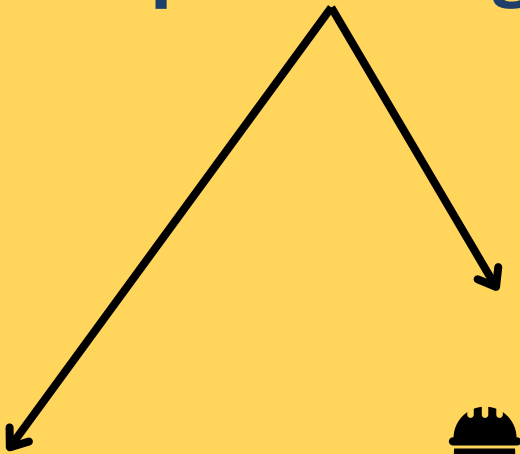
KCHA will build our employee skills & competencies through required training to include racial equity, implicit and explicit bias. New employees will be required to participate in conversations regarding race, equity, diversity and inclusion as a part of onboarding.

Top Down



People Managers

Taking into account staff & Resident feedback and aligning with KCHA's commitments outlined within our Juneteenth Proclamation, what do you pledge to both staff and residents.

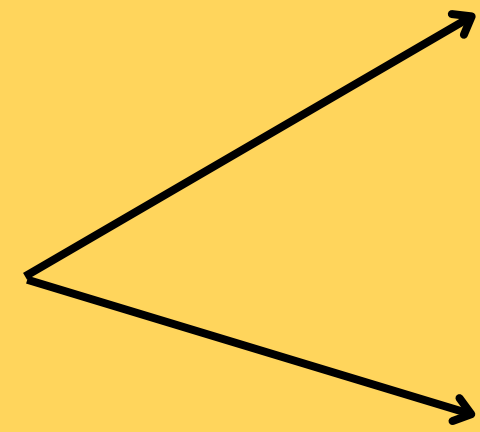


Residents & Community



Staff

Individual Contributors



Residents & Community



Co-workers

Taking into account your daily tasks/responsibilities and Resident feedback and aligning with KCHA's commitments outlined within our Juneteenth Proclamation, what do you pledge to both residents and counterparts.

Bottom Out

Workshop Targeted Metrics

Impact on Behavior

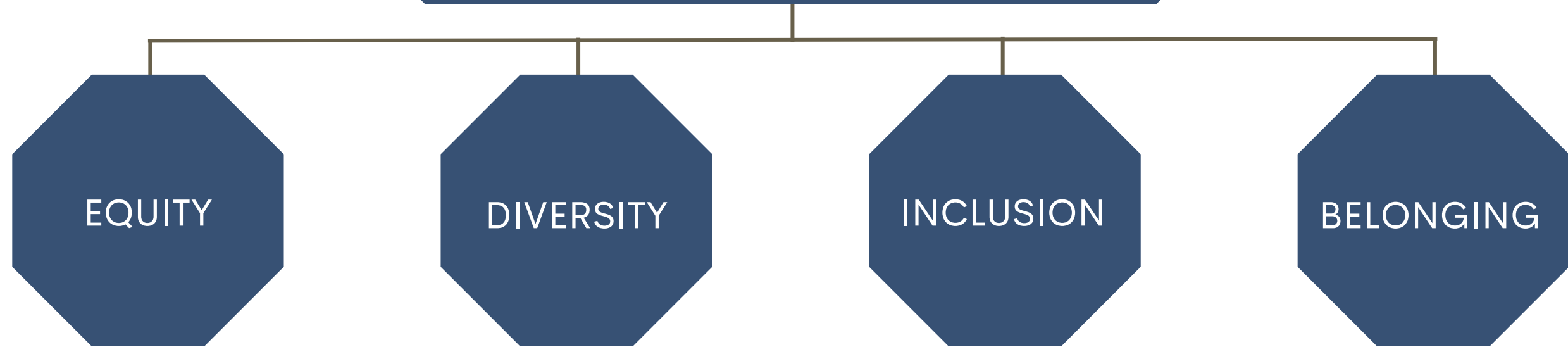
Change: Measure the extent to which the workshop influences participants' attitudes, behaviors, or decision-making processes.

Retention Rates: Monitor employee retention rates to assess whether employees feel a strong sense of belonging and are motivated to stay with the organization long-term.

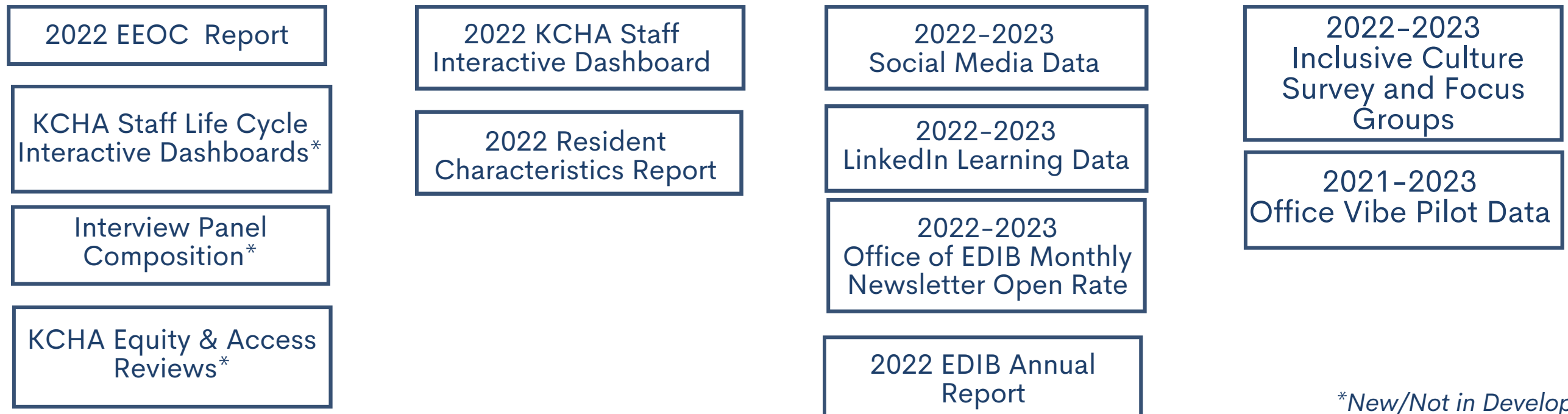
Peer and Supervisor

Feedback: Gather feedback from peers, supervisors, or team members Evaluate employees' collaboration skills, leadership qualities, and contributions to team dynamics.

DEFINITIONS INFORMING METRICS



KCHA Interactive Dashboards and EDIB Stories/Reports



**New/Not in Development Yet*

THANK YOU



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To: Board of Commissioners
From: Saeed Hajarizadeh, EVP Administrative Services (CAO)
Date: April 8, 2024
Re: 2023 Investment Recap

As of December 31, 2023 King County Housing Authority had over \$2.2 billion in total assets including \$325.2 million in cash, cash equivalents and investments. Cash reserves are generally categorized in groups with majority being restricted to specific uses such as replacement reserves or limited to spending on program requirements. This recap summarizes the various cash segments and interest earned for the 2023 calendar year.

Cash, Cash Equivalents, and Investments (in 1000's)	
Unrestricted	\$ 79,630
Unrestricted Within Program	27,888
Designated	139,845
Restricted	63,449
Loans	14,394
Total	<u><u>\$ 325,207</u></u>

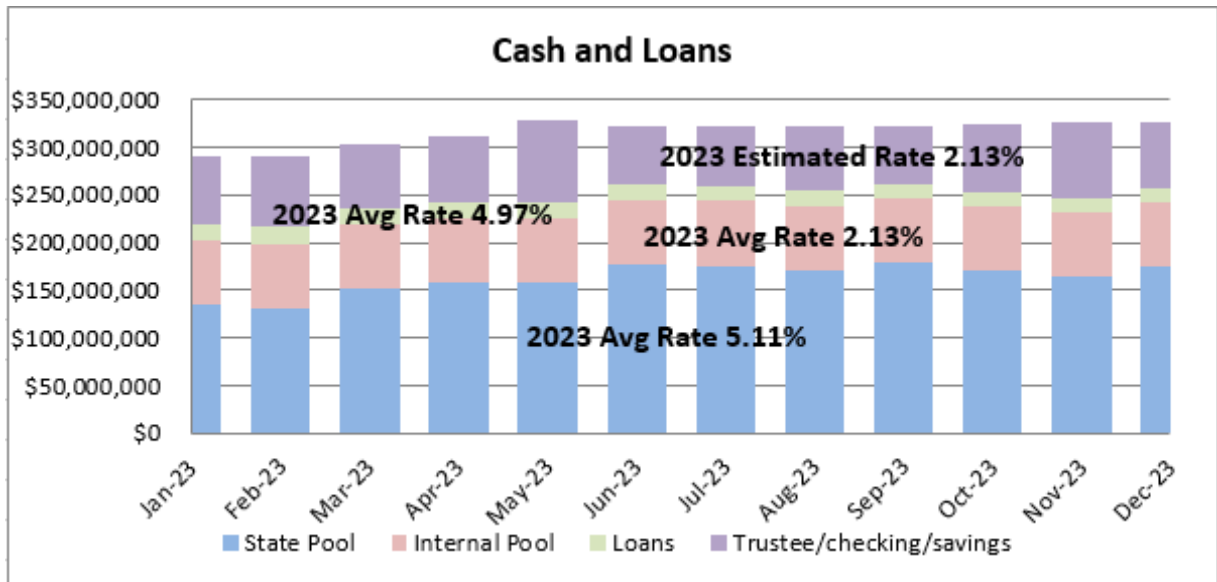
The cash balance of \$325.2 million are split between (1) the Washington State Local Government Investment Pool (LGIP), (2) the KCHA internal investment pool, (3) cash held by trustees, (4) cash in traditional checking and savings accounts, and (5) loans to housing partners and to the Energy Performance Contract (EPC) project. Total combined yield throughout all of 2023 was 3.72%.

Investment Summary (in millions) as of December 31, 2023	<u>Amount</u>	<u>Yield</u>	<u>% of Total</u>
Invested in the Local Government Investment Pool & Masterfund	\$ 174.5	3.84%	53.7%
Invested by KCHA	67.4	2.81%	20.7%
Cash held by trustees	16.7	0.02% *	5.1%
Cash held in checking and savings accounts	52.2	0.02% *	16.1%
Invested by KCHA	<u>\$ 310.8</u>	<u>2.79%</u>	<u>95.6%</u>
Cash loaned for low income housing & EPC project purposes	14.4	5.04%	4.4%
Loaned by KCHA	<u>\$ 14.4</u>	<u>5.04%</u>	<u>4.4%</u>
Total	<u><u>\$ 325.2</u></u>	<u><u>2.87%</u></u>	<u><u>100.0%</u></u>

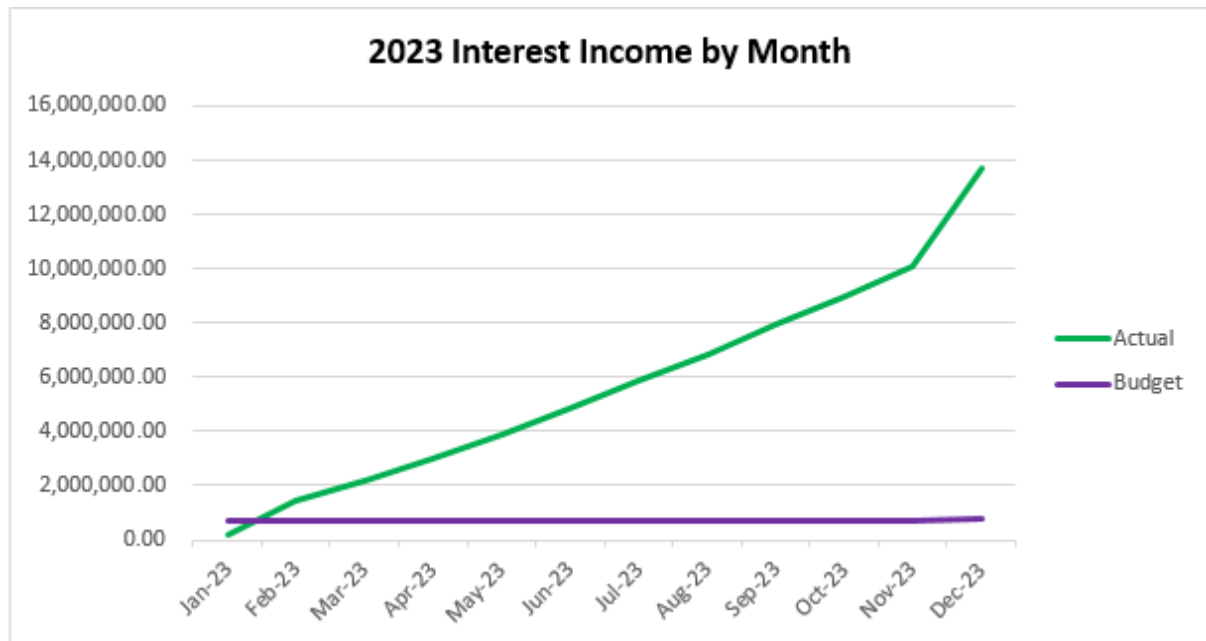
*Estimate

Fourth-Quarter 2023 Investment Report

Of the total \$325.2 million, \$150.7 million was considered investable (excluding investments in the LGIP). The Board previously authorized an allocation of up to 60% of investable resources in the internal investment pool. At the end of 2023, 42.8% of investable resources were in the KCHA's internal pool.



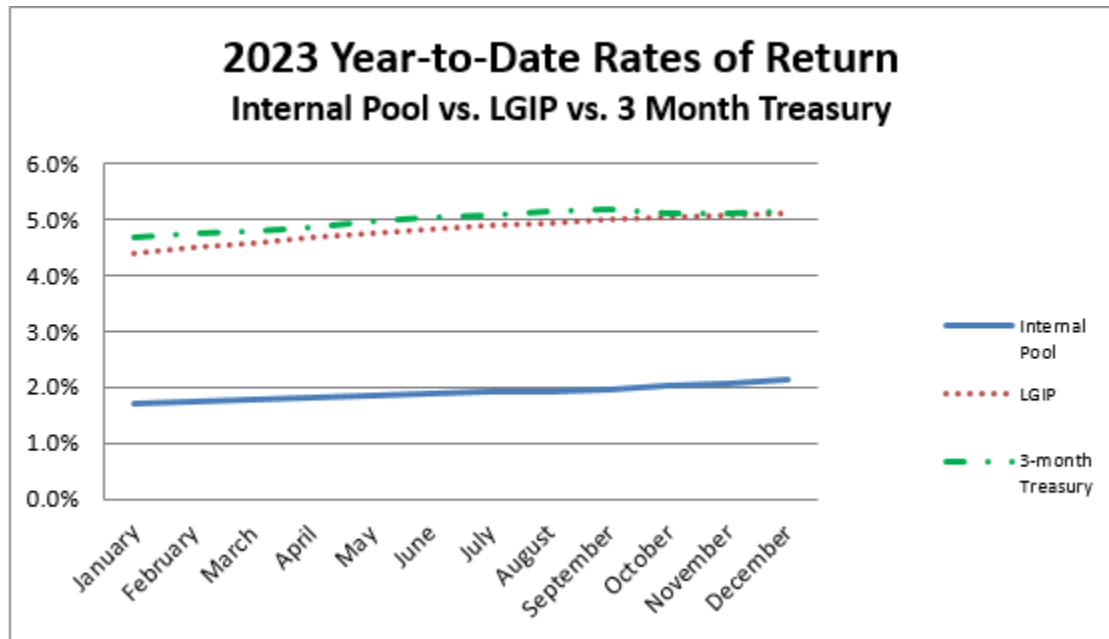
When compared to the 2023 adopted budget, earning on KCHA's investments were significantly higher, with interest income totaling \$13.7 million against a budget of \$8.5 million.



Interest rates started the year higher and continued to steadily increase. The LGIP closely matches the 3-month Treasury Yield as by law its average maturity length cannot exceed 60 days. The LGIP yield for the year was 3.84% while that of the local investment pool yielded 2.81%. As a result of the overall interest rate increase, the local investment pool 2023 yield compared to that of 2022 grew by more than double.

Fourth-Quarter 2023 Investment Report

During the time of rising interest rate, LGIP and 3-month Treasury rates rise at faster pace than the internal investment pool as they are highly sensitive to the market interest rate. The chart below illustrates the rates of return for the 3-month Treasury, the LGIP, and KCHA's internal investment pool during the year.



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KCHA IN THE NEWS

April 15, 2024

Shoreline Area

NEWS



News, events and information about Shoreline and Lake Forest Park.

King County Housing Authority preserves 54 units of affordable rental housing in Shoreline

SUNDAY, APRIL 7, 2024



Henry House is now a KCHA property

Purchase of Henry House in **Richmond Highlands** supports long-term housing stability

Shoreline, WA - King County Housing Authority (KCHA) finalized the purchase of a multifamily apartment community in the **Richmond Highlands neighborhood** of Shoreline WA, preserving 54 units of rental housing, 39 of which are subsidized through federal Housing and Urban Development (HUD) project-based subsidies, as an ongoing affordable option for individuals and families.

The KCHA purchase of Henry House strengthens affordability protections and preserves access to federal subsidies for current residents.

The Henry House property, located at [351 NW Richmond Beach Road](#), is situated on a 1.55-acre parcel and includes 54 units ranging from one-bedroom to family-friendly three-bedroom units. KCHA closed on the property March 29, 2024, at a purchase price of \$9.95 million.

KCHA purchased the apartment complex amid rising rents and concerns that private ownership may have jeopardized the preservation of federal subsidies on the site, creating a risk that lower-income residents could be pushed out. KCHA ownership ensures housing stability and access to federal support

for current and future residents.

Henry House is surrounded by residential single-family homes, condominiums and apartment communities. The property includes on-site parking, laundry facilities, patios, and balconies.

Bus stops on NW Richmond Beach Road, directly in front of Henry House, serve Route 302 and 348, which provide access throughout Shoreline and to Seattle.

Henry House is in Shoreline School District and is within a 1.5-mile radius of several good schools and is within walking distance to numerous parks including Hillside Park, Innis Arden Reserve, Richmond Beach Saltwater Park and Shoreview Park.

“We are pleased to support the Shoreline community by preserving the affordable housing at Henry House and supporting current residents,” said KCHA Executive Director Robin Walls.

“KCHA is dedicated to preserving and expanding the region’s supply of affordable housing. We are pleased to support the Shoreline community in working towards that goal, and we know how important it is to support current residents with continued federal subsidy. We are doubling down on programs we know are working to help residents stay in their neighborhoods.”

KCHA, a mission-driven organization established under state law, assists more than 23,000 households on a daily basis.

The Authority, whose service area includes all of King County outside of the cities of Seattle and Renton, administers rental housing assistance, develops and manages affordable housing, provides support services to low-income residents, and works closely with community stakeholders to address local priorities such as ending homelessness, improving educational outcomes for the region’s low-income youth, and assuring that disabled and elderly households can live with dignity.

CORRECTION: Henry House is on Richmond Beach Road but actually in the Richmond Highlands Neighborhood. It is in the area referred to as 4-Corners where four neighborhoods meet.

Homelessness, affordable-housing shortage in Seattle sparks 'micro-apartments' resurgence

by HALLIE GOLDEN and CLAIRE RUSH Associated Press
Thu, March 21st 2024 at 10:27 AM



Barbara Peraza-Garcia holds her 2-year-old daughter, Frailys, while her partner Franklin Peraza sits on their bed in their 'micro apartment' in Seattle on Monday, March 11, 2024. (AP Photo/Manuel Valdes)

SEATTLE — Every part of Barbara Peraza-Garcia and her family's single-room apartment in Seattle has a double or even triple purpose.

The 180-square-foot room is filled with an air mattress where she, her partner and their children, ages 2 and 4, sleep. It's also where they play or watch TV. At mealtimes, it becomes their dining room.

It's a tight squeeze for the family of asylum seekers from Venezuela. But at \$900 a month — more than \$550 less than the average studio in Seattle — the micro-apartment with a bare-bones bathroom and shared kitchen was just within their budget and gave them a quick exit from their previous arrangement sleeping on the floor of a church.

It's warm. We can cook ourselves. We have a private bathroom. It's quiet," said Peraza-Garcia, whose family came to the U.S. to escape crime in Venezuela and so she could access vital medication to combat cysts on her kidney. "We can be here as a family now.

Boarding houses that rented single rooms to low-income, blue-collar or temporary workers were prevalent across the U.S. in the early 1900s. Known as single room occupancy units, or SROs, they started to disappear in the postwar years amid urban renewal efforts and a focus on suburban single-family housing.

ALSO SEE | [Seattle's newest affordable housing development to open Wednesday along Aurora Avenue](#)

Now the concept is reappearing — with the trendy name of “micro-apartment” and aimed at a much broader array of residents — as cities buffeted by surging homelessness struggle to make housing more affordable.

“If you’re a single person and you want a low-cost place to live, that’s as cheap as you’re going to get without trying to find a subsidized apartment,” said Dan Bertolet, senior director of housing and urbanism for the non-profit research center Sightline Institute.

The Pacific Northwest is a leader in the resurgence of this form of affordable housing. Oregon last year passed a bill opening the door for micro-apartments and Washington state lawmakers this year did the same, starting to clear red tape that for years has limited construction of the tiny units, which are about a third the size of an average studio apartment.

The Washington bill, which was signed this week by Democratic Gov. Jay Inslee after receiving nearly unanimous support in the Legislature, would require most cities to allow micro-apartments in residential buildings with at least six units, according to the Department of Commerce. It takes effect in late 2025.

The legislation is an effort to counteract skyrocketing housing prices and, in the Seattle area, one of the nation’s highest rates of homelessness, as well as a critical housing shortage.

Extremely low-income renters — those below federal poverty guidelines or earning 30% of the area median income — face a shortage of 7.3 million affordable rental homes, according to a National Low Income Housing Coalition report published last week. Such households account for 11 million — or nearly one-quarter — of renters nationwide, the report said.

Rep. Mia Gregerson, who sponsored Washington's bill, said she predicts the measure will lead to thousands of units being built in her state, providing unsubsidized affordable housing to everyone from young people getting their first apartment and elderly people downsizing to those coming out of physical or mental health treatment.

ALSO SEE | [Proposed bills aim to cap rent increases at 5% a year in Washington](#)

“Government can’t close that gap all by itself, it has to have for-profit, market-rate housing built all at the same time,” said Gregerson, a Democrat.

The U.S. lost hundreds of thousands of SROs in the last half of the 20th century as associations with poverty and substandard accommodation sparked restrictive zoning laws. Some cities outlawed their construction altogether — a loss some housing experts say helped contribute to the homelessness crisis.

Facing that crisis and a critical housing shortage, cities and states across the nation are now shifting their stance.

In December, as her state grappled with a massive influx of migrants, New York Gov. Kathy Hochul announced a \$50 million program aimed at repairing and renovating 500 SROs across the state. New York City lost at least 70,000 such units between the early 20th century and 2014, according to a report from New York University's Furman Center.

But there is concern that this type of affordable housing is not an ideal fit for an especially vulnerable group — families.

There are more than 3,800 unhoused families with children in the Seattle area, among the highest in the nation, according to the U.S. Department of Housing and Urban Development 2023 one-night count.

Cities need to focus on building affordable housing that also includes larger units, such as studios and one-bedroom apartments, said Marisa Zapata, a land-use planning professor at Portland State University.

“My biggest concern is that we will see them as the solution and not do right by our community members by building the housing that people want,” she said of micro-apartments.

The bill passed by Oregon lawmakers last year requires local governments to allow single room occupancy units in areas zoned for residential use. The provision took effect Jan. 1.

Central City Concern, a Portland-based homeless services nonprofit, leases more than 1,000 SRO units — both subsidized and not — to people who are considered extremely low income. It helps people struggling to access housing due to things like eviction histories and poor credit scores.

The units have a median rent of \$550 a month, making them a “vital option” for people exiting homelessness or living on fixed incomes, such as those with disabilities, said Sarah Holland, senior director of supportive housing and employment. Over 80% of tenants were formerly homeless, she said, and some have been living in their units for 30 years.

“As costs continue to escalate in Portland, it gives them the chance to stay in their home,” she said.

Cheyenne Welbourne moved into one of the nonprofit's micro-apartments in downtown Portland last March after years of living on the streets. The room, which has a curtained-off toilet and sink, is just big enough to fit a single bed, a chair and a TV. But to him, it's a treasured home that he's decorated with colorful lights, potted plants and action figures. He uses the small kitchenette, which features an induction cooktop, for making the tea he loves to drink.

All I had was just me and my backpack, and that's it," he said. "I was just happy to be in here and that I didn't have to spend another winter out there.

I just want a home, you know? A nice home, a decent home.

Some experts hope the Pacific Northwest will inspire more states to take similar steps.

"The alternatives are ... people being in shelters, people being on the street, people being doubled, tripled, quadrupled up," said Vicki Been, faculty director at New York University's Furman Center and a law professor.

For Peraza-Garcia's family in Seattle, the tight squeeze is worth it to be in the same complex as their cousins and walking distance of grocery stores, a park and preschools. They plan to spend the next year in the micro-apartment and then move to a bigger place if they can get good-paying jobs.

"We're happy because we're here in a quiet place where we can be together as a family," she said.

ISSAQUAH REPORTER

Issaquah development secures affordable housing units | Council roundup

Also: Council enforces firearm laws set by Washington in 2022.

By [Cameron Sires](#) • March 21, 2024 3:00 pm



The Issaquah City Council held its general meeting on March 4. During the meeting, the council adopted the 2021 building and fire code; renewed an agreement with King County to fund the Issaquah Senior Center; approved funding for the ARCH Housing Trust Fund; approved the vacation of a right-a-way to begin construction of an off-leash dog park; and approved amendments to the Silverado development agreement, establishing the responsibility of the affordable housing units and percent of area median income.

Other bills approved or authorized were:

Multi-Family Housing Tax Exemption ordinance

The council unanimously adopted an ordinance that includes the [Issaquah Highlands Street Collection Residential Targeted Area](#) in the Multi-Family Housing Property Tax Exemption (MFTE) program.

The program is used as a tool to help increase the amount of affordable housing within the city.

This development includes commercial and retail use and residential units. These units will have a mix of market rate, senior and assisted living and — with the adopted ordinance — affordable housing units.

The development must include 20% of affordable units in every building with at least 10 non-age restricted or assisted living units, comprising around 200 affordable housing units, according to the bill.

The bill established the units will have rents affordable to households making 80% of the area median income (AMI) in King County.

A four-person household making 80% of the King County median income translates to \$100,900, according to the King County Housing Authority.

These units must remain affordable for 12 years — the length of the tax exemption period — and could continue for an additional 12 years if approved.

A key topic during council discussion around the MFTE was the tax burden Issaquah residents would take on and the [cost burden](#) on the city, school district and other jurisdictions.

Although Councilmember Zach Hall voted in favor of the ordinance, he struggled with the idea that the increase in property tax and lost revenue for the city and other jurisdictions was worth the value of the affordable housing.

“I guess the question for us to consider is whether 24 years ... of that MFTE of that lost revenue to the city and of the shifting property tax burden across residents is worth just 24 years of some 80% AMI housing.”

Councilmember Russell Joe said the MFTE is a tool he believes will allow people with occupations that “add to the moral fiber” of the city to afford housing that aligns with their incomes.

Councilmember Victoria Hunt said while the MFTE strategy is not the pinnacle of affordable housing solutions, it’s progress.

“I think it moves the needle in the right direction,” she said. “It’s definitely not sufficient; we will definitely continue to have challenges addressing our community’s need for housing. But, I think at this moment, in this particular instance, this is the right thing to do.”

During the meeting, the council authorized grant funding from the Department of Ecology Local Solid Waste Financial Assistance (LSWFA) program and an agreement for two projects: expand school recycling programs and promote waste reduction.

The goal of these projects is to assist schools in increasing recycling and composting knowledge while decreasing the chances of incorrect placement of recyclables and compostables.

“Students who learn proper sustainable behavior at school can have a positive impact on diversion at home,” according to the bill. “Also, providing education and recycling opportunities to students when young will set them up for positive environmental behaviors throughout their life.”

The grant will also reduce resource consumption and pollution by installing water bottle refilling stations and utilizing reusable durable cups and utensils at public events.

Funding from the LSWFA matched with funding from the King County Waste Reduction and Recycling Grant calculates the project total to \$68,368, according to the bill.

Aligning with Washington’s firearm laws

The council authorized a revision of the Issaquah Municipal Code to adopt provisions of the Revised Code of Washington regulating firearms within the city.

Adopting these provisions ensures that no firearms are allowed into city buildings used in connection with meetings, locations or hearings of the governing body, according to [the Washington State Legislature](#).

The governing body includes the city council, boards, commissions, committees and other city policy or rule-making bodies.

The first violation results in a misdemeanor, while the second and following violations are gross misdemeanors.

Adopting these provisions also enforces laws around various restrictions on the sale, possession and use of firearms.

Some of these [restrictions](#) include unlawful possession of a firearm; unlawful sales or transfers of firearms; improper aiming or discharge of firearms or dangerous weapons; and allowing, aiding or abetting the manufacture or assembly of an undetectable or untraceable firearm.

Each violation constitutes a different level of consequence, such as civil infractions, misdemeanors, gross misdemeanors and class C felonies.

Although the Washington State Legislature approved this firearm legislation in 2022, the city is not able to enforce these laws unless adopted by the city’s legislative body, according to the bill.

The adoption of these laws will go into effect in 30 days, alongside a required sign stating open carry of weapons at Issaquah City Council Chambers are prohibited.

Issaquah brings SNAP Market Match to the Issaquah Farmers Market

The council authorized an agreement with the State Department of Health, allowing people using the Supplemental Nutrition Assistance Program (SNAP) to get more value from each dollar spent on vegetables and fruits at the Issaquah Farmer's Market. The program is called SNAP Market Match.

The SNAP program supports low-income families by providing monthly funding toward their grocery budget, allowing them to afford nutritious food.

Since the SNAP partnership between the City of Issaquah and the Department of Health, the Issaquah Farmers Market has participated in Washington's Fruit and Vegetable Incentive Program (FVIP), administered by the Department of Health.

The SNAP Market Match increases the purchasing power of SNAP when purchasing fruits and vegetables at markets: the program will provide \$1 for every SNAP \$1 spent on fruit and vegetables — up to \$25 per day per customer.

According to the bill, SNAP-eligible items include fresh fruits, vegetables, mushrooms, fresh herbs and edible plant starts.

These incentives will start in May, the first day of the Issaquah Farmers Market, and the agreement will be sunset on Feb. 28, 2025.

Renewing SCORE contract

The council renewed an agreement with South Correctional Entity (SCORE), a regionally owned jail in Des Moines, for inmates with acute mental illness or medical needs that often require extensive medical care.

The agreement, first set in place in 2011, allows Issaquah inmates who need extensive medical care to be transferred to SCORE instead of the King County jail.

In 2023, according to the bill, 14 Issaquah inmates were booked at SCORE, staying for an average of 43.07 days.

While booking fee rates have risen from \$50 to \$65 per inmate, along with daily rate and surcharge increases, SCORE has added an option for cities to pay for a guaranteed bed, which lowers the cost and reduces the impact of the rate increase.

According to the bill, SCORE continues to be a low-cost option.

The Columbian

Clark County, WA • Locally Owned Since 1890

Housing and homelessness in Washington, by the numbers

The state has made progress, but homelessness remains up and affordable housing is still falling short of demand

By LAUREL DEMKOVICH, Washington State Standard

Published: March 29, 2024, 6:02am



Gov. Jay Inslee points to the work his homeless encampment initiative has done to clear encampments and transition people into housing. Inslee released his budget proposals surrounding housing and homelessness programs at the site of a former encampment in Seattle. (Laurel Demkovich/Washington State Standard)

In recent years, Washington lawmakers have changed zoning laws, poured money into new housing, created homelessness prevention programs, moved people out of encampments and boosted behavioral health support.

But is it working to reduce homelessness and alleviate strain on the affordable housing market?

Here's a look at where things stand, based on a briefing state officials gave Wednesday to Gov. Jay Inslee.

Homelessness is up

Homelessness has steadily gone up in Washington since at least 2016.

Between January 2022 and January 2023, there was a 9% increase, according to a new report from the [Department of Commerce](#).

Rising rent along with stagnant fixed income rates have been some of the biggest drivers of this increase.

Although Washington's minimum wage is keeping up with rent inflation, people with low incomes, especially those on a fixed income, have not kept up. Housing costs increased from 89% to 124% of the income of a person receiving federal disability payments.

This summer, the department will get new numbers based on a point-in-time count of people experiencing homelessness conducted in January of this year.

People of color and young people are more at risk

People of color in Washington are [disproportionately affected](#) by homelessness. About 13% of the state's homeless population is American Indian, Alaska Native or Indigenous while only 4% of the population is in that demographic group. Similarly, about 18% of the homeless population is Black or African American compared to only 6% of Washington's population.

At least 13,000 people ages 12 to 24 are experiencing homelessness or are in unsafe or unstable housing situations, according to the Department of Commerce.

Youth in foster care, juvenile justice or behavioral health systems are more likely to experience homelessness. About 15% of young people experience homelessness within a year of exiting a public system, according to the department.

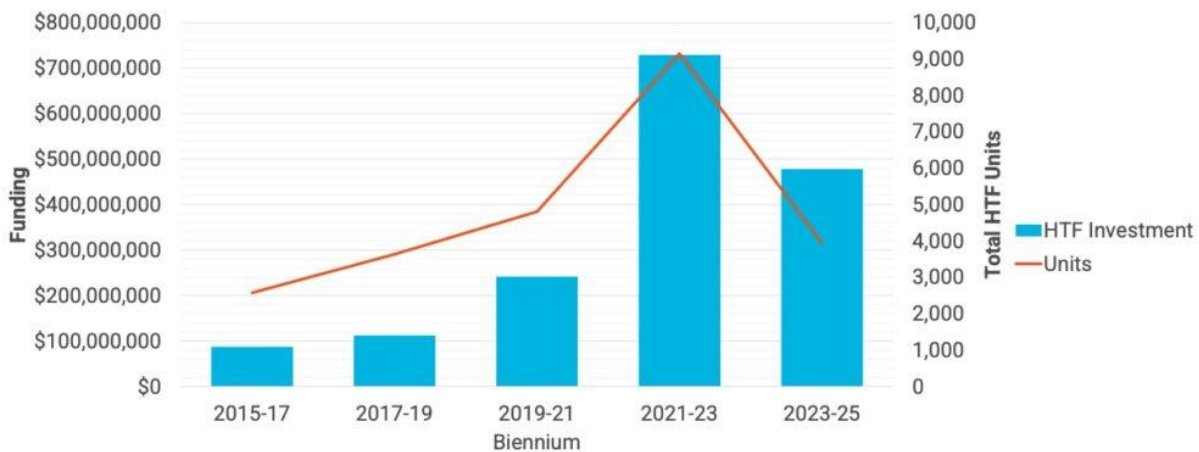
Youth of color, LGBTQ+ youth and those who have not earned a high school diploma are more likely to experience homelessness than others.

A lot of money is flowing...

In fiscal year 2023, Washington's counties reported spending [more than \\$600 million](#) helping households who were homeless or at imminent risk of homelessness.

That funding comes from federal, state and local sources and goes toward things like emergency shelters, transitional housing, services and rent assistance. Combined that helped fund almost 60,000 beds.

The state's growing investment



The state has invested record amounts of money into the Housing Trust Fund, which pays for affordable housing projects across the state. (Department of Commerce)
 The Legislature has also made record investments in recent years in affordable housing.

The Department of Commerce doled out \$313 million in Housing Trust Fund money this year. That will fund 3,913 affordable homes, 79% of which will be new construction. Part of that funding will also go toward homeownership assistance.

... but it's still not enough

Washington has a goal of producing at least 55,000 new housing units a year. In 2023, the state was 18,000 units short.

Tedd Kelleher, housing policy director at the Department of Commerce, said Wednesday that in Washington, like much of the country, housing construction is lagging far behind demand.



The number of housing units produced each year remains below the need. (Department of Commerce)

By 2044, it's estimated Washington will need more than 523,000 units that are affordable for some of the state's lowest earners – that's more than 26,100 units annually.

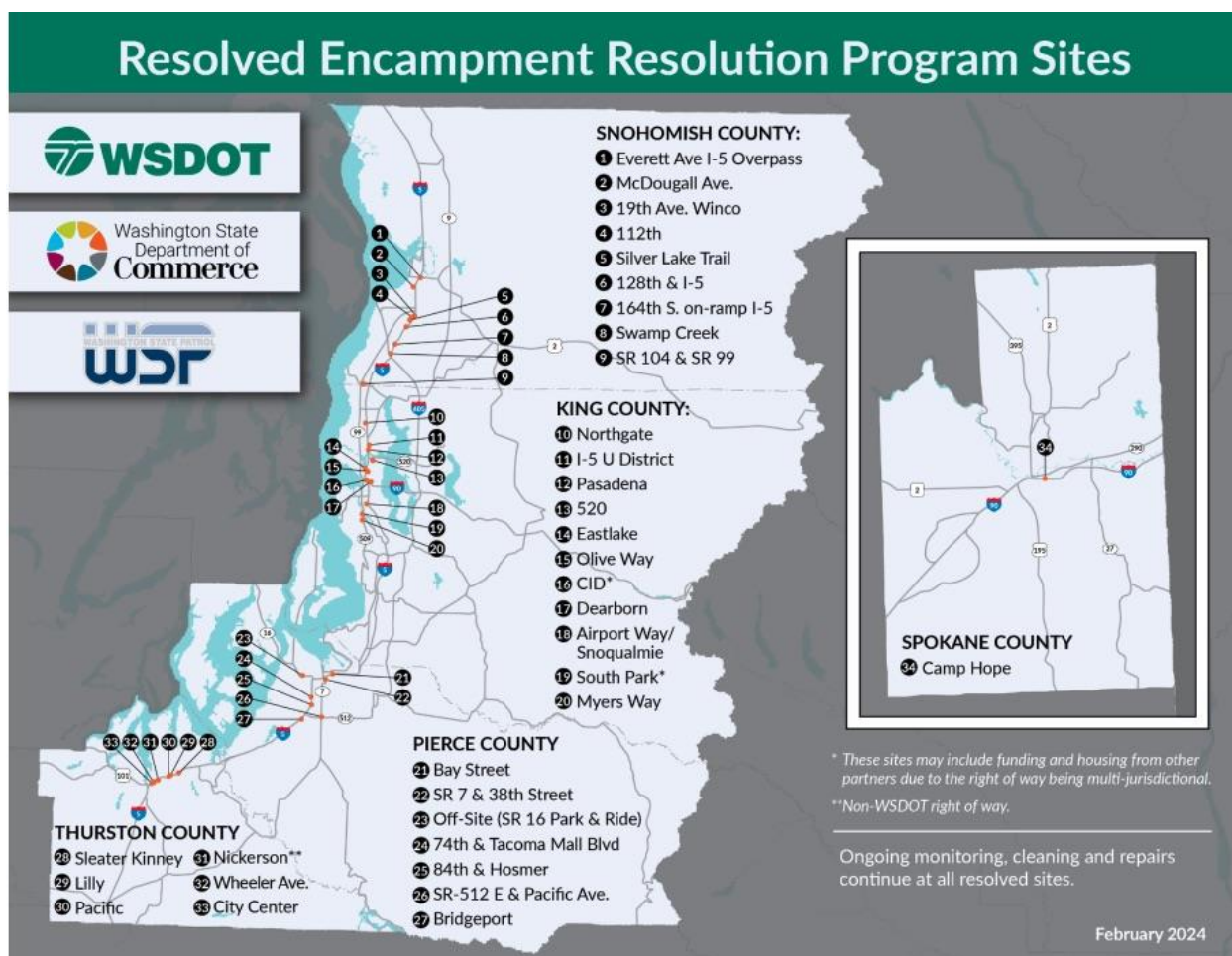
But in 2023, the state only funded 3,443 of these units. That's only 13% of what's needed every year.

The state is moving people out of encampments into housing

The state's encampment resolution program seeks to move people living along state highways and rights-of-way into housing.

Between July 2022 and February of this year, the program relocated people out of 34 encampment sites, according to Commerce.

It has moved 1,056 people – about 83% – into shelter and housing. Of those, about 72% are still in that housing. In King County, specifically, 11 encampments have been cleared, and at least 360 people have been moved with 89% accepting housing.



The state Department of Transportation has moved people out of 34 encampments across the state and into housing. (Washington State Department of Transportation)

Diane Klontz, deputy director of the Department of Commerce, said the state needs to continue a range of work on affordable housing and do it at a larger scale.

Denser housing, more affordable and subsidized units, housing vouchers and various tax breaks and incentives for developers are all options that can help, she said.

Inslee said the state still has more to do investing in supportive services, such as mental health and substance use disorder treatment.

“We’re getting results in housing, we know what works, but we need to continue it at scale,” Inslee said.

said.

The Washington State Standard is a nonprofit, nonpartisan news outlet that provides original reporting, analysis and commentary on Washington state government and politics. We seek to keep you informed about Washington’s most pressing issues, the decisions elected leaders are making, how they are spending tax dollars and who is influencing public policy.

We’re part of States Newsroom, the nation’s largest state-focused nonprofit news organization.

RENTON REPORTER

Skyway Resource Center under construction

Facility is expected to open in the fall 2024.

By [Cameron Sheppard](#) • March 30, 2024 7:30 am



Skyway Resource Center begins construction in former U.S. Bank Location. (Screenshot from Skyway Resource Center Facebook page)

A holistic community resource center is under construction and expected to open this year in the Skyway neighborhood as the Skyway Resource Center begins its renovation of a former U.S. Bank building.

Jasmine RaeLynn, director of communications for the Renton Innovation Zone Partnership (RIZP), said the process for designing and planning what the facility will become has very much been a community-involved one.

“We really pulled in the community to help design the space and to get an idea of what resource people wanted,” RaeLynn said of the process that included regular design meeting with the community and incorporated feedback from more than 70 people in the area.

King County Housing Authority (KCHA) is serving as a steward of the project and is providing technical support to the community organizations leading the project’s development. KCHA is also serving as the property’s fiscal agent and overseeing building improvements.

RaeLynn said the resource center is planning to provide a variety of services and community supports including health services — like vaccination pop-ups, mental health services, alcoholism and domestic violence support, youth services, and rental housing assistance among others.

RIZP worked with the architecture firm Schemata Workshop to reinvent the 4,568 square-foot building donated by U.S. Bank in 2021 building at 12610 76th Ave S. into a collaborative space to be shared by multiple organizations and to serve many purposes.

Geoff Anderson, principal architect for the project, said that while the had “outdated” insulation and window design, he appreciated the mid-century modernist style he described as “Docomomo,” and wanted to keep the aesthetic through the updates and renovations.

“We wanted to keep that sense in the architecture and that sense of time in which it was built,” Anderson said.

One unique planned feature is to convert the bank’s old vault into a usable meeting or office room, a decision that was informed by community feedback.

He said that the space needed to be “cooperative,” with shared rooms and lounges that could be used by any of the more than a dozen service organizations from day to day.

Anderson said the property will be re-landscaped, provisions for solar panels will be added to the building and a second-floor balcony will be extended to create more meeting space. He also is planning to incorporate “community-based” art with ideas to use local school children’s art or even photos of historical moments and efforts made by RIZP and how they got there.

Ultimately, Anderson said he was grateful for the enthusiasm of the community and their collaboration on the project, which he described as “inspiring.”

He said it is truly special to feel like he truly worked with the community and to “feel their gratitude.”

The Skyway Resource Center is expected to open in the fall 2024.