King County Housing Authority

HYBRID MEETING OF THE BOARD OF COMMISSIONERS

Monday, October 20, 2025
3:00 pm

Webinar Meeting:

https://kcha-org.zoom.us/j/84244814646

Webinar ID: 842 4481 4646

Phone: (253) 215-8782

King County Housing Authority

HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Monday, Oct 20, 2025 - 3:00 p.m.

King County Housing Authority - Snoqualmie Conference Room
700 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 – September 15, 2025

V. Approval of Agenda

VI. Consent Agenda

A. Voucher Certification Reports for August 2025 **2**

B. Resolution No. 5803 – **3**
Acquisition of Investor Interests' in Vantage Point Apartments LLC

VII. Resolutions for Discussion

A. Resolution No. 5804– **4**
Approving KCHA's Moving to Work Annual Plan
For Fiscal Year 2026

B. Resolution No. 5805 – **5**
Haven Apartments Acquisition Authorization

C. Resolution No. 5806 - Bank of America Revolving Tax-Exempt and Taxable Line of Credit **6**

D. Resolution No. 5807 – Authorizing an Increase in the Pay Schedules for Administrative and Building Trades Employees of 2.5% Effective November 1, 2025 **7**

VIII. Reports

A. Increasing 2025 Going Beyond Payment Standards **8**

B. First Quarter 2025 Executive Dashboard **9**

C. 2024 Single Audit Report **10**

IX. President/CEO Report

X. KCHA in the News

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 3 days prior to the meeting date. If you have questions, please call 206-574-1206.

TAB NUMBER 1

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

Monday, September 15, 2025

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a special hybrid meeting on Monday, September 15, 2025. There being a quorum, the hybrid meeting was called to order by Vice-Chair Jackson at 3:03 p.m.

II. ROLL CALL

Present: Commissioner Richard Jackson (Vice-Chair) (via Zoom), Commissioner Tina Keys (via Zoom), Commissioner Jerry Lee and Commissioner Neal Black (via Zoom)

Absent: Commissioner Regina Elmi

III. PUBLIC COMMENT

Written Public Comment was given from Tetiana Mandziuk.
Written public Comment was given from Trinaann Busch.
Public Comment was given from Enjoli Waller and Lineusia Sabe.

3:16pm – Board meeting was suspended due to disruption.

3:18pm – Board meeting was re-convened.

IV. ELECTION OF OFFICERS

A. Chairperson – Jerry Lee
B. Vice-Chair – Richard Jackson
C. Secretary – Robin Walls

Motion to nominate Commissioner Jerry Lee as Chairperson by Commissioner Tina Keys, and seconded by Commissioner Richard Jackson, the Board unanimously approved Commissioner Jerry Lee to be the KCHA Board of Commissioners Chairperson.

Motion to nominate Commissioner Richard Jackson as Vice-Chair by Commissioner Tina Keys, and seconded by Commissioner Jerry Lee, the Board unanimously approved Commissioner Richard Jackson to be the KCHA Board of Commissioners Vice-Chair.

V. APPROVAL OF MINUTES

D. Board Meeting Minutes – July 21, 2025

On motion by Commissioner Neal Black, and seconded by Commissioner Jerry Lee, the Board unanimously approved the July 21, 2025 meeting minutes.

VI. APPROVAL OF AGENDA

On motion by Commissioner Tina Keys, and seconded by Commissioner Jerry Lee, the Board unanimously approved the September 15, 2025, hybrid Board of Commissioners' meeting agenda.

VII. CONSENT AGENDA

A. Voucher Certification Reports for June 2025 and July 2025

B. Resolution 5800 – Authorizing Lauren Mathisen as Alternative Contracting Officer for the Purpose of Executing Essential Legal Documents.

C. Resolution 5801 – Authorizing the submission of funding Applications in conjunction with the development of the Trailhead development at 1550 Newport Way NW, Issaquah, Washington.

On motion by Commissioner Neal Black, and seconded by Commissioner Jerry Lee, the Board unanimously approved the September 15, 2025, hybrid Board of Commissioners' meeting consent agenda.

VIII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5802 – Authorizing changes to the Calculation of Total Tenant Payment in Public Housing and Housing Choice Voucher Programs.

Pam Taylor, Senior VP of HCVP and Penny Bradley, Assistant VP of Property Management gave an explanation of why this is needed and how this will work for tenants.

Changes to rent calculations due to Reduced Federal Funding.

KCHA's goal is to keep people housed. KCHA uses federal funding to provide affordable housing to more than 17,000 households.

- Federal funding does not cover the full cost of housing assistance for everybody.
    - HUD is ending funding for Emergency Housing Vouchers (EHV)
    - This is 650 households at a cost of $17 million/year
- KCHA is raising the Total Tenant Payment (TTP) calculation from about 28% to about 31%
    - Aligns with local and national standards for housing authorities

On motion by Commissioner Jerry Lee, and seconded by Commissioner Neal Black, the Board unanimously approved Resolution 5802.

IX. BRIEFINGS AND REPORTS

A. 2025 Second Quarter Financial Report

Wendy Teh, Vice President of Finance gave a summary of the report.

B. Young Adult Prosperity Program (YAPP) Update

Shawli Hathaway, VP of Resident Services and Grace Adriano, Senior Resident Services Manager

The foster system in Washington state has alarming statistics.
Outcomes – What happens after foster youth leave the system in WA state?

- 44% of youth who experienced foster care also experienced homelessness before the age of 17
- 8% of adults who experienced foster care earned a college degree
- 1 in 4 youth experiencing foster care will be arrested for allegedly committing a crime by the age of 17
- Up to 80% of children and youth w/ experience in foster care suffer from a mental health disorder
- 1 in 4 foster care alumni will have a child by the age of 21
- Youth who experienced at least one placement in a group home or institution while in foster care are 2.5 x's more likely to face incarceration

Outcomes can be different for KCHA participants.

Core Competencies

- Life Skills
- Training and Education
- Employment
- Financial Wellness

C. Increasing 2025 Going Beyond Payment Standards – TABLED until the October KCHA Board meeting due to time.

D. Asset Management Resident Survey

Emily Quinn, Senior Manager of Research & Evaluation, Social Impact Department, gave a detailed presentation of the survey and why it is needed.

- Survey of residents living in Asset Management properties. The purpose of the project is to improve KCHA's understanding of residents living in Asset Management properties.
    - KCHA serves many people without federal subsidies.
        - KCHA has 9,148 units of Asset Managed housing across more than 60 properties purchased using non-federal subsidies.
        - Makes up 70% of KCHA's housing units

X. EXECUTIVE SESSION

A. To receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f))

Vice-Chair Commissioner Jackson announced that the Board of Commissioners will be going into Executive Session for approximately fifteen minutes, starting at 4:57pm.

4:57pm – Board meeting was suspended.

5:31pm – Board meeting was re-convened.

XI. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- In June, the Urbanist, an online newspaper, presented an article regarding the use of Flock cameras at KCHA properties. They called out that the cameras may be targeted to police and patrol undocumented individuals. We had a conversation with a city councilmember and continued discussions. We are now looking at a different position than I took in July. We started using these cameras at the beginning of this year as one version of our tools in terms of safety and security. They are license plate readers and information is transmitted to law enforcement agencies. We have had outcomes where there have been 45 hits where they were primarily involved stolen vehicles or protection orders. Our concern is we are in a different environment than it was at the beginning of the year. We do not have control over how Flock shares their data. They are a private company so they could share with entities that we have not agreed to, particularly with respect to

Customs and Border Patrol. We are leaning into cancelling our contract with Flock. It was a pilot program, we have a renewal option at the end of this year.

- Anticipating a government shutdown. The federal fiscal year ends on September 30th. Congress has returned from their summer recess, there has not been movement with the congressional budget. Each of the threats have gone till the last minute. We don't anticipate hearing anything until Sept 30th.

XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

Vice Chair Jackson adjourned the meeting at 5:34 p.m.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

_____

RICHARD JACKSON, Vice Chair
Board of Commissioners

_____

ROBIN WALLS
President/CEO and Secretary-Treasurer

TAB NUMBER 2

King County Housing Authority

To: Board of Commissioners

From: Mary Osier, Accounting Manager

Date: October 14, 2025

Re: **VOUCHER CERTIFICATION FOR AUGUST 2025**

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
October 14, 2025

Bank Wires / ACH Withdrawals		6,439,033.59
	Subtotal	***6,439,033.59***
Accounts Payable Vouchers		
Key Bank Checks - #358636-359167		6,941,130.21
Tenant Accounting Checks - #12530-12547		11,170.08
	Subtotal	***6,952,300.29***
Payroll Vouchers		
Checks - #912306287-912306290 & 912312720-912312734 & 912389204-912389218 & 912475495-912475507		93,554.82
Direct Deposit		4,327,096.64
	Subtotal	***4,420,651.46***
Section 8 Program Vouchers		
Checks - #658086-658780		1,903,717.65
ACH - #648624-651084		22,193,585.25
	Subtotal	***24,097,302.90***
Purchase Card / ACH Withdrawal		390,596.22
	Subtotal	***390,596.22***
	GRAND TOTAL	***$ 42,299,884.46***

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

FROM: Lauren Mathisen, Executive VP of Real Estate Development/

I, Lauren Mathisen, 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.

Lauren Mathisen

Property	Wired to Operating Account for Obligations of Property			Notes:
	Date	Wire Transaction	Claim	
Cottonwood	08/04/2025	$ 22,889.70	AP & Payroll & OCR	
Cove East	08/04/2025	$ 68,074.25	AP & Payroll & OCR	
Juanita View	08/04/2025	$ 11,089.38	AP & Payroll & OCR	
Henry House	08/04/2025	$ 14,591.38	AP & Payroll & OCR	
NIA	08/04/2025	$ 9,187.35	AP & Payroll & OCR	
SALMON	08/04/2025	$ 23,070.21	AP & Payroll & OCR	
SEOLA	08/04/2025	$ 24,012.18	AP & Payroll & OCR	
SEOLA	08/04/2025	$ 17,249.53	AP & Payroll & OCR	
Bellepark	08/06/2025	$ 23,340.67	AP & Payroll	
Hampton Greens	08/06/2025	$ 33,719.08	AP & Payroll	
Kendall Ridge	08/06/2025	$ 51,088.19	AP & Payroll	
Landmark	08/06/2025	$ 28,431.39	AP & Payroll	
Riverstone	08/06/2025	$ 95,730.09	AP & Payroll	
Villages at South Station	08/06/2025	$ 168,767.82	AP & Payroll	
Woodside East	08/06/2025	$ 29,409.26	AP & Payroll	
ALPINE RIDGE	08/07/2025	$ 2,555.66	AP	
ARBOR HEIGHTS	08/07/2025	$ 8,522.59	AP	
Aspen Ridge	08/07/2025	$ 19,751.42	AP	
Auburn Square	08/07/2025	$ 3,275.63	AP	
Carriage House	08/07/2025	$ 2,645.15	AP	
Carrington	08/07/2025	$ 4,625.52	AP	
CASCADIAN	08/07/2025	$ 7,049.98	AP	
Colonial Gardens	08/07/2025	$ 3,024.90	AP	
FAIRWOOD	08/07/2025	$ 14,133.93	AP	
Highlander	08/07/20225	$ 1,161.81	AP	
HERITAGE PARK	08/07/2025	$ 826.62	AP	
LAURELWOOD	08/07/2025	$ 7,965.64	AP	
Meadows	08/07/2025	$ 10,307.94	AP	

Newport	08/07/2025	$	32,681.41	AP	
OVERLAKE	08/07/2025	$	24,886.00	AP	
Parkwood	08/07/2025	$	951.77	AP	
Pinewood Village	08/07/2025	$	3,499.04	AP	
Plum Court	08/07/2025	$	7,864.55	AP	
RAINIER VIEW I	08/07/2025	$	12,565.35	AP	
RAINIER VIEW II	08/07/2025	$	8,671.77	AP	
Sandpiper East	08/07/2025	$	502.42	AP	
SI VIEW	08/07/2025	$	7,121.60	AP	
SOUTHWOOD SQUARE	08/07/2025	$	18,929.71	AP	
Sterling Ridge	08/07/2025	$	56,073.49	AP	
The Newporter	08/07/2025	$	42,342.53	AP	
Timberwood	08/07/2025	$	2,429.21	AP	
Vashon Terrace	08/07/2025	$	1,057.71	AP	
Walnut Park	08/07/2025	$	5,304.53	AP	
WINDSOR HEIGHTS	08/07/2025	$	48,578.76	AP	
Woodridge Park	08/07/2025	$	2,622.99	AP	
Argyle	08/13/2025	$	80,094.80	AP & Payroll	
Brier Wodds	08/13/2025	$	88,015.31	AP & Payroll	
Ballinger Commons	08/13/2025	$	194,198.22	AP & Payroll	
Bellepark	08/13/2025	$	15,069.43	AP	
Emerson	08/13/2025	$	155,793.63	AP & Payroll	
GILMAN SQUARE	08/13/2025	$	166,005.40	AP & Payroll	
Hampton Greens	08/13/2025	$	174,511.81	AP	
Kendall Ridge	08/13/2025	$	22,785.41	AP	
Landmark	08/13/2025	$	23,725.14	AP	
Meadowbrook	08/13/2025	$	44,381.49	AP & Payroll	
Riverstone	08/13/2025	$	17,891.94	AP	
SALMON	08/13/2025	$	6,437.77	AP	
Surrey Downs	08/13/2025	$	92,384.53	AP & Payroll	
Villages at South Station	08/13/2025	$	141,181.74	AP & Payroll	
Woodside East	08/13/2025	$	25,964.58	AP	
ALPINE RIDGE	08/14/2025	$	13,236.11	AP & Payroll	
ARBOR HEIGHTS	08/14/2025	$	24,840.89	AP & Payroll	
Aspen Ridge	08/14/2025	$	19,935.85	AP & Payroll	
Auburn Square	08/14/2025	$	87,742.39	AP & Payroll	
Carriage House	08/14/2025	$	31,366.57	AP & Payroll	
Carrington	08/14/2025	$	17,848.59	AP & Payroll	
CASCADIAN	08/14/2025	$	183,733.91	AP & Payroll	
Colonial Gardens	08/14/2025	$	8,771.52	AP & Payroll	

Cottonwood	08/14/2025	$ 20,029.91	AP & Payroll	
Cove East	08/14/2025	$ 98,098.18	AP & Payroll	
FAIRWOOD	08/14/2025	$ 46,508.14	AP & Payroll	
HERITAGE PARK	08/14/2025	$ 35,933.89	AP & Payroll	
Henry House	08/14/2025	$ 20,572.96	AP & Payroll	
Highlander House	08/14/2025	$ 15,506.33	AP & Payroll	
Juanita View	08/14/2025	$ 28,327.64	AP & Payroll	
LAURELWOOD	08/14/2025	$ 51,626.10	AP & Payroll	
Meadows	08/14/2025	$ 24,686.06	AP & Payroll	
Newport	08/14/2025	$ 41,634.91	AP & Payroll	
NIA	08/14/2025	$ 65,871.44	AP & Payroll	
OVERLAKE	08/14/2025	$ 102,786.30	AP & Payroll	
Parkwood	08/14/2025	$ 30,803.25	AP & Payroll	
Pinewood Village	08/14/2025	$ 68,957.57	AP & Payroll	
Plum Court	08/14/2025	$ 9,422.36	AP & Payroll	
RAINIER VIEW I	08/14/2025	$ 20,643.18	AP & Payroll	
RAINIER VIEW II	08/14/2025	$ 13,124.13	AP & Payroll	
SALMON	08/14/2025	$ 40,216.97	AP & Payroll	
Sandpiper East	08/14/2025	$ 94,838.61	AP & Payroll	
SEOLA	08/14/2025	$ 139,452.33	AP & Payroll	
SEOLA	08/14/2025	$ 73,996.38	AP & Payroll	
SI VIEW	08/14/2025	$ 3,081.54	AP & Payroll	
SOUTHWOOD SQUARE	08/14/2025	$ 30,554.82	AP & Payroll	
Sterling Ridge	08/14/2025	$ 39,191.02	AP & Payroll	
The Newporter	08/14/2025	$ 24,786.14	AP & Payroll	
Timberwood	08/14/2025	$ 48,818.57	AP & Payroll	
Vashon Terrace	08/14/2025	$ 3,235.72	AP & Payroll	
Walnut Park	08/14/2025	$ 28,360.61	AP & Payroll	
WINDSOR HEIGHTS	08/14/2025	$ 140,293.67	AP & Payroll	
Woodridge Park	08/14/2025	$ 96,670.76	AP & Payroll	
OVERLAKE	08/15/2025	$ 1,407.97	AP	
ALPINE RIDGE	08/21/2025	$ 22,890.13	AP	
ARBOR HEIGHTS	08/21/2025	$ 17,522.29	AP	
Aspen Ridge	08/21/2025	$ 19,391.34	AP	
Auburn Square	08/21/2025	$ 9,525.33	AP	
Bellepark	08/21/2025	$ 10,903.41	AP & Payroll	
Carriage House	08/21/2025	$ 2,973.59	AP	
Carrington	08/21/2025	$ 1,746.05	AP	
CASCADIAN	08/21/2025	$ 2,602.57	AP	
Colonial Gardens	08/21/2025	$ 9,835.75	AP	

FAIRWOOD	08/21/2025	$	11,170.46	AP	
Hampton Greens	08/21/2025	$	35,058.64	AP & Payroll	
HERITAGE PARK	08/21/2025	$	20,120.85	AP	
Highlander House	08/21/2025	$	950.00	AP	
Kendall Ridge	08/21/2025	$	99,804.29	AP & Payroll	
Landmark	08/21/2025	$	23,323.30	AP & Payroll	
LAURELWOOD	08/21/2025	$	19,969.89	AP	
Meadows	08/21/2025	$	10,916.26	AP	
Newport	08/21/2025	$	15,838.72	AP	
OVERLAKE	08/21/2025	$	128,398.71	AP	
Parkwood	08/21/2025	$	4,660.97	AP	
Plum Court	08/21/2025	$	17,868.62	AP	
RAINIER VIEW I	08/21/2025	$	10,789.54	AP	
RAINIER VIEW II	08/21/2025	$	6,755.67	AP	
Riverstone	08/21/2025	$	70,486.52	AP & Payroll	
Sandpiper East	08/21/2025	$	17,350.36	AP	
SI VIEW	08/21/2025	$	8,222.50	AP	
SOUTHWOOD SQUARE	08/21/2025	$	19,000.00	AP	
Sterling Ridge	08/21/2025	$	5,886.45	AP	
Tall Cedars	08/21/2025	$	19,286.15	AP	
The Newporter	08/21/2025	$	5,922.50	AP	
Timberwood	08/21/2025	$	6,143.09	AP	
Vashon Terrace	08/21/2025	$	3,242.58	AP	
Walnut Park	08/21/2025	$	29,224.53	AP	
WINDSOR HEIGHTS	08/21/2025	$	25,328.81	AP	
Woodridge Park	08/21/2025	$	8,290.56	AP	
Woodside East	08/21/2025	$	36,035.36	AP & Payroll	
Argyle	08/27/2025	$	26,755.12	AP & Payroll	
Ballinger Commons	08/27/2025	$	308,908.08	AP & Payroll	
Bellepark	08/27/2025	$	802.08	AP	
Brier Woods	08/27/2025	$	41,596.86	AP & Payroll	
Emerson	08/27/2025	$	150,000.73	AP & Payroll	
GILMAN SQUARE	08/27/2025	$	48,077.36	AP & Payroll	
Hampton Greens	08/27/2025	$	39,158.37	AP	
Kendall Ridge	08/27/2025	$	9,301.48	AP	
Landmark	08/27/2025	$	7,862.36	AP	
Meadowbrook	08/27/2025	$	33,102.90	AP & Payroll	
Riverstone	08/27/2025	$	17,183.99	AP	
Surrey Downs	08/27/2025	$	41,002.95	AP & Payroll	
Villages at South Station	08/27/2025	$	99,161.65	AP & Payroll	

Woodside East	08/27/2025	$ 12,129.50	AP	
ALPINE RIDGE	08/28/2025	$ 10,015.01	AP & Payroll & OCR	
ARBOR HEIGHTS	08/28/2025	$ 20,174.21	AP & Payroll & OCR	
Aspen Ridge	08/28/2025	$ 11,498.99	AP & Payroll & OCR	
Auburn Square	08/28/2025	$ 55,812.90	AP & Payroll & OCR	
Carriage House	08/28/2025	$ 42,410.68	AP & Payroll & OCR	
Carrington	08/28/2025	$ 53,517.14	AP & Payroll & OCR	
CASCADIAN	08/28/2025	$ 46,380.56	AP & Payroll & OCR	
Colonial Gardens	08/28/2025	$ 14,704.00	AP & Payroll & OCR	
Cottonwood	08/28/2025	$ 12,946.27	AP & Payroll & OCR	
Cove East	08/28/2025	$ 59,133.06	AP & Payroll & OCR	
FAIRWOOD	08/28/2025	$ 32,523.97	AP & Payroll & OCR	
HERITAGE PARK	08/28/2025	$ 14,853.11	AP & Payroll & OCR	
Henry House	08/28/2025	$ 13,674.12	AP & Payroll & OCR	
Hihjlander House	08/28/2025	$ 3,411.67	AP & Payroll & OCR	
Juanita View	08/28/2025	$ 26,782.41	AP & Payroll & OCR	
LAURELWOOD	08/28/2025	$ 18,778.91	AP & Payroll & OCR	
Meadows	08/28/2025	$ 36,646.02	AP & Payroll & OCR	
Newport	08/28/2025	$ 26,512.53	AP & Payroll & OCR	
NIA	08/28/2025	$ 18,403.63	AP & Payroll & OCR	
OVERLAKE	08/28/2025	$ 62,115.31	AP & Payroll & OCR	
Parkwood	08/28/2025	$ 21,066.90	AP & Payroll & OCR	
Pinewood Village	08/28/2025	$ 24,057.12	AP & Payroll & OCR	
Plum Court	08/28/2025	$ 17,662.95	AP & Payroll & OCR	
SALMON	08/28/2025	$ 42,198.57	AP & Payroll & OCR	
Sandpiper East	08/28/2025	$ 32,134.10	AP & Payroll & OCR	
SEOLA	08/28/2025	$ 38,686.25	AP & Payroll & OCR	
SEOLA	08/28/2025	$ 31,626.58	AP & Payroll & OCR	
SOUTHWOOD SQUARE	08/28/2025	$ 39,935.36	AP & Payroll & OCR	
Sterling Ridge	08/28/2025	$ 30,185.06	AP & Payroll & OCR	
Tall Cedars	08/28/2025	$ 23,145.69	AP	
The Newporter	08/28/2025	$ 20,805.57	AP & Payroll & OCR	
Timberwood	08/28/2025	$ 200,767.31	AP & Payroll & OCR	
Walnut Park	08/28/2025	$ 31,076.47	AP & Payroll & OCR	
WINDSOR HEIGHTS	08/28/2025	$ 50,897.18	AP & Payroll & OCR	
Woodridge Park	08/28/2025	$ 32,158.29	AP & Payroll & OCR	
	184 Wires	**$ 6,887,111.72**		

TAB NUMBER 3

King County Housing Authority

TO: Board of Commissioners

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

DATE: October 20, 2025

RE: **Resolution 5803** – Acquisition of Investor Interests' in Vantage Point Apartments LLC

The tax credit investment members in Vantage Point Apartments LLC will finish receiving the federal low income housing tax credits allocable to its investment in the Vantage Point Apartments as of 12/31/25. The investor has expressed a willingness to exit the company and convey their ownership interest to KCHA (through a wholly owned affiliate of KCHA). The attached resolution authorizes the President/CEO to take all actions necessary for the conveyance of the tax credit investor members' interests in Vantage Point Apartments LLC.

KCHA is the sole managing member of Vantage Point Apartments LLC. Similar to what has happened with other tax credit developments at Greenbridge, KCHA will transfer the investor members' interest to Northwest Affordable Communities LLC, a KCHA wholly-owned affiliate, resulting in the termination of the investor members' involvement in the project and making KCHA the sole owner of Vantage Point Apartments LLC.

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

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

complicate the ability of the non-profit to step in and take control of the property without incurring significant costs.

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

The investor members in Vantage Point Apartments LLC are RBC-Vantage Point, LLC, the Investor Member, and RBC Tax Credit Manager II, Inc., the Special Investor Member, both of whom are managed by the tax credit syndicator, RBC.

The proposed structure of the transfer of the investor members' interests to KCHA is consistent with the terms of KCHA's prior transactions with other tax credit syndicators, such as Fairwind Apartments LLLP. KCHA anticipates the transfer to take place no later than January 2026. There are no investor tax liability indemnity payments associated with this transfer although there will likely be an administrative termination fee and/or unrealized asset management fee of approximately $7,500 to facilitate the exit of the investor members.

Staff recommends passage of Resolution number 5803.

THE HOUSING AUTHORITY OF THE COUNTY OF KING
RESOLUTION NO. 5803
(Vantage Point Apartments – Transfer Resolution)

A RESOLUTION of the Housing Authority of the County of King (the "Authority") authorizing; (i) the acquisition by Northwest Affordable Communities LLC, a Washington limited liability company (the "Replacement Investor Entity"), of the investor member and special investor member interests in Vantage Point Apartments LLC, a Washington limited liability Company (the "Company"), which is the owner of the Vantage Point Apartments (the "Project"); and (ii) the President/CEO or her designee to approve, execute and deliver any and all such documents necessary to effectuate the foregoing.

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

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

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

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

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

WHEREAS, the Authority is the Managing Member of Vantage Point Apartments LLC (the "Company"), and RBC-Vantage Point, LLC ("RBCVP"), is the Investor Member, ("Investor Member") of the Company, and RBC Tax Credit Manager II, Inc. (RBCTCM), is the Special Investor Member ("Special Investor Member") of the Company and together with RBCVP, the ("Investor Members").

WHEREAS, the Authority is the fee owner of the real property located at 17901 105th Pl SE, Renton, WA, in King County, Washington (the "Property"), and pursuant to the terms of a Lease Agreement dated June 2nd, 2014 (the "Lease"), the Company was granted a leasehold interest in that certain 77-unit apartment building and all assets thereto located on the Property commonly known as Vantage Point Apartments (collectively, the "Project");

WHEREAS, the Project was financed in part with low-income housing tax credits ("LIHTC");

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

WHEREAS, the Authority desires to acquire the interests of the Investor Members in the Company (the "Investor Members Interests");

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

WHEREAS the Authority, in its own capacity, as Managing Member of the Company, and as sole member and manager of the Replacement Investor Entity, desires to effectuate the transfer of the Investor Member Interests to the Replacement Investor Entity:

WHEREAS, the Authority, in its own capacity, as Managing Member of the Company, and as sole member and manager of the Replacement Investor Entity, desires to take such steps, make such reasonable expenditures, including, but not limited to, attorneys' fees and costs, and to ratify all steps already taken, as reasonably necessary to accomplish the foregoing.

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

RESOLUTIONS

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

RESOLVED, that any and all documents in connection with the foregoing, which are authorized to be executed by or on behalf of the Authority, in its own capacity, as Managing Member of the Company, and as sole member and manager of the Replacement Investor Entity, are authorized to be executed by the President/CEO of the Authority, or her designee.

RESOLVED, the President/CEO, or her designee, is authorized, empowered and directed to take such further action on behalf of the Authority, in its own capacity, as Managing Member of the Company on behalf of the Company, and as sole member and manager of the Replacement Investor Entity on behalf of the Replacement Investor Entity, to cause to be done all other acts and to take all further steps and actions, and to deliver all agreements, documents and instruments, and make such reasonable expenditures as the President/CEO shall deem necessary or desirable to carry out the foregoing resolutions.

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

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

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

ADOPTED AT A REGULAR MEETING OF THE BOARD OF COMMISISONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 20th DAY OF OCTOBER, 2025.

HOUSING AUTHORITY OF THE COUNTY OF KING

By: _____
JERRY LEE, Chair
Board of Commissioners

ATTEST:

_____
Robin Walls
President/CEO

[*CERTIFICATE FOLLOWS ON NEXT PAGE*]

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting President/CEO and Secretary-Treasurer of the Housing Authority of the County of King (the "Authority"), and keeper of the records of the Authority, CERTIFY:

1. That the foregoing Resolution No. 5750 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a regular meeting of the Authority held at the Authority's principal location on October 20, 2025 (the "Meeting"), and duly recorded in the minute books of the Authority;

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of October, 2025.

Robin Walls
Secretary-Treasurer and President/CEO of the Authority

TAB NUMBER 4

King County Housing Authority

2026 Moving to Work Plan

Board of Directors

Jessica de Barros, VP of Policy & Intergovernmental Affairs
Andria Lazaga, VP of Compliance & Policy

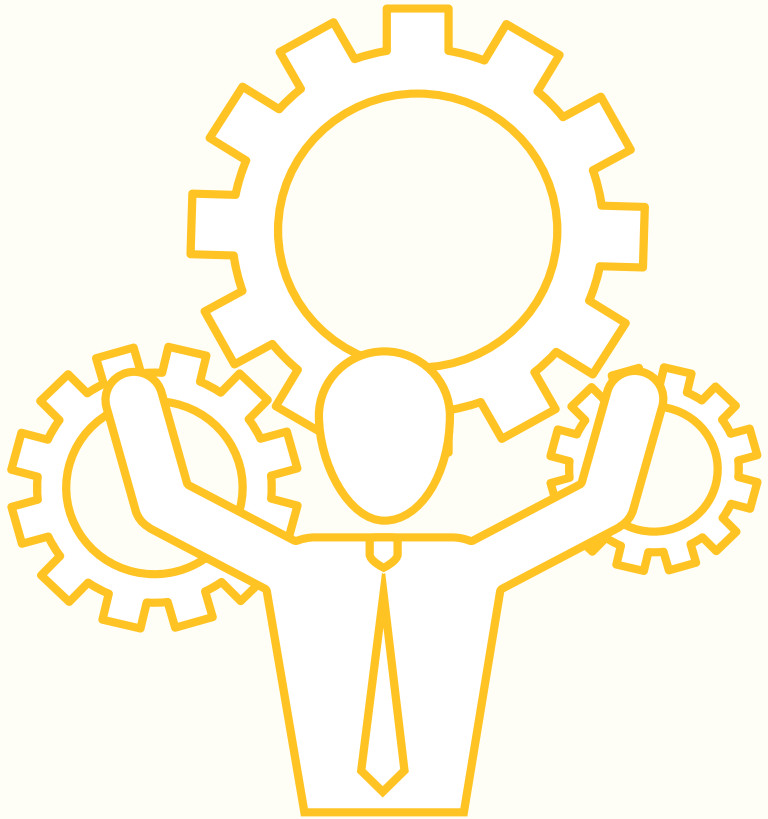
October 20, 2025

Moving to Work (MTW) basics

KCHA was designated a Moving to Work housing authority by HUD in 2003 – one of the first 39 agencies.

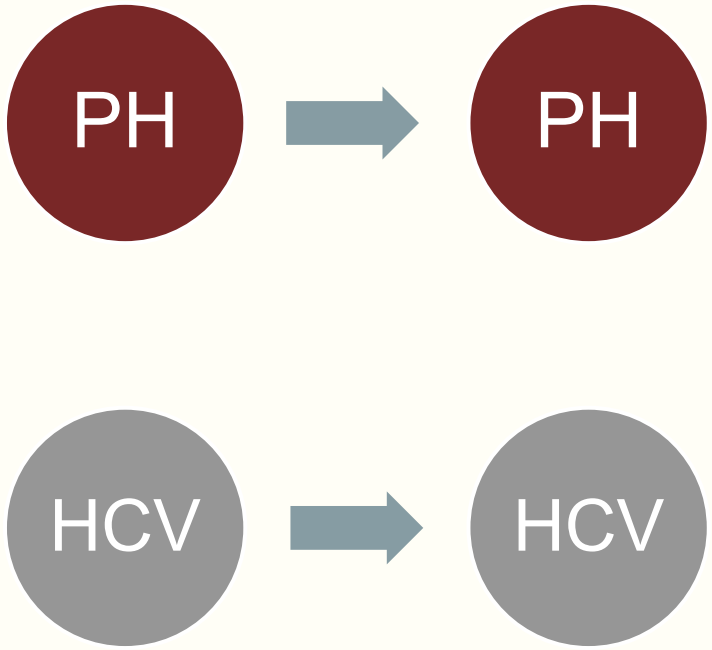
Purpose of MTW:

- To design and test creative ideas
- Use Federal dollars more efficiently
- Help residents find employment and become self-sufficient
- Increase housing choices

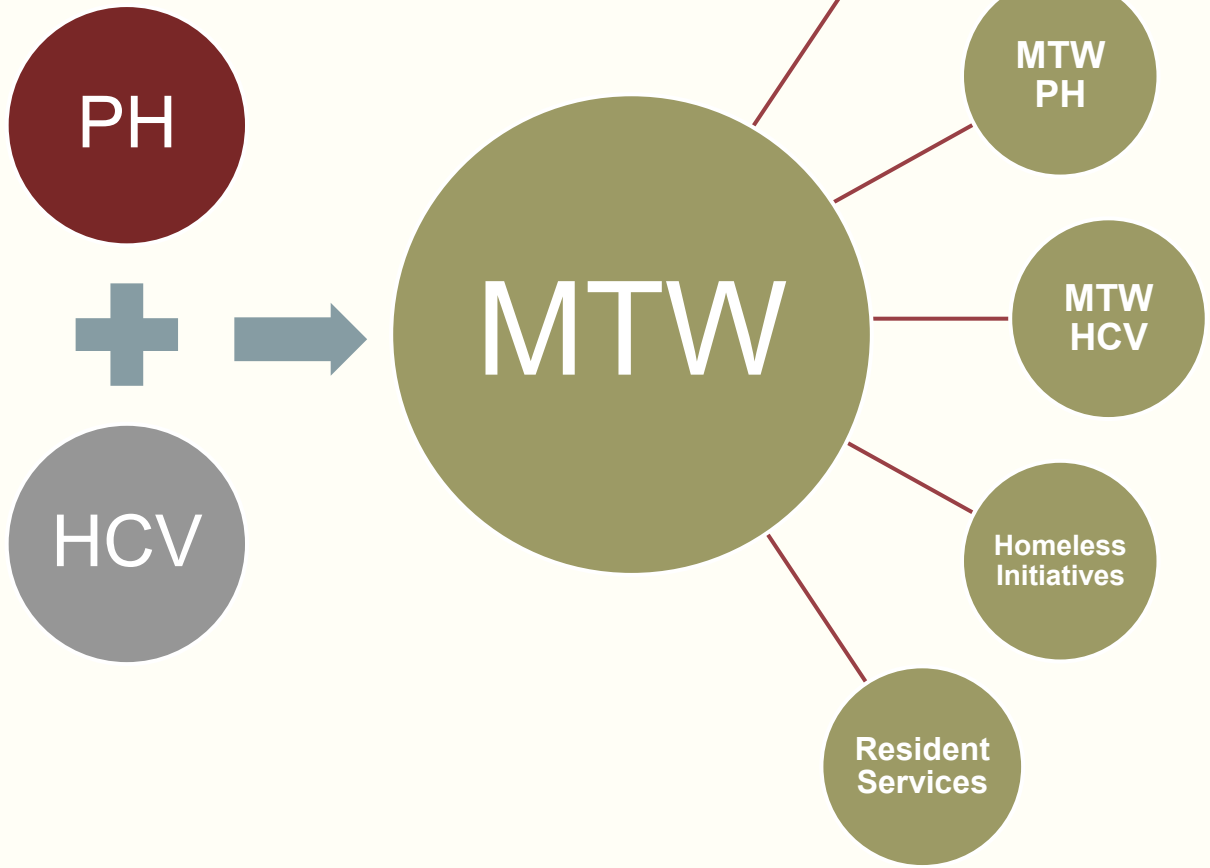


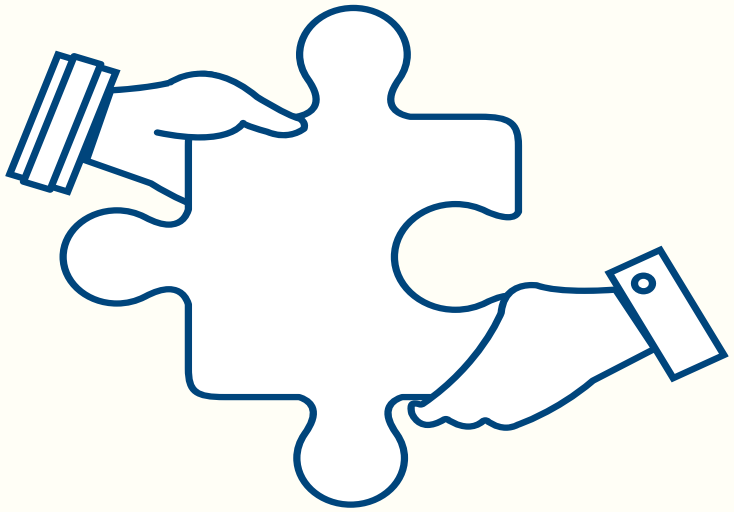
MTW Flexible Funding

Typical Public Housing Authority Funding



KCHA Funding with MTW





2026 MTW Plan

Each year, KCHA outlines planned uses of funds and initiatives in the MTW Plan.

2026 Focus Areas

- Promote self-sufficiency
- Shape policies through evaluation
- Help people stay housed
- Support resident health, stability and well-being
- Leverage partnerships to address homelessness
- Deepen partnerships to improve educational outcomes
- Adapt operations & policies to support efficient program administration
- Invest in capital repair

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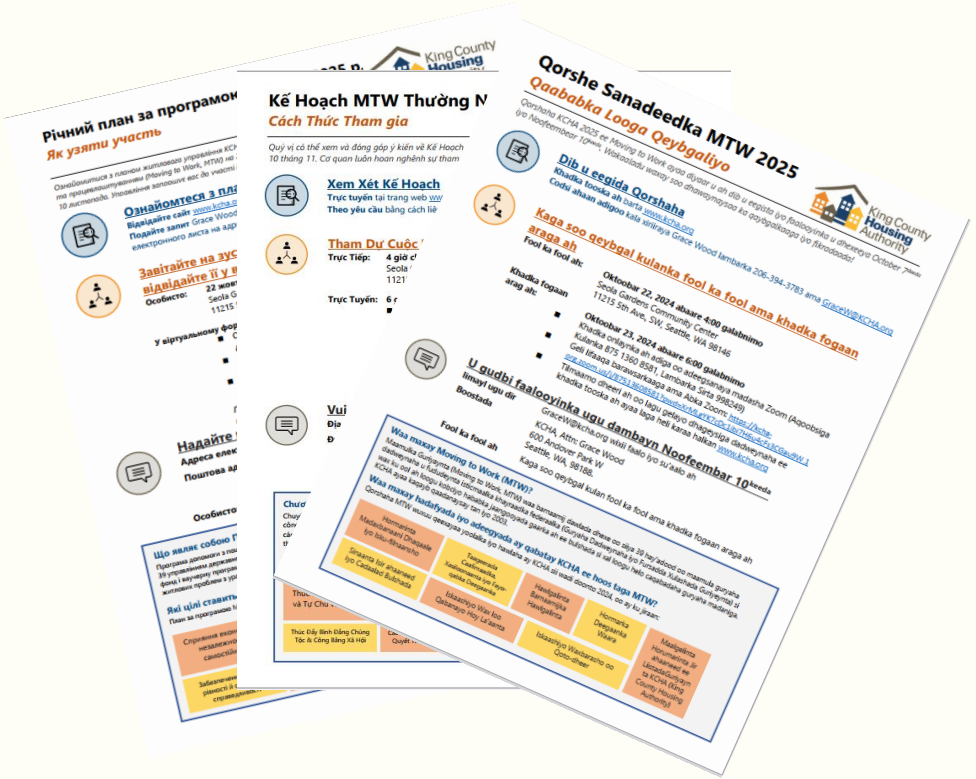
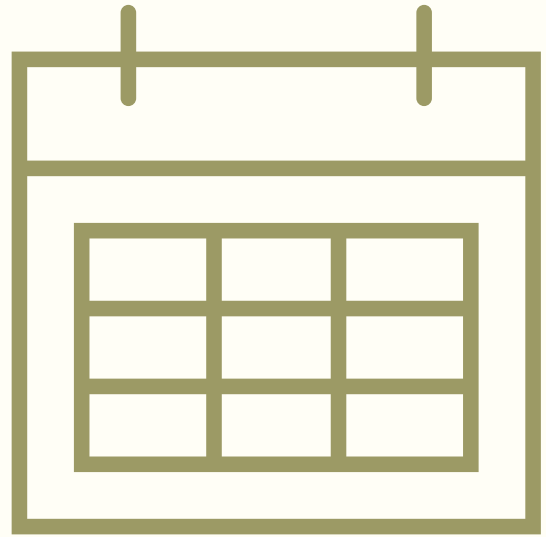
Public Comment Period



The public comment period for KCHA's FY 2026 MTW Plan was held between September 2 and October 2, 2025.

Meetings & Hearings:

- September 23: Resident Advisory Committee Meeting
- September 25: In-Person & Virtual Public Hearing



Questions?

King County Housing Authority

2026 Moving to Work Plan

King County Housing Authority

BOARD OF COMMISSIONERS

Jerry Lee, Chair

Neal Black

Richard Jackson

Regina Elmi

Tina Keys

PRESIDENT & CEO

Robin Walls

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SECTION I

INTRODUCTION

A. OVERVIEW OF SHORT-TERM MTW GOALS AND OBJECTIVES

Moving to Work flexibilities have enabled King County Housing Authority (KCHA) to efficiently respond to evolving needs and emerging challenges, tailor solutions to support self-sufficiency, make critical operational and programmatic investments, and create safe and healthy communities. After more than 20 years in the MTW program, KCHA remains committed to continually expanding both the reach and effectiveness of our programs through innovation and evaluation. In 2026, KCHA will continue to leverage MTW flexibility to:

PROMOTE ECONOMIC INDEPENDENCE AND SELF-SUFFICIENCY

KCHA's subsidized housing programs start with providing families a safe and stable place to call home. But they do not end there. Advancing economic opportunity and encouraging education, job preparation and workforce development is a core focus for the agency. In 2026, KCHA will make further investments to advance this goal through the following strategies:

Advancing Self-Sufficiency

To provide further opportunities for residents to advance economically and advance self-sufficiency, KCHA will use our single-fund flexibility to create a local MTW self-sufficiency program, the Youth Adult Prosperity Program (YAPP). YAPP will not replace the traditional FSS program. Rather, it is aimed specifically at households that have Foster Youth to Independence (FYI) and Family Unification Program (FUP) youth vouchers. YAPP will include self-sufficiency services coordinated with and complementary to existing FUP-youth and FYI case management services provided by KCHA's long-time partner the YMCA and may incorporate incentives that are tied to program-specific pathways and goals.

Homeownership Pathways

Homeownership is one of the most effective ways families can create long-term stability for themselves and future generations. In 2025, KCHA launched a Housing Choice Voucher homeownership pilot program. To ensure the success of the program, KCHA will continue working with nonprofit, lending, and governmental partners to create stronger connections between participants of subsidized housing programs and affordable homeownership opportunities.

SHAPE POLICIES THROUGH EVALUATION

Research and evaluation are important components of the MTW demonstration. KCHA uses continuous evaluation and research to ensure operational excellence. In 2026, KCHA will complete evaluation of our EASY and WIN rent policies (MTW activities 2008-10 and -11). After operating those rent reform policies for more than 10 years, KCHA will use this evaluation to better understand the policies' impact, understandability, efficiency, and costs. KCHA has contracted with Abt Global LLC (Abt) — a well-established research agency with expertise related to public housing authorities, MTW, and rent policies — to lead the evaluation. Abt has interviewed KCHA staff, residents, and community partners regarding their perspectives about the policies. Abt is also analyzing administrative data to examine how often certifications occur and the extent to which households' income grows under the policies. Abt will compare KCHA's rent policies to those of other housing authorities. Using all of these data sources, Abt will highlight opportunities for policy improvements. Abt designed the evaluation to include the perspective of KCHA residents through a Resident Expert Panel. Abt will deliver a final report to KCHA in the Fall of 2025, and KCHA will use the findings as the basis for re-examining rent policies in 2026.

In 2026, KCHA will continue its planning efforts of a new subsidy model, Direct Rental Assistance (DRA), which provides housing funds directly to renters. A key goal of DRA will be to help households secure housing more quickly, while reducing administrative burdens for renters, landlords, and the housing authority. To design a successful DRA pilot and evaluate its outcomes, KCHA is planning to participate in a national research cohort in partnership with the research group MDRC and several other housing authorities across the country. In addition, KCHA is also exploring a collaboration with the Urban Institute and the Washington State Department of Children, Youth and Families to pilot DRA specifically for youth exiting foster care. DRA is a promising idea, and KCHA will be one of the initial innovators to pilot this program; by using our Housing Choice Voucher (HCV) resources to research this rental assistance model, we hope to not only expand rental assistance to additional households, but to create a housing model that is more efficient than the traditional HCV program.

INCREASE THE NUMBER OF EXTREMELY LOW-INCOME HOUSEHOLDS WE SERVE

A sufficient supply of affordable housing is key to our region's strategies to combat the increasing prevalence of high rent burdens, wage disparities, housing instability, gaps in health and educational outcomes, community displacement, and homelessness.

King County and the greater Puget Sound region continue to experience a housing affordability crisis that puts thousands of families at risk for homelessness or extreme cost burdens. Rents in the region have increased steadily across the region, and King County continues to have

the highest average rent cost in the region ($2,146 in Q2, 2025).[1] Similarly, home prices in the region continue to increase, with median prices hovering around $900,000 for most of 2025. Both housing costs and monthly rents are substantially higher than the national average.

Among the lowest income renters and owners in the region (i.e., those with household income under 30% AMI), over 90,000 are severely cost burdened and another 19,000 are moderately cost burdened.[2] Only 16 percent of extremely low-income households are not cost burdened.

KCHA continues to pursue every available opportunity to expand our housing assistance for low-income households through applications for new special purpose vouchers when they are made available by HUD, property acquisitions to preserve affordable housing, new development, the activation of banked public housing subsidies, project-basing voucher rental assistance to help increase the supply of Permanent Supportive Housing (PSH), over-leasing of our Housing Choice Voucher (HCV) program, and the use of innovative subsidy programs to house and support vulnerable populations.

In 2026, KCHA will continue to pursue full lease-up of all unused special purpose vouchers through partnerships with our governmental and community-based partners. KCHA will continue working in close collaboration with the Washington State Department of Children, Youth and Families and our local YMCA to support the lease-up of the agency's 123 Foster Youth to Independence (FYI) vouchers, and the local U.S. Office of Veterans Affairs to fully deploy the agency's 1,250 HUD-VASH vouchers. While KCHA's primary goal remains maximizing housing stability for families in the communities we serve, HUD has notified housing authorities that funding for the Emergency Housing Vouchers (EHVs) will run out in 2026. In response, KCHA is actively exploring options to continue supporting the remaining voucher holders beyond this period.

SUPPORT RESIDENT HEALTH, STABILITY, AND WELL-BEING

KCHA is strengthening our capacity to strategically engage residents to provide ideas, advice, and feedback about various aspects of our work including health-related programming. Identified health issues that can significantly impact the ability to retain housing include: (1) mental and behavioral health, (2) hoarding and high clutter, and (3) aging in place. KCHA's work is laying the foundation for multi-tiered strategies to address these emerging priorities through internal cross-departmental coordination, tools and training for staff, and collaborating with external partners. We are maintaining strategic partnerships with other housing authorities, local governments, community-based service providers, and community coalitions to leverage resources and build

[1] https://wcrer.be.uw.edu/wp-content/uploads/sites/60/2025/08/Washington-Apartment-Market-Report-Q2-2025.pdf

[2] https://kingcounty.gov/en/dept/dchs/human-social-services/housing-homeless-services/affordable-housing-committee/regional-affordable-housing-dashboard

momentum for regional approaches to address the interconnected outcomes of housing stability, health, and wellness.

LEVERAGE PARTNERSHIPS TO ADDRESS THE NEEDS OF INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS

King County continues to face a severe shortage of affordable housing, a primary factor driving the rise in homelessness in the region. The 2024 Point-in-Time (PIT) count, conducted by the King County Regional Homelessness Authority, estimated that 16,868 individuals were experiencing homelessness in January 2024. This reflects a 26% increase over the 2022 PIT estimate. Addressing homelessness demands cross-agency collaboration, *sustained and expanded* funding, and strong implementation to ensure that everyone has the opportunity to stabilize in housing that they can afford. The Veteran's Administration's success in reducing veteran's homelessness provides an effective model for the broader population. With adequate funding, KCHA is positioned to play a pivotal role in addressing the region's housing crisis by preserving affordable housing, preventing homelessness, and pioneering innovative strategies to deliver housing and essential services. Through strong partnerships and coordinated efforts, meaningful progress can be made in addressing homelessness across our community.

In 2026, with adequate funding to support these efforts, KCHA will continue collaborating with our partners to implement strategies aimed at addressing homelessness, including:

Partnerships

KCHA will continue to collaborate with regional partners to preserve housing stability for the hundreds of EHV households at risk of falling back into homelessness without sustained federal support. We will also partner with service providers and funders to expand access to special purpose voucher programs, such as the Family Unification Program (FUP) and Foster Youth to Independence (FYI) vouchers; address student homelessness through innovative programs and partnerships; and integrate essential support services to help all KCHA-assisted households access and maintain housing stability.

VASH Designated Service Provider (DSP)

KCHA is continuing its exploration of applying to Veterans Affairs to become a Designated Service Provider (DSP) under the VASH program. While this designation does not come with additional funding, if pursued and approved, KCHA plans to use MTW resources to support the effort to end veteran homelessness in the region.

Housing Navigation and Stability Supports

Building on the grant-funded work of 2023-2024, KCHA has sustained and expanded in-house housing navigation services to assist HCV households in their housing search process. This work will be retained in 2026 through the tenant supports program within our Resident Services department. These efforts remain critically important in King County's highly competitive rental market and ensure that housing stability services are available through KCHA to prevent avoidable housing losses and in some cases returns to homelessness.

Additionally, KCHA will continue our efforts to coordinate with multiple service partners that are providing housing navigation and stability services to special purpose voucher households, such as FUP, FYI, Mainstream, and Non-elderly Disability vouchers.

Project-Basing Voucher Assistance

KCHA will continue our long-standing partnership with public funders, including King County government, A Regional Coalition for Housing (ARCH), and the King County Continuum of Care through the King County Regional Homelessness Authority to honor existing Project-Based Voucher (PBV) commitments that support the operations of Permanent Supportive Housing (PSH). KCHA will evaluate additional opportunities as they arise to determine whether funding and capacity exist to support new PBV commitments to help support the PSH development pipeline.

DEEPEN PARTNERSHIPS WITH EDUCATIONAL INSTITUTIONS, YOUTH, AND FAMILIES TO IMPROVE EDUCATIONAL OUTCOMES

KCHA's federally subsidized housing provides a stable home for over 15,000 school-age students and young children every year, underscoring the importance of continued investment in educational opportunities. Housing stability is a key factor in academic achievement and preparing young people to break the cycle of poverty and reach their full potential.

As we move into 2026, KCHA is building on the strong foundation of its educational initiatives to support the students living in our federally subsidized housing. Recognizing that housing stability, family stability, social-emotional learning, mental and behavioral health, and academic achievement are interconnected, we remain deeply committed to investing in educational opportunities. In 2026, KCHA will continue to strengthen partnerships with school districts, early learning and out-of-school time providers, and families across King County to ensure students have the support they need to thrive. We will also continue our collaboration with local schools, Highline College, and regional partners to provide critical housing assistance to students and

families experiencing homelessness through the While in School Housing (WISH) program—further integrating housing stability with educational success as part of our long-term strategy.

With adequate funding to support these efforts, in 2026 KCHA will continue to advance initiatives supporting youth including:

Youth Violence Prevention, Mentoring, and Leadership Opportunities

KCHA is dedicated to building safe and healthy communities where youth are empowered to be leaders. Building upon efforts launched in 2025, we will continue to expand youth violence prevention, mentoring, and leadership initiatives across KCHA family sites. These programs are designed to provide young people with positive role models, supportive environments, and the tools they need to overcome challenges. Building on the strong foundation established through the youth co-created leadership and development program launched in 2024 and enhanced in 2025, we are deepening our efforts to engage and empower youth. KCHA remains committed to supporting these initiatives, ensuring that programming is responsive to young people's voices and evolving needs.

As we move forward, we are excited to strengthen partnerships, enhance programming, and cultivate safer, healthier, and more resilient communities where youth and families can thrive.

Out-of-School Time Programs

KCHA will continue to partner with out-of-school time providers to ensure school-aged children living in KCHA properties have access to enriching after-school and summer learning programs. These programs are designed to offer safe spaces that support academic success and promote social and emotional development. Connecting educational program providers with specialized nonprofits, school districts, and their respective resources, as well as strengthening provider capacity through grant opportunities, remain key priorities.

In 2026, KCHA is building on these efforts to further expand access to high-quality out-of-school time learning opportunities. In 2025 and into 2026, we will continue placing a stronger emphasis on helping out-of-school time programs become more data-driven—supporting them in using data to inform programming, measure impact, and continuously improve. Additionally, we are deepening collaboration across KCHA sites by connecting these programs with school districts, and other key partners to enhance coordination and share resources. Strengthening capacity remains a central focus as we work together to create cohesive, effective, and responsive programming for youth.

Neighborhood Early Learning Connectors

KCHA's Neighborhood Early Learning Connectors (NELC) program continues to deepen its impact in 2025 and 2026, now serving an additional property totaling seven sites and supporting over 100 children. Launched in 2020, the NELC program promotes healthy child development so that young children are prepared to thrive as they enter kindergarten.

As the program matures, it is becoming increasingly integrated into KCHA's daily operations, reflecting our long-term commitment to early learning. In 2026, we will focus on expanding partnerships to provide essential resources for parents of young children—an integral part of the NELC model and a key step in bringing this vital program to more KCHA sites.

ADAPT OPERATIONS, POLICIES, AND PROCEDURES TO SUPPORT EFFICIENT PROGRAM ADMINISTRATION

KCHA continually pursues opportunities to streamline and adapt our operations, policies, and procedures to meet resident needs, ease administrative burdens, and remove barriers to efficiently administer federal housing assistance. KCHA continues to enhance flexible options to residents by offering online rent payments, digital document signing, and online submission forms such as the requests for tenancy approval.

In 2026, KCHA will modernize our business systems further by transitioning to a new software platform that will offer significant opportunities to advance digital engagement, operational efficiency, and improve the operational experience between program staff and residents. For example, the transition will result in modified Tenant Selection policies to simplify procedures and increase program access for extremely low-income households.

INVEST IN THE ELIMINATION OF ACCRUED CAPITAL REPAIR AND SYSTEM REPLACEMENT NEEDS IN OUR FEDERALLY SUBSIDIZED HOUSING INVENTORY

In 2026, KCHA will continue our recapitalization efforts and invest $16.5 million in MTW working capital to upgrade our federal housing stock. These investments improve housing quality, reduce maintenance costs and energy consumption, and extend the life expectancy of our housing stock, enabling us to better fulfill our mission over the long term.

B. OVERVIEW OF LONG-TERM MTW GOALS AND OBJECTIVES

Through participation in the MTW program, KCHA is able to address a wide range of affordable housing needs in the region. We use the regulatory flexibility available through MTW to support these strategic goals:

- **STRATEGY 1:** Continue to strengthen the physical, operational, financial, and environmental sustainability of our portfolio of more than 12,700 affordable housing units.
- **STRATEGY 2:** Increase the supply of housing in the region that is affordable to extremely low-income households — those earning below 30% of Area Median Income (AMI) — through developing new housing, preserving existing housing, and expanding the size and reach of our rental subsidy programs.
- **STRATEGY 3:** Provide greater geographic choice for low-income households — including residents with disabilities, elderly residents with healthcare needs or mobility impairments, and families with children — so that more of our residents have the opportunity to live in neighborhoods with high-performing schools and convenient access to support services, transit, healthcare services, and employment.
- **STRATEGY 4:** Coordinate closely with the behavioral health and homeless systems to increase the supply of supportive housing, with the goal of significantly decreasing homelessness throughout King County.
- **STRATEGY 5:** Engage in the revitalization of King County's low-income neighborhoods, with a focus on housing and the services, amenities, institutions, and partnerships that empower strong, healthy communities and prevent displacement of existing community members.
- **STRATEGY 6:** Work with King County government, regional transit agencies, and local cities to support regional development that integrates new — and preserves existing — affordable housing in regional growth corridors aligned with mass transit investments.
- **STRATEGY 7:** Invest in children, youth and families by expanding and deepening partnerships with our residents, local school districts, early learning programs, child welfare agencies, out-of-school time program providers, public health departments, community colleges, and the philanthropic community with the goal of improving educational and life outcomes for students and families.
- **STRATEGY 8:** Promote greater economic self-sufficiency for families and individuals living in subsidized housing by addressing barriers to employment and increasing access to training and education programs, with the goal of enabling moves to market-rate housing — including homeownership — at the appropriate time.
- **STRATEGY 9:** Continue to develop institutional capacities and operational efficiencies to make the most effective use of limited federal resources, and provide excellent customer service to our residents, communities, and partners.

- **STRATEGY 10:** Deepen our capacity as a learning organization that uses data, research, and evaluation to assess housing access, outcomes, and to drive decisions that shape policies and programs.

SECTION II

GENERAL OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

i. Planned New Public Housing Units

AMP Name and Number	Bedroom Size						Total Units	Population Type	Section 504 Accessible Units (Mobility)	Section 504 Units (Hearing / Vision)
	0	1	2	3	4	5+				
Future Acquisition and Conversion of Existing Housing to Public Housing	0	0	0	0	0	0	**0**	TBD	TBD	TBD
Total Public Housing Units to be Added							0			

ii. Planned Public Housing Units to be Removed

In 2026 KCHA may seek to remove up to all its developments from the public housing program to convert them to alternative funding sources through RAD or other HUD-approved strategies. The developments are listed in KCHA's amended 2025 MTW Plan.

Property Name and Number	Number of Units to Be Removed	Explanation for Removal
TOTAL:	0	N/A

iii. Planned New Project-based Vouchers

In addition to any new Project-based Vouchers (PBV) already included in previously approved MTW plans, specifically those not yet under Housing Assistance Payments (HAP) or Agreement to Enter into a HAP (AHAP) contracts, or expected to be under contract at the start of the plan year, KCHA anticipates PBVs in all units converted from public housing to Section 8 PBV through RAD. The properties most likely to complete conversion in 2026 are listed below.

Property Name	Number of Vouchers to be Project-based	RAD?	Description of Project
Briarwood	70	Yes	Public Housing conversion through RAD
Brittany Park	43	Yes	Public Housing conversion through RAD
Lake House	70	Yes	Public Housing conversion through RAD
Munro Manor	60	Yes	Public Housing conversion through RAD
Riverton Terrace II	30	Yes	Public Housing conversion through RAD
Yardley Arms	67	Yes	Public Housing conversion through RAD
Casa Juanita	80	Yes	Public Housing conversion through RAD
College Place	51	Yes	Public Housing conversion through RAD
Eastside Terrace	50	Yes	Public Housing conversion through RAD
Forest Glen	40	Yes	Public Housing conversion through RAD
Northlake House	38	Yes	Public Housing conversion through RAD
Westminster Manor	59	Yes	Public Housing conversion through RAD
Burien Park	102	Yes	Public Housing conversion through RAD
Casa Madrona	70	Yes	Public Housing conversion through RAD
Mardi Gras	61	Yes	Public Housing conversion through RAD
Plaza Seventeen	70	Yes	Public Housing conversion through RAD
Boulevard Manor	70	Yes	Public Housing conversion through RAD
Burndale Homes	50	Yes	Public Housing conversion through RAD
Nia Apartments	40	Yes	Public Housing conversion through RAD
Northwood	34	Yes	Public Housing conversion through RAD
Pacific Court	32	Yes	Public Housing conversion through RAD
Paramount House	70	Yes	Public Housing conversion through RAD
Salmon Creek	50	Yes	Public Housing conversion through RAD
Seola Crossing	77	Yes	Public Housing conversion through RAD
Southridge House	80	Yes	Public Housing conversion through RAD
Brookside	16	Yes	Public Housing conversion through RAD
Firwood Circle	50	Yes	Public Housing conversion through RAD
Shelcor	8	Yes	Public Housing conversion through RAD
Vantage Point	77	Yes	Public Housing conversion through RAD
Valli Kee Homes	115	Yes	Public Housing conversion through RAD
Planned Total Vouchers to be Newly Project-based	1,730		

iv. Planned Existing Project-based Vouchers

See Appendix B for a list of KCHA's planned existing project-based voucher contracts at the beginning of the plan year.

v. Planned Other Changes to MTW Housing Stock Anticipated During the Year

While no additional modifications to KCHA's housing stock are anticipated at the time of this plan's drafting, KCHA will continue to use every tool available to expand our reach as additional opportunities arise throughout the plan year, including but not limited to the designation of units as MTW Neighborhood Services Units, the use of banked ACC or MTW working capital to support development and acquisition activities, the use of new Special Purpose and Project-Based Vouchers, flexible rent assistance programs, and sponsor-based supportive housing.

vi. General Description of All Planned Capital Fund Expenditures During the Plan Year

In 2026, KCHA will spend approximately $16.5 million in MTW working capital to complete improvements critical to maintaining our federally subsidized properties. Overall, these investments improve housing quality, reduce maintenance costs and energy consumption, and extend the life expectancy of our housing stock, enabling us to better fulfill our mission over the long term. Critical repairs may also be completed as identified by capital needs assessments required for conversion of properties through RAD.

Expenditures include:

- **UNIT UPGRADES AND SPECIAL PROJECTS ($7.8 MILLION)**
  KCHA will continue its committed efforts to upgrade the interiors of our affordable housing units as they turn over in 2026. These renovations, performed by KCHA's skilled in-house workforce, will include the installation of new flooring, cabinets, and fixtures that will extend the useful life of approximately 110 additional units by up to 15 years. The annual investment for this initiative is projected at $5 million.

  In addition, we anticipate a need for $2.8 million in Special Project funding. This will support repairs and improvements to parking lots, playgrounds, tree maintenance, flooring and paint in common areas, site office improvements, and unforeseen issues such as failed power lines, building system breakdowns, and plumbing failures across our portfolio of properties. Special Project funding will also be used to support emergency capital repairs if encountered.

- **BUILDING ENVELOPE AND COMPONENTS UPGRADES ($2.5 MILLION)**
  Vista Heights (Renton) was scheduled for 2025 but was delayed and 30 buildings will be re-roofed in 2026. Yardley Arms (Burien) will receive new windows with associated exterior

work. Roofing replacement on the last six remaining buildings is also scheduled at Spiritwood Manor (Bellevue) and will complete re-roofing efforts at this site. At Briarwood (Shoreline) the building envelope will receive minor repairs, new paint, and refinished unit decks.

- **SYSTEMS (HEATING, SEWER, ELEVATOR, FIRE ALARM) IMPROVEMENTS ($1.5 MILLION)**
  The fire monitoring systems at Harrison House (Kent) and Newport Apartments (Bellevue) were scheduled for upgrade in 2025, but the work had to be rescheduled for 2026. In 2026, the system at Paramount House (Shoreline) also will be upgraded.

- **SITE IMPROVEMENTS ($1.6 MILLION)**
  Site improvements including lighting and electrical utility feeds are planned for Ballinger Homes (Shoreline) and Kirkwood Terrace (Kirkland). Parking lot seal coating will also take place at Birch Creek (Kent).

- **SECURITY IMPROVEMENTS ($600,000)**
  The entry lobby at the 600 Building (Tukwila) will be renovated to improve entry access, central staff security, and visitor experience.

- **"509 PORTFOLIO" IMPROVEMENTS ($1.5 MILLION)**
  Planned site improvements at Eastridge House (Issaquah), one of the projects in the portfolio of 509 Public Housing units converted to project-based Section 8 in 2013, will include an upgrade to its common area Heating, Ventilation, and Air Conditioning System. Juanita Trace (Kirkland), another "509 Portfolio" property, will have upgraded site lighting and electrical utility feeds.

- **REQUIRED REPAIRS AS IDENTIFIED FOR RAD CONVERSIONS ($1 MILLION)**
  Third party capital needs assessments are being prepared for properties that are planned for conversion through the RAD program. These assessments will identify scope and quantify costs of required capital repairs or upgrades that must be completed prior to RAD conversion, including but not limited to accessibility improvements and minor systems or site upgrades.

B. LEASING INFORMATION

i. Planned Number of Households Served[3]

SUMMARY

MTW Households to be Served through:	Planned Number of Unit Months Occupied/ Leased	Planned Number of Households to be Served
Public Housing Units Leased	18,660	1,555
Housing Choice Vouchers (HCV) Utilized[4]	160,776	13,398
Local, Non-traditional: Tenant-based	1,440	120
Local, Non-traditional: Property-based	0	0
Local, Non-traditional: Homeownership	0	0
Planned Total Households Served	180,876	15,073

LOCAL, NON-TRADITIONAL PROGRAMS

Local, Non-traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/ Leased	Planned Number of Households to be Served
Tenant-based	2007-6: Develop a Sponsor-based Housing Program	480	40
Tenant-based	2013-2: Flexible Rental Assistance	288	24
Planned Total Households Served		**1,440**	**120**

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	No leasing issues are anticipated for this program in 2026.

[3] In recent prior years, KCHA's planned number of households served included only KCHA's MTW Block Grant vouchers. In accordance with HUD guidance, KCHA is now also including special purpose vouchers that were funded outside of the agency's MTW Block Grant.
[4] In 2026, KCHA also plans to administer housing assistance to an additional 2,100 households that have ported-in to our jurisdiction.

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Housing Choice Voucher (HCV)	King County continues to experience population growth, low vacancy rates, and rising rents. The resulting competition among renters for a limited supply of affordable units creates leasing challenges for individuals and families using tenant-based vouchers and people with barriers to housing stability. To address these challenges, contingent on adequate funding, KCHA will continue to deploy a variety of interventions, including: providing housing search services through housing navigators; a ZIP code-based payment standard system; landlord outreach and retention efforts; expedited inspection processes including self-certification of newly constructed and KCHA-owned properties; security deposit assistance; and exploration of the expansion of flexible client assistance funds aimed to mitigate financial leasing barriers for all voucher types.
Local, Non-traditional	Low-income households face steep barriers to securing housing in high-cost rental markets, where wage gaps, high deposit costs, and credit requirements often exclude them. With limited affordable units, landlords tend to favor applicants with stronger financial profiles. To counter this, KCHA uses MTW flexibility and partners with local organizations to reduce leasing barriers and expand access—offering financial support, landlord outreach, and hands-on help with unit searches and applications, especially for Local, Non-traditional clients.

C. WAITING LIST INFORMATION

i. Waiting List Information Anticipated

The following describes KCHA's anticipated waiting lists at the beginning of the plan year.

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open, or Closed	Plans to Open the Wait List During 2026
Housing Choice Voucher	Community-wide (General)	700	Partially open (accepting targeted voucher referrals only)	No
Public Housing*	Site-based (General and Elderly/Disabled)	10,287	Closed	No
Project-based	Regional (General)	4,849	Open	N/A
Public Housing – Conditional Housing	Program-specific (Other)	25	Open	N/A

**KCHA operates combined waiting lists for its owned and managed Public Housing and Project-based Voucher units. For this table and other waiting list references in this document, they are referred to as Public Housing waiting lists.*

Please describe any duplication of applicants across waiting lists:
Policies allow individuals to be listed on multiple waitlists simultaneously.

ii. Planned Changes to Waiting List in the Plan Year

As properties convert from public housing to project-based vouchers through RAD, the site-based waiting lists will convert accordingly. Nearly 1,500 of KCHA's public housing units are designated as "mixed population" under a HUD-approved public housing designation plan. This establishes preferences, primarily for elderly and near-elderly disabled applicants. KCHA will retain these admissions preferences when converting these properties to project-based vouchers.

KCHA is developing a variety of strategies, described later in this plan, to preserve housing stability for households with Emergency Housing Vouchers and others at risk of losing their voucher due to insufficient funding. While KCHA's goal is to maintain seamless assistance for eligible households, we recognize that may not be possible. Therefore, KCHA may also establish preferences on one or more waiting lists for households at risk of or having lost their voucher due to insufficient funding. KCHA may also automatically place eligible households on the respective waiting list(s) without any action required on the part of the household.

SECTION III

PROPOSED MTW ACTIVITIES

2026-1 Housing Continuity Rental Assistance

ACTIVITY DESCRIPTION

KCHA is committed to maximizing the reach and duration of housing assistance for households in need. Through innovative use of its Moving to Work (MTW) designation, KCHA has successfully expanded support to an additional 1,300 households. However, as rents continue to rise and supply remains low, the demand for housing assistance continues to far outpace available resources.

Federal funding reductions or policy changes that would result in the termination of housing assistance for subsidized households pose significant risk to housing stability and community well-being, and may result in increasing homelessness. For example, KCHA currently administers EHVs for about 650 households. Federal funding for these vouchers will end in 2026.

KCHA is striving to position itself to absorb as many of these households as possible into its regular Housing Choice Voucher program. However, that may not be fully feasible. Therefore, KCHA is developing additional tools and strategies to mitigate the impact of the end of EHV funding and potential additional funding shortfalls or policies that will result in similar circumstances.

One such tool that KCHA may implement is a special term-limited rental subsidy program to extend critical housing assistance for households eligible for federal assistance who would otherwise be cut off from assistance for reasons not caused by the household (as described above). KCHA may adopt local HAP calculation methods for this program, such as stepped-down rent subsidies or flat payments not directly tied to income. Work-able households may be required to engage in self-sufficiency activities and use the voucher within KCHA's jurisdiction. The program may also include incentives to help participants build savings in preparation for subsidy termination.

Transitions from other voucher types to this program may be treated as transfers. KCHA will establish criteria to prioritize eligible households. This activity supports housing choice (stability) and promotes self-sufficiency.

The implementation timeline is dependent on need arising from external funding or policy changes, but would most likely be in late 2026, aligning with the projected depletion of EHV funding.

COST IMPLICATION

This activity will increase KCHA's costs compared to full subsidy terminations. Total program costs will depend on participation levels and subsidy structure. For context, the current average annual Housing Assistance Payments to landlords for EHV households is approximately $20,400.

NEED/JUSTIFICATION FOR MTW FLEXIBILITY

KCHA will utilize the following MTW authorizations: Attachment C (D)(1), (2) and (4) and Attachment D (A) and (C)(1). These authorizations are necessary to implement local policies and support self-sufficiency and savings activities described above.

RENT REFORM/TERM LIMIT INFORMATION

All participating households would otherwise lose assistance, likely resulting in evictions, homelessness or significantly higher rent burdens. This program functions as a hardship response, offering transitional support.

Given its hardship nature, KCHA does not anticipate hardship exemptions. However, reasonable accommodations will remain available for households with disabilities.

KCHA will review the program annually, assessing relevant metrics such as participation, retention, costs, self-sufficiency engagement, and exit outcomes. Adjustments will be made as needed to improve effectiveness and balance fiscal sustainability.

KCHA will provide early notice to eligible households to support planning and a smoother transition.

SECTION IV

APPROVED MTW ACTIVITIES

A. IMPLEMENTED ACTIVITIES

The following table provides an overview of KCHA's implemented activities, the statutory objectives they aim to meet, and the page number in which more detail can be found. KCHA has received HUD approval to apply all of these flexibilities to our SPV vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

Year-Activity #	MTW Activity	Statutory Objective
2025-1	Young Adult Prosperity Program (YAPP)	Self-sufficiency
2024-1	Employment Sponsorship Program	Self-sufficiency
2024-2	Local Homeownership Program	Housing Choice
2022-1 & 2019-1	Acquire and Develop New Affordable Housing	Housing Choice
2018-1	Encouraging the Successful Lease-up of the Housing Choice Voucher Program	Housing Choice
2016-2	Conversion of Former Opt-out Developments to Public Housing	Cost-effectiveness
2015-2	Reporting on the Use of Net Proceeds from Disposition Activities	Cost-effectiveness
2014-2	Revised Definition of "Family"	Housing Choice
2013-1	Passage Point Re-entry Housing Program	Housing Choice
2013-2	Flexible Rental Assistance	Housing Choice
2009-1	Project-based Section 8 Local Program Contract Term	Housing Choice
2008-1	Acquire New Public Housing	Housing Choice
2008-3	FSS Program Modifications	Self-sufficiency
2008-10 & 2008-11	EASY and WIN Rent Policies	Cost-effectiveness
2008-21	Public Housing and Housing Choice Voucher Utility Allowances	Cost-effectiveness
2007-6	Develop a Sponsor-based Housing Program	Housing Choice
2007-14	Enhanced Transfer Policy	Cost-effectiveness
2005-4	Payment Standard Changes	Housing Choice
2004-2	Local Project-based Section 8 Program	Cost-effectiveness
2004-3	Develop Site-based Waiting Lists	Housing Choice
2004-5	Modified Housing Quality Standards Inspection Protocols	Cost-effectiveness
2004-7	Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing	Cost-effectiveness
2004-9	Rent Reasonableness Modifications	Cost-effectiveness
2004-12	Energy Performance Contracting	Cost-effectiveness
2004-16	Housing Choice Voucher Occupancy Requirements	Cost-effectiveness

ACTIVITY 2025-1: Young Adult Prosperity Program (YAPP)

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency

APPROVAL: 2025 (Pending)

IMPLEMENTED: 2026 (Planned)

Working with the Washington State Department of Children, Youth Families (DCYF) along with expert local youth-centered provider partners, KCHA administers Foster Youth to Independence (FYI) vouchers and Family Unification Program (FUP) Youth vouchers, dedicated to young adults who are exiting foster care and those who were previously in foster care and are now experiencing homelessness. While these participants are eligible for participation under KCHA's Family Self-Sufficiency (FSS) program, the traditional program model is not tailored or designed in a manner that is developmentally appropriate for young adults and does not address the unique circumstances and common barriers faced by youth and young adults in King County.

DESCRIPTION: KCHA is creating a local MTW self-sufficiency program, the Young Adult Prosperity Program (YAPP). YAPP does not replace the traditional FSS program. Rather it is aimed specifically at households that have FYI and FUP youth vouchers. YAPP will include self-sufficiency services coordinated with and complimentary to existing FUP-youth and FYI case management services provided by KCHA's long-time partner the YMCA and may incorporate incentives that are tied to program-specific pathways and goals.

The program design will include, but not be limited to, the following:

- A contract of participation describing the targeted contract completion date and family obligations (program requirements).
- Participant identified goal(s), active participation in an education or career pathway plan and development of life skills in support of successful goal achievement.
- Youth-centered case management with minimum meetings with a coordinator to facilitate timely and relevant goals and service plan.
- Up to $500 per month in incentives by meeting program-wide and individual goals. KCHA may require some or all incentive payments be deposited into an escrow account based on participation terms and personal objectives. KCHA will establish guidelines for the use of escrow funds that align with program goals. Incentive payments are excluded from rent calculation income.

YAPP provides services designed to meet the unique needs of FYI and FUP youth participants while addressing system service gaps, increasing youth voucher participants' level of engagement and better supporting their ability to build life skills, economic independence, and long-term housing stability. Self-sufficiency services may incorporate attainment of a General Equivalency Diploma (GED), connections to resources to help finance post-secondary and technical school attendance, job preparedness coaching, job training programs, internships and employment opportunities; and other pathways to self-sufficiency identified by YAPP young adults. YAPP will also serve to meet related service participation requirements to qualify for HUD-allowable voucher extension beyond

the initial three years as described in the Fostering Stable Housing Opportunities Amendment. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: KCHA expects to begin implementing the program as soon as feasible following approval of the 2025 MTW amendment. Only FYI and FUP youth voucher participants are eligible for participation in YAPP.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2024-1: Employment Sponsorship Program

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency
APPROVAL: 2024
IMPLEMENTED: 2024

In 2022, the median annual income of residents of KCHA's federally subsidized housing programs was $13,266. Households with a member able to work had a median income from wage earnings of about $32,591. Yet high housing costs in King County mean that households need annual incomes of about $84,000 to afford a one-bedroom rental unit, and $98,000 to afford a two-bedroom rental unit.[5] There is a significant opportunity to create greater access to employment and career training programs that increase long-term earnings for residents of subsidized housing.

DESCRIPTION: The Employment Sponsorship Program will promote self-sufficiency among residents by providing unique opportunities to gain on-the-job skills and opportunities in permanent positions that pay living wages.

UPDATE: KCHA is continuing to work with residents, staff, and workforce development service providers to design an employment sponsorship program that will provide opportunities for participants in KCHA's housing programs to engage in job training programs or introductory positions that support a transition to permanent career opportunities. Employment sponsorship activities may include an internship, apprenticeship, a time-limited employment opportunity, or other workforce development training programs. As stated in the agency's approved 2024 MTW Plan, any wages, stipend, or other payments earned through the program would not impact a household's income calculation for a set period of time. This program broadens an existing exclusion for income received due to participation in HUD-funded training programs to include

[5] Out of Reach Report. 2023. National Low Income Housing Coalition. www.nlihc.org/oor/state/wa

those paid for by KCHA or another provider. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2024-2: Local Homeownership Program

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2024
IMPLEMENTED: 2024

The high cost of housing and limited development of lower-cost housing types in KCHA's jurisdiction, combined with the level of subsidy needed to make a home affordable, is largely incongruous with HUD's traditional Housing Choice Voucher Homeownership Program. KCHA is committed to finding ways to support homeownership opportunities for low-income households in King County.

DESCRIPTION: KCHA is committed to finding ways to support homeownership opportunities for low-income households in King County. KCHA received approval to make modifications to HUD's traditional HCV Homeownership Program to operate more effectively within local conditions. As stated in the agency's approved 2025 MTW Annual Plan, KCHA makes monthly housing assistance payments on behalf of low-income homeownership voucher holders to assist in meeting their monthly homeownership obligations. Requirements for program participation may include, but are not limited to the following:

- Must be a program participant in good standing.
- Eligible households must attend pre-purchase and post-purchase homeownership counseling programs. With the aim of assisting program participants reach this requirement, KCHA may develop community partnerships and utilize our internal Resident Services Department to remove barriers and increase access to homeownership classes, credit counseling, and financial education activities.
- Any home must pass an inspection approved by KCHA.

The approved changes that KCHA has made to the traditional homeownership program include, but are not limited to:

- Alternative eligibility requirements, including those related to minimum household income, sustained employment, removal of first-time homebuyer requirements, and additional modifications reasonably related to the ability to purchase a home.
- Lowering or eliminating the minimum homeowner contribution requirement.
- An alternative homeownership payment standard that differs from KCHA's multi-tiered HCV payment standards, and/or the establishment of a standard monthly homeownership subsidy amount.
- Alternative time limitations on subsidy assistance of up to 20 years under certain conditions.

This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: In lieu of the inspection by KCHA, we may allow the home to be inspected by an independent, licensed home inspector certified by a professional organization approved by KCHA. To be acceptable, an independent inspection must cover building systems, including foundation, structure, building interior and exterior, roof, plumbing, electrical, and heating. The family must provide a copy of the inspection report to KCHA. Mortgage assistance will not begin until KCHA has reviewed the report and considers the home to have passed the inspection. KCHA may disapprove the unit for assistance due to the inspection findings.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2022-1 & 2019-1: Acquire and Develop New Affordable Housing

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2019
IMPLEMENTED: 2019

This activity seeks to address a common barrier to the development of affordable housing. While traditional third-party debt can support a significant portion of total development or acquisition costs, it generally is not sufficient to finance the full cost of a property's acquisition or new development. MTW funds for development, acquisition, financing, or renovation costs can mitigate this financing gap in whole or in part, in accordance with PIH Notice 2011-45.

DESCRIPTION: To expand agency and regional efforts, KCHA re-proposed and was granted approval to modify Activity 2019-1 in order to allow MTW funds to be used to support the development or acquisition of non-federally subsidized affordable housing, including properties owned or controlled by KCHA (already approved by HUD) and those owned or operated by nonprofit entities. Properties supported by this effort may include, but are not limited to, properties also leveraging Low Income Housing Tax Credits (LIHTC) and other federal, state, and local funding sources. Funding provided under this activity may be structured as a loan (or internal loan when supporting a KCHA-owned property), a financial equity contribution to a development, or a recoverable grant. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: As stated in the agency's approved 2022 MTW Annual Plan, KCHA may continue to use MTW funds to support local nonprofits in the acquisition, rehabilitation, or development of small- to medium-sized properties in King County, and will continue to leverage previously authorized flexibility under this activity to support KCHA's Trailhead development, a non-federally subsidized 168-unit family complex in Issaquah, and similar ventures.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2018-1: Encouraging the Successful Lease-up of the Housing Choice Voucher Program

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2018
IMPLEMENTED: 2018

King County's low vacancy rate, coupled with the large number of affluent and skilled workers moving to the county, make it difficult for KCHA's voucher holders to compete in the private housing market. The shopping success rate after eight months of searching hovers around 66% — an achievement in this market but lower than our agency stretch goal of 80%.

DESCRIPTION: KCHA is working to increase shopping success rates by streamlining the lease up process and removing barriers in an especially competitive rental market by allowing landlords to inspect and self-certify that the unit passes HUD's standards. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: The program's three pilot phases have been implemented, including: (1) allowing self-certifications for newly constructed, not-previously-occupied units issued a Certificate of Occupancy or Temporary Certificate of Occupancy; (2) allowing KCHA-owned properties built after 1978 to self-certify; and (3) allowing non-KCHA affiliated LIHTC properties to self-certify. These efficiencies are enabling faster lease-up times and cause less disruption for landlords while ensuring program compliance. Following the implementation of the three-phase self-certification pilot, KCHA has made permanent the self-certification options for certain types of buildings, including newly constructed buildings, KCHA-owned sites built after 1978, and non-KCHA affiliated LIHTC properties.[6]

In addition to strategies to improve landlord recruitment and retention, KCHA will continue to invest in strategies to aid voucher holders in leasing a unit in the geographic location of their choice. Examples of previously implemented activities include: providing access to a security deposit assistance fund; use of multi-tiered, ZIP code-based payment standards; and continuing to focus on the customer experience.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2016-2: Conversion of Former Opt-out Developments to Public Housing

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2016
IMPLEMENTED: 2016

The process to convert a property's subsidy model from project-based Section 8 to Public Housing is slow, burdensome, and administratively complex. Under current federal guidelines, units convert only when the original resident moves out with a voucher. This transition is gradual, and at properties that house seniors or residents with disabilities, turnover of units tends to be particularly low. At the same time, two sets of rules — project-based Section 8 and Public Housing — simultaneously govern the management of the development, adding to the administrative complexity of providing housing assistance.

DESCRIPTION: This policy allows KCHA to convert entire Project-based Section 8 opt-out properties to Public Housing at once, while preserving the rights of existing tenants. This activity builds on KCHA's previously approved initiative (2008-1) to expand housing through the use of banked Public Housing ACC units. KCHA can convert former project-based "opt-out" sites to Public Housing through the development process outlined in 24 CFR 905, rather than through the typical

[6] For additional detail, see Activity 2004-5.

gradual transition. As a result, this policy greatly streamlines operations and increases administrative efficiency.

With transition to Public Housing subsidy, current enhanced voucher participants retain protections against future rent increases in much the same manner previously provided. As Public Housing residents, these households pay an affordable rent (based on policies outlined in KCHA's Public Housing Admissions and Continued Occupancy Policy) and thus remain protected from a private owner's decision to increase the contract rent. At the same time, KCHA's MTW-enhanced Transfer Policy ensures that former enhanced voucher recipients retain the same (if not greater) opportunity for mobility by providing access to transfer to other subsidized units within KCHA's housing portfolio or through use of a general Housing Choice Voucher, should future need arise.

KCHA works with affected residents of selected former opt-out properties, providing ample notification and information (including the right to move using a general voucher for current enhanced voucher participants) in order to ensure the development's seamless transition to the Public Housing program. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2015-2: Reporting on the Use of Net Proceeds from Disposition Activities

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2015
IMPLEMENTED: 2015

The reporting process for the use of net proceeds from KCHA's disposition activities is duplicative and burdensome. The reporting protocol for the MTW program aligns with the Section 18 disposition code reporting requirements, allowing for an opportunity to simplify this process.

DESCRIPTION: This streamlining activity allows time-savings and administrative efficiencies while continuing to adhere to the guidelines outlined in 24 CFR 941 Subpart F of Section 18 demolition and disposition code. We use our net proceeds from disposition in some of the following ways, all of which are accepted uses under Section 18(a)(5):

- Repair or rehabilitation of existing ACC units.

- Development and/or acquisition of new ACC units.
- Provision of social services for residents.
- Implementation of a preventative and routine maintenance strategy for specific single-family scattered-site ACC units.
- Modernization of a portion of a residential building in our inventory to develop a recreation room, laundry room, or day-care facility for residents.
- Leveraging of proceeds in order to partner with a private entity for the purpose of developing mixed-finance Public Housing under 24 CFR 905.604.

KCHA reports on the uses of net proceeds from disposition activities, including administrative and overhead costs, in the annual MTW report. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2014-2: Revised Definition of "Family"

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2014
IMPLEMENTED: 2014

In 2024, 1,037 households experiencing homelessness in King County were families with children.[7] Thousands more elders and people with disabilities, many with severe rent burdens, are experiencing homelessness and often on our waiting lists.

DESCRIPTION: This policy directs KCHA's limited resources to populations facing the greatest need: elderly and near-elderly households; people with disabilities; families with children; and heads of household designated as emancipated minors (aged 16 and above) pursuant to Washington State regulations. We modified the eligibility standards outlined in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and HCV Administrative Plans to limit eligible households to those that include at least one elderly member, person with a disability, or a minor/dependent child. The current policy affects only admissions and does not affect the eligibility of households currently receiving assistance. Exceptions will be made for participants in programs that target

[7] King County Regional Homelessness Authority: Point-In-Time Count - KCRHA https://kcrha.org/community-data/king-county-point-in-time-count/

specialized populations, such as survivors of domestic violence or individuals experiencing chronic homelessness. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: See Appendix G for information regarding how this activity may also be utilized by Sedro Woolley Housing Authority as an MTW Partner Agency.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2013-1: Passage Point Re-Entry Housing Program

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2013
IMPLEMENTED: 2013

Between July 2020 and June 2023, 989 individuals in King County returned to the community after a period of incarceration.[8] In 2016 (the most recent year statistics are available), 47% of all state prisoners nationally and 57% of all federal prisoners were parents with at least one minor child. Among those minors, 19% with a parent in state prison and 13% with a parent in federal prison were age 4 or younger. [9] Parents typically face barriers to securing housing and employment upon release from prison due to their criminal record or lack of traditional job skills. Without a home or employment, many are unable to reunite with their children, and their children remain at risk of poorer life outcomes.

DESCRIPTION: Passage Point is a unique supportive housing program in Maple Valley that serves parents trying to reunify with their children following a period of incarceration, improving outcomes for both parents and children. KCHA provides 46 Project-based Vouchers (PBV) while the YWCA Seattle | King | Snohomish provides property management and supportive services. The YWCA identifies eligible individuals through outreach to prisons and correctional facilities and through relationships with the local public child welfare agency. In contrast to typical transitional housing programs that have strict 24-month occupancy limits, Passage Point residents may remain in place until they have completed the reunification process, are stabilized in employment, and are able to succeed in a less service-intensive environment. Passage Point residents who complete the program and regain custody of their children may apply to KCHA's Public Housing program and

[8] Washington State Department of Corrections. Number of Prison Releases by County of Release. www.doc.wa.gov/docs/publications/reports/200-RE001.pdf
[9] Maruschak, L.M, Bronson, J., and Alper, M. (2021). Survey of Prison Inmates, 2016: Parents in Prison and Their Minor Children. https://bjs.ojp.gov/content/pub/pdf/pptmcspi16st.pdf

receive priority placement on the waiting list. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: No modifications are anticipated. KCHA may extend the priority waiting list placement to other developments managed by the agency, including Project-Based Voucher properties that were formerly public housing.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2013-2: Flexible Rental Assistance

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2013
IMPLEMENTED: 2013

The one-size-fits-all approach of traditional federal housing programs does not provide the flexibility needed to quickly and effectively meet the needs of low-income households facing distinct housing crises. In many of these cases, time-limited, short-term rental assistance paired with responsive, individualized case management can help a family or individual out of a crisis situation and into stable housing.

DESCRIPTION: This activity, developed with local service providers and cross-sector partners, offers tailored flexible housing assistance programs to families and individuals experiencing homelessness. KCHA provides flexible financial and rental assistance, which could include time-limited rental subsidy, security deposits, rent arrears, and funds to cover move-in costs, while our partners provide individualized support services. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: KCHA currently administers two distinct flexible rental assistance programs:

- Student and Family Stability Initiative (SFSI): For families with students in K-12 public schools in two local school districts, SFSI pairs short-term rental assistance with housing stability and eviction prevention services that follow the Rapid Rehousing model, coupled with employment navigation services for families experiencing homelessness. School-based McKinney-Vento liaisons identify and connect these families with a community-based service provider under contract with KCHA. The caseworkers of the community-based

provider have the flexibility to determine the most effective approach to quickly stabilize the family in housing.

- While in School Housing Program (WISH): Implemented as part of KCHA's 2019 MTW Plan, flexible housing assistance is provided to college students experiencing homelessness or housing instability. This tenant-based, time-limited subsidy, developed in partnership with Highline College, provides up to 54 months of housing support while leveraging existing on-campus services that support students beyond their housing needs. This program was launched in 2020 with 40 vouchers and today serves up to 70 students at any one time.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: KCHA may use its flexible rental assistance activity to support:

- Households experiencing or at imminent risk of housing instability, including those fleeing domestic violence, dating violence, sexual assault, stalking, eviction, or other forms of housing loss.
- EHV participants that lose their voucher due to the depletion of EHV funding
- Other KCHA subsidized housing participants who lose their regular subsidy due to no fault of their own (such as funding shortfalls, term limits, or other reasons not caused by the household) but are otherwise eligible for MTW-funded assistance.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2009-1: Project-based Section 8 Local Program Contract Term

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2009
IMPLEMENTED: 2009

Nonprofit and public developers have faced difficulties securing private financing for the development and acquisition of affordable housing projects where short-term rental assistance commitments provided the cash flow. Measured against banking and private financial equity underwriting standards, the maximum Housing Assistance Payments (HAP) contract term allowed by HUD is too short and hinders the underwriting of debt on affordable housing projects.

DESCRIPTION: This activity extends the allowable term for Project-based Section 8 contracts up to 30 years for the initial HAP term and a 30-year cumulative maximum contract renewal term, not to exceed 60 years total. The longer term assists our partners in underwriting and leveraging private financing for development and acquisition projects. At the same time, the longer-term commitment of Project-based contracts signals to lenders and underwriters that the proposed development has sufficient cash flow to take on the debt necessary to develop or acquire

affordable housing units. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2008-1: Acquire New Public Housing

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2008
IMPLEMENTED: 2008

In King County there are only about 20 affordable and available units for every 100 extremely low-income renter households.[10] Given the gap between the availability of affordable housing and the number of low-income renters, KCHA must continue to increase the inventory of units that are affordable to extremely low-income households.

DESCRIPTION: KCHA's Public Housing Annual Contributions Contract (ACC) is currently below the Faircloth limit in the number of allowable units. These "banked" Public Housing subsidies allow us to add to the affordable housing supply in the region by acquiring new units. This approach is challenging, however, because Public Housing units cannot support debt. We continue our innovative use of MTW working capital, with a particular focus on the creation or preservation of units in high-opportunity neighborhoods. We further simplify the acquisition and addition of units to our Public Housing inventory by collaborating with the local HUD field office to streamline the information needed to add these units to the PIH Information Center (PIC) system and obtain operating and capital subsidies. We also use a process for self-certification of neighborhood suitability standards and Faircloth limits, necessitating the flexibility granted in Attachment D, Section D of our MTW Agreement. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: KCHA continues to look for strategic opportunities to acquire existing private-market properties and turn on banked public housing ACC, both of which may occur within a plan year. For ACC units that we own or acquire, and that meet the definition of physically obsolete, Section 18 will remain a valuable tool in rehabilitation efforts. Combined with this approach through the

[10] US Census Bureau, American Community Survey 2021 1-year estimate, as reported by the King County Regional Affordable Housing Dashboard. www.kingcounty.gov/depts/community-human-services/housing/affordable-housing-committee/data.aspx

plan year, KCHA will provide HUD with the respective property's date of construction completion rather than the DOFA date so that while determining the capital fund subsidy in accordance with CFR 905.400(d)(1)(iii), HUD can calculate the age of the project for estimated accrual need.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2008-3: FSS Program Modifications

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency
APPROVAL: 2008
IMPLEMENTED: 2018

Nationally, only about 25% of low-income households that qualify for housing assistance receive it. For more households with limited resources to be served, subsidized households need to be supported in their efforts to achieve economic independence and cycle out of the program. HUD's standard Family Self-Sufficiency (FSS) program may not provide the full range of services and incentives necessary to support greater self-sufficiency among participants.

DESCRIPTION: KCHA is implementing modifications to the FSS program that could increase incentives for resident participation, education and training outcomes, and income growth. With KCHA's rent policy, the new Contract of Participation (COP) length can potentially decrease the number of families served. Through MTW flexibility, the COP will begin on the first day of the following month that is signed and will be in effect for five years, with possible extensions for up to two years. In order to serve even more families, FSS families that are actively seeking employment at contract end date — and are ready to move to market-rate housing or homeownership — will be deemed as successful participants and can graduate from the program. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: We continue to explore the manner and rate at which participants accumulate and access escrow funds as part of a broader economic mobility strategic planning process.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2008-10 and 2008-11: EASY and WIN Rent Policies

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2008

IMPLEMENTED: 2008

The administration of rental subsidies under existing HUD rules can be complex and confusing to the residents we serve. Significant staff time was being spent complying with federal requirements that do not promote better outcomes for residents, safeguard program integrity, or save taxpayer money. The rules regarding medical deductions, annual reviews and recertifications, and income calculations were cumbersome and often hard to understand. In addition, many households headed by seniors and people with disabilities live on fixed incomes that change only when there is a Cost of Living Adjustment (COLA), making annual reviews superfluous. For working households, HUD's rent rules include complications that serve as disincentives to income progression and make program compliance challenging for staff and residents.

DESCRIPTION: KCHA has instituted two comprehensive rent reform policies. The first, EASY Rent, simplifies rent calculations and recertifications for households headed by a senior or person with a disability who derive 90% of their income from a fixed source (such as Social Security, Supplemental Security Income [SSI] or pension benefits), and are enrolled in our Public Housing, Housing Choice Voucher, or project-based Section 8 programs. Rents are calculated at an alternative percentage of adjusted income. EASY Rent streamlines KCHA operations and simplifies the burden placed on residents by reducing recertification reviews to a three-year cycle and placing rent adjustments based on COLA increases in Social Security and SSI payments on an annual cycle.

The second policy, WIN Rent, was implemented in FY 2010 to encourage increased economic self-sufficiency among households where individuals are able to work. WIN Rent is calculated based on a series of income bands and the tenant's share of the rent is calculated at a set percentage of the lower end of each income band. This tiered system is designed to incentivize increases in earnings towards economic self-sufficiency, as the tenant's rent does not change until household income increases to the next band level. Additionally, recertifications are conducted biennially instead of annually, allowing households to retain all increases in earnings during that time period without an accompanying increase to the tenant's share of rent. In addition to changes to the recertification cycle, we also have streamlined processing and reviews. For example, we limit the number of tenant-requested reviews to reduce rent to two occurrences in a two-year period in the WIN Rent program.

Under both rent structures - EASY and WIN Rent - income includes amounts anticipated to be received and adjusted only by deductions for eligible childcare, medical and disability-related

expenses in bands, up to a cap of $10,000. Both rent structures also eliminate flat rents, income disregards, and all other deductions/allowances and they exclude the employment income of household members under age 21. Households with little or no income are given a temporary reprieve during which they are able to pay a lower rent or, in some cases, receive a credit payment. Following this period, household rent will be set at a minimum monthly payment, which may differ between WIN Rent and EASY Rent, regardless of income calculation.

KCHA may implement changes to address imminent and emergent program needs. For example, updated WIN Rent program Income Bands and Rent Tables may be modified and the percentage of income used when calculating rent for EASY Rent Households may be adjusted to allow KCHA to effectively respond to economic conditions and help ensure short and long-term program viability.

See Appendix G for information regarding how this activity may also be utilized by Sedro Woolley Housing Authority as an MTW Partner Agency.

This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

KCHA regularly assesses the impacts of regulatory and other HUD changes, including final regulations implementing HOTMA Sections 102 and 104, on the agency's existing policies. KCHA continues to leverage our MTW authority waiving HUD regulations in favor of local policies related to rent determination including recertifications, interim reexaminations, income calculations, deductions/allowances, and asset limitations.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: KCHA may modify its local minimum rent levels as part of a broader strategy to support its financial capacity to continue to serve as many households as feasible. In addition, KCHA may modify exclusion of student financial assistance under the HCV program – simplifying program administration by mirroring the exclusion that applies to Public Housing program residents. Other non-significant changes, such as clarification regarding when changes in rent resulting from a KCHA-required or tenant-requested review become effective, may also be implemented.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2008-21: Public Housing and Housing Choice Voucher Utility Allowances

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2008

IMPLEMENTED: 2010

KCHA was spending an estimated $20,000 or more annually in staff time to administer utility allowances under HUD's one-size-fits-all national guidelines. HUD's national approach did not to capture average consumption levels in the Puget Sound area.

DESCRIPTION: This activity simplifies the HUD rules on Public Housing and HCV Utility Allowances by applying a single methodology that reflects local consumption patterns and costs. Before this policy change, allowances were calculated for individual units and households using different rules under the various HUD programs. Additionally, HUD required an immediate update of the allowances with each cumulative 10% rate increase by utility companies.

Now, KCHA provides allowance adjustments annually when the Consumer Price Index produces a cumulative change of more than 10% rather than every time an adjustment is made to the utility equation. We worked with data from a Seattle City Light study completed in late 2009 to identify key factors in household energy use and develop average consumption levels for various types of units in the Puget Sound region. We used this information to create a new utility schedule that considers multiple factors: type of unit (single vs. multi-family); size of unit; high-rise vs. low-rise units; and the utility provider. We modified allowances for units where the resident pays water and/or sewer charges. KCHA's Hardship Policy, adopted in July 2010, also allows KCHA to respond to unique household or property circumstances, and documented cases of financial hardship.

See Appendix G for information regarding how this activity may also be utilized by Sedro Woolley Housing Authority as an MTW Partner Agency.

This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

KCHA regularly assesses the impacts of regulatory and other HUD changes, including final regulations implementing HOTMA Sections 102 and 104, on the agency's existing policies. KCHA continues to leverage our MTW authority waiving HUD regulations in favor of local policies related to utility allowances.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY:

- KCHA may implement a policy allowing for alternative utility allowances for certain properties that meet sustainability criteria. In analyzing and implementing this policy, KCHA would establish criteria for energy modeling reports or other tools used to determine the alternative EAS, limit eligibility to certain types of properties, and establish criteria regarding periodic updates to models and approved allowances.
- In 2026, KCHA will continue to explore making changes to the content, structure, and scope of our utility allowances to better meet the needs of households living in our subsidized housing or the long-term viability of the housing programs. If KCHA pursues such changes in addition to those related to project-based vouchers, we will ensure that the proper public process is followed.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None.

ACTIVITY 2007-6: Develop a Sponsor-based Housing Program

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2007
IMPLEMENTED: 2007

According to the King County Regional Homelessness Authority's most recent Point-in-Time Count in January 2024, 16,385 people in the county lacked housing, and about half of them (49%) reported that they were experiencing chronic homelessness.[11]

DESCRIPTION: KCHA provides housing funds directly to our behavioral health care and nonprofit partners, including Sound and Navos. Providers use the funds to provide affordable housing to subsidy program participants. The programs operate as scattered site permanent supportive housing, which couples individualized services with affordable housing that help residents maintain long-term housing stability. As openings occur, recipients are referred through the mental health system, street outreach teams, and King County's Coordinated Entry system. Once a participant is stabilized and ready for a more independent living environment, KCHA works with King County government to offer a move-on strategy as tenant-based non-elderly disability voucher, issued by KCHA are available. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

[11] 2024 Point in Time Count. King County Regional Homelessness Authority. https://kcrha.org/data-overview/king-county-point-in-time-count

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2007-14: Enhanced Transfer Policy

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2007
IMPLEMENTED: 2007

HUD rules restrict a resident to move from Public Housing to HCV, from HCV to Public Housing, or between voucher types. This hampers KCHA's ability to meet the needs of our residents. For example, project-based Section 8 residents may need to move if their physical abilities change and they no longer can access an upper-story, walk-up apartment. A Public Housing property may have an accessible unit available. Under traditional HUD regulations, this resident would not be able to move into this available unit.

DESCRIPTION: KCHA's policy allows a resident to transfer among KCHA's various subsidized programs and expedites access to Uniform Federal Accessibility Standards (UFAS)-rated units for mobility-impaired households. In addition to mobility needs, a household might grow in size and require a larger unit with more bedrooms. The enhanced transfer policy allows a household to move to a larger unit when one becomes available in either program. In 2009, KCHA took this one step further by actively encouraging over-housed or under-housed residents to transfer when an appropriately sized unit becomes available through incentive payments. The flexibility provided through this policy allows us to swiftly meet the needs of our residents by housing them in a unit that suits their situation best and enables KCHA to provide the most efficient fit of family to unit size, regardless of which federal subsidy is being received. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: KCHA may introduce changes that clarify policy and streamline the transfer process to better meet identified needs of our clients, promote housing stability and ensure efficient use of available resources. KCHA may utilize this activity to further streamline transfer processes between subsidy types. For example, in circumstances where funding limitations jeopardize the continuation of a household's current subsidy, KCHA may utilize streamlined transfer processes to expedite a client's shift to an alternative subsidy type without

requiring action from the household. Additionally, KCHA may revise the criteria and prioritization for transfers to respond to urgent operational needs or to address specific household circumstances.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None.

ACTIVITY 2005-4: Payment Standard Changes

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2005
IMPLEMENTED: 2005

KCHA's jurisdiction covers more than 2,000 square miles, 25% larger than the state of Rhode Island. Rental stock and rents vary widely throughout the county. When market rents exceed allowable subsidy levels provided under HUD's payment standard methodology, participating HCV households must pay the overage directly out of pocket. If payment standards do not reflect escalating housing costs, this directly increases the amount paid by HCV participants and can hamper the ability of some households to secure new housing. KCHA's multi-tiered approach to setting payment standards based on location expands geographic choice for families while minimizing the number of families experiencing severe rent burden.

DESCRIPTION: This initiative develops local criteria for the determination and assignment of payment standards to better match local rental markets, with the goals of increasing affordability in high-opportunity neighborhoods and ensuring the best use of limited financial resources. We develop our payment standards through a regular analysis of local submarket conditions, trends, and projections. This approach means that we can provide subsidy levels sufficient for families to afford the rents in high-opportunity areas of the county and not have to pay market-leading rents in less expensive neighborhoods. Our regular monitoring ensures we are positioned to act quickly amid changing market conditions. As a result, our residents are less likely to be displaced by rising rents and have greater geographic choice.

In 2007, we expanded this initiative and allowed approval of payment standards of up to 120% of Fair Market Rent (FMR) without HUD approval. In early 2008, we decoupled the payment standards from HUD's FMR calculations entirely so that we could be responsive to the range of rents in local submarkets.

In 2016, KCHA implemented a five-tiered payment standard system based on ZIP codes. We arrived at a five-tiered approach by analyzing recent tenant lease-up records, consulting local real estate data, holding forums with residents and staff, reviewing small area FMR payment standard systems implemented by other housing authorities, and assessing the financial implications of various

approaches. In designing the new system, we sought to have enough tiers to account for submarket variations but not so many that the new system became burdensome and confusing for staff and residents. Outcomes demonstrate an increase in lease-up rates in high-opportunity neighborhoods within the top two tiers. In 2018, we added an additional tier and instituted the practice of conducting a second market analysis and potential payment standard adjustment to account for the rapidly changing rental submarkets.

In 2022, 30% of all KCHA's federally subsidized households with children lived in high-opportunity neighborhoods — an increase of six percentage points since 2016. These neighborhoods offer proven benefits to residents, including improved educational opportunities, increased access to public transportation, and greater economic opportunities, leading to better outcomes for children and families.[12] This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

In 2024 HUD confirmed KCHA's exemption from the mandatory use of the Small Area Fair Market Rents as a result of our alternative payment standards policy, per the MTW exemption criteria in section 6 of Notice PIH 2018-01.

KCHA regularly assesses the impacts of regulatory and other HUD changes, including final regulations implementing HOTMA Sections 102 and 104, on the agency's existing policies. KCHA continues to leverage our MTW authority waiving HUD regulations in favor of local policies related to payment standards.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: For the purposes of determining the applicable unit size for the payment standard and the maximum occupancy level, KCHA shall determine the number of rooms which are acceptable sleeping rooms. The determination will be made on a case-by-case basis, considering factors such as HUD guidance, the design of the structure, family composition and safety of egress.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

[12] High-opportunity areas in this case align with those identified as part of the Creating Moves to Opportunity (CMTO) project. To identify high-opportunity neighborhoods, CMTO researchers used the Opportunity Atlas which provides the rates of "upward income mobility for children growing up in low-income families" across census tracts. See: www.opportunityatlas.org

ACTIVITY 2004-2: Local Project-based Voucher Program

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

Standard project-basing regulations are cumbersome and present multiple obstacles. The ability to streamline the Project-based Voucher (PBV) program is an important factor in addressing the distribution of affordable housing in King County, coordinating effectively with local initiatives, and operating KCHA's affordable housing stock efficiently.

DESCRIPTION: KCHA places Project-based Vouchers in high-opportunity neighborhoods in order to increase access to these opportunities for low-income children and families. We also partner with nonprofit community service providers to create housing targeted to special-needs populations, opening new housing opportunities for people experiencing homelessness throughout King County who are traditionally not served through our mainstream Public Housing and Housing Choice Voucher programs. Additionally, we coordinate with county government and suburban jurisdictions to assist with underwriting a pipeline of new affordable housing developed by local nonprofit housing providers. MTW flexibility granted by this activity has helped us implement the following policies.

The goals of this activity are to:

CREATE HOUSING TARGETED TO SPECIAL-NEEDS POPULATIONS BY:

- Assigning Project-based Voucher subsidy to a limited number of demonstration projects not qualifying under standard policy in order to serve important public purposes. (FY 2004)
- Modifying eligibility and selection policies as needed to align with entry criteria for nonprofit-operated housing programs. (FY 2004)

SUPPORT A PIPELINE OF NEW AFFORDABLE HOUSING BY:

- Prioritizing assignment of PBV assistance to units located in high-opportunity census tracts, including those with poverty rates lower than 20%. (FY 2004)
- Waiving the 25% cap on the number of units that can be project-based on a single site. (FY 2004)
- Allocating PBV subsidy non-competitively to KCHA-controlled sites or other jurisdictions and using an existing local government procurement process for project-basing Voucher assistance. (FY 2004)

- Allowing owners and agents to conduct their own construction and/or rehab inspections, and having the management entity complete the initial inspection rather than KCHA, with inspection sampling at annual review. (FY 2004)
- Modifying eligible unit and housing types to include shared housing, cooperative housing, transitional housing, and high-rise buildings. (FY 2004)
- Allowing PBV rules to defer to Public Housing rules when used in conjunction with a mixed finance approach to housing preservation or when assigned to a redeveloped former Public Housing property. (FY 2008)
- Partnering with local municipalities to develop a local competitive process that pairs project-based assistance with local zoning incentives. (FY 2016)
- Allowing KCHA to enter into a HAP contract for any type of unit that does not qualify as existing housing and is under construction or has been recently constructed, regardless of whether an AHAP has been executed. (FY 2019)

IMPROVE PROGRAM ADMINISTRATION BY:

- Allowing project sponsors to manage project waiting lists as determined by KCHA. (FY 2004)
- Using KCHA's standard HCV process for determining Rent Reasonableness for units in lieu of requiring third-party appraisals. (FY 2004)
- Allowing participants in "wrong-sized" units to remain in place, if needed, and pay the higher rent. (FY 2004)
- Assigning standard HCV payment standards to PBV units, allowing modification with approval of KCHA where deemed appropriate. (FY 2004)
- Offering moves to Public Housing in lieu of an HCV exit voucher (FY 2004) or allowing offer of a tenant-based voucher for a limited period as determined by KCHA in conjunction with internal Public Housing disposition activity. (FY 2012)
- Allowing KCHA to modify the HAP contract. (FY 2004)
- Using Public Housing preferences for PBV units in place of HCV preferences. (FY 2008)
- Allowing KCHA to inspect units at contract execution rather than contract proposal. (FY 2009)
- Modifying the definition of "existing housing" to include housing that could meet Housing Quality Standards within 180 days. (FY 2009)
- Allowing direct owner or provider referrals to a PBV vacancy when the unit has remained vacant for more than 30 days. (FY 2010)
- Waiving the 20% cap on the amount of HCV budget authority that can be project-based, allowing KCHA to determine the size of our PBV program. (FY 2010)
- Allowing KCHA to remove the requirement that all units placed under contract pass inspection before the contract is executed. In these scenarios, KCHA will ensure that the

property communal areas pass inspection before execution of the contract, and each individual unit intended for inclusion under the contract will undergo inspection and must pass prior to tenants moving into the unit and before KCHA pays the PBV subsidy. (FY 2025)

- Leverage MTW authority waiving HUD regulations in favor of local policies when HUD makes regulatory and other changes such as final regulations implementing HOTMA. (FY 2025)

This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY:

- KCHA may also offer moves to PBV Section 8 units in KCHA-controlled properties in lieu of tenant-based exit vouchers (except where prohibited).
- KCHA does not anticipate residents experiencing significant rent increases due solely to the conversion of their property from public housing to PBV under RAD. If such rent increases do occur, KCHA may modify the RAD-prescribed three-year phase-in of rent increases due solely to RAD to allow up to $100 per month in the first year, up to $200 in the second year and any remaining amounts in the third year.
- KCHA may determine the OCAF adjustment to contract rents where applicable.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-3: Develop Site-based Waiting Lists

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2004
IMPLEMENTED: 2004

DESCRIPTION: Under this initiative, KCHA has implemented a streamlined waitlist system for KCHA-owned Public Housing and Project-Based HCV units that provides applicants additional options for choosing the location where they want to live. In addition to offering site-based waiting lists, we have established a Conditional Housing waiting list to accommodate the needs of households ready to transition from the region's network of transitional housing and KCHA's targeted housing programs that assist households experiencing or at risk of homelessness to move toward self-sufficiency. In general, applicants are selected for occupancy using a rotation between the site-based and transitional housing applicant pools, based on an equal ratio. Units are not held vacant

if a particular waiting list is lacking an eligible applicant. Instead, a qualified applicant is pulled from the next waiting list in the rotation. Exceptions to this selection system are allowed to address documented cases of urgent need as approved by KCHA's Executive Director (or designee) or to ensure compliance with KCHA's HUD-approved Public Housing Designation Plan which prioritizes occupancy for designated "Mixed-Population" developments to elderly (over 62) or near-elderly (locally-defined as age 55 through 61) disabled households.

This activity applies to KCHA's Special Purpose Vouchers, including Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

See Appendix G for information regarding how this activity may also be utilized by Sedro Woolley Housing Authority as an MTW Partner Agency.

UPDATE: As described in previous MTW Plans, and as mentioned in Section II of this plan, KCHA in 2025 changed the structure of the existing site-based waiting lists for our subsidized housing program. To create greater choice for applicants, as outlined in our approved 2025 MTW Plan, KCHA implemented a change in 2025 allowing applicants to select as many waiting lists as they desire. This change allows greater opportunities for families to identify and select housing opportunities in communities of their choice, based on their desired neighborhood and site amenities. KCHA may also consider grouping sites by cities or other characteristics, as an alternative to regional or site-specific waiting lists.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: KCHA is considering changes in its tenant selection system to further address identified community need. For instance, to address high levels of students experiencing homelessness in the area, KCHA partnered with the Bellevue School District and local community organizations to provide families experiencing homelessness priority access to subsidized housing within the school district. KCHA may expand this strategy to other areas of King County or implement other preferences to increase housing choice among identified groups.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-5: Modified Inspection Protocols

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

HUD's inspection protocols often require multiple trips to the same neighborhood, the use of third-party inspectors, and blanket treatment of different housing types, adding administrative

costs and delays. Follow-up inspections for minor "fail" items impose additional burdens on landlords, who may then resist renting to families with Housing Choice Vouchers.

DESCRIPTION: Through a series of HCV program modifications, we have streamlined the inspection process to simplify administration, improve stakeholder satisfaction, and reduce administrative costs. Specific policy changes include: (1) allowing the release of HAP payments when a unit fails an inspection due to minor deficiencies (applies to both annual and initial move-in inspections); (2) geographically clustering inspections to reduce repeat trips to the same neighborhood or building by accepting annual inspections completed eight to 20 months after initial inspection, allowing us to align inspection of multiple units in the same geographic location; and (3) self-inspecting KCHA-owned units rather than requiring inspection by a third party. KCHA also utilizes a risk-based inspection model that places multi-family apartment complexes on a biennial inspection schedule.

We have also streamlining our protocol even further by allowing landlords to inspect and self-certify that the unit passes HUD's standards. Currently, KCHA applies this to initial and turn-over inspections in newly constructed, not-previously-occupied units issued a Certificate of Occupancy or Temporary Certificate of Occupancy, KCHA-owned properties built after 1978, non-KCHA affiliated LIHTC properties. and landlords who qualify for biennial inspections. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity for biennial inspections. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: The timeline for KCHA's planned enterprise-wide software conversion has shifted to 2026. As noted in our 2025 MTW Plan, KCHA is moving toward aligning inspections with HUD's relevant implementation guidance where it does not conflict with approved MTW activities. In lieu of immediate implementation, KCHA will continue to leverage our MTW authority and previously approved activities - maintaining existing policies relating to inspection protocols including continued use of HQS inspection standards.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-7: Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

Duplicative recertifications, complex income calculations, and strict timing rules cause unnecessary and regular intrusions into residents' day-to-day work, family responsibilities, and other activities. These processes often require KCHA to expend our limited resources on work that does not support program goals.

DESCRIPTION: After analyzing our business processes, forms, and verification requirements, we have eliminated or replaced the administrative burdens that have little or no value. Using lean engineering techniques, KCHA continues to review office workflow and identify ways that tasks can be accomplished more efficiently and intrude less into the lives of program participants, while still assuring program integrity and quality control. Under this initiative, we have made a number of changes to our business practices and processes for verifying and calculating tenant income and rent.

Key elements of this activity include:

CHANGING BUSINESS PROCESSES:

- Modifying HCV policy to require notice to move prior to the 20th of the month in order to have paperwork processed during the month. (FY 2004)
- Allowing applicant households to self-certify membership in the family at the time of admission. (FY 2004)
- Modifying HUD inspection requirements for units converted to project-based subsidy from another KCHA subsidy, and allow the most recent inspection completed within the prior 12 months to substitute for the initial inspection required before entering the HAP contract. (FY 2012)
- Modifying standard PBV requirements to allow the most recent recertification (within last 12 months) to substitute for the full recertification when a tenant's unit is converted to a PBV subsidy and maintaining their recertification schedule. (FY 2012)
- Allowing Public Housing and HCV applicant households to qualify for a preference when household income is below 30% of AMI. (FY 2004)
- Streamlining procedures for processing interim rent changes resulting from wholesale reductions in state entitlement programs. (FY 2011)
- Modifying the inspection process to allow streamlined processing of inspections and related data. (FY 2010)

- Establishing a local release form that replaces HUD Form 9886 — clearly defining verifications that could be obtained and extending authorization for use to 40 months. (FY 2014)

CHANGING VERIFICATION AND INCOME CALCULATION PROCESSES:

- Excluding state Department of Social and Health Services (DSHS) payments made to a landlord on behalf of a tenant from the income and rent calculation under the HCV program. (FY 2004)
- Allowing HCV residents to self-certify income of $50 or less received as a pass-through DSHS childcare subsidy. (FY 2004)
- Extending to 180 days the term over which verifications are considered valid. (FY 2008)
- Changing income exclusion policies and practices by:
    - Modifying the definition of "income" to exclude income from assets with a value less than $50,000 and income from Resident Service Stipends less than $500 per month. (FY 2008)
    - Subsequently Modifying the Resident Service Stipend maximum income exclusion allowance from $500 to $750 per month, and updating the policy so that the maximum amount is annually adjusted based on the COLA increases received by KCHA employees. (FY 2023)
- Applying any change in Payment Standard at the time of the resident's next annual review or update, and for entering households, on the effective date. (FY 2004)
- Allowing HCV residents who are at $0 HAP to self-certify income at the time of review. (FY 2004)

This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

- KCHA regularly assesses the impacts of regulatory and other HUD changes, including final regulations implementing HOTMA Sections 102 and 104, on the agency's existing policies. KCHA continues to leverage our MTW authority waiving HUD regulations in favor of local policies.

See Appendix G for information regarding how this activity may also be utilized by Sedro Woolley Housing Authority as an MTW Partner Agency.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY:

- As KCHA transitions to a new housing management software platform in 2026, KCHA will continue to explore and may implement further streamlining policies that use the new software functionality to reduce administrative burdens. No further authorizations are

needed at this time. Any changes are justified using the authorization granted in KCHA's MTW Restated and Amended Agreement: Attachment C, Item D.5.

- KCHA may clarify use of its approved Catastrophic Plan as a mechanism to address acute needs to protect the viability of the Housing Authority's programs.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-9: Rent Reasonableness Modifications

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

Under current HUD regulations, a housing authority must perform an annual Rent Reasonableness review for each voucher holder. If a property owner is not requesting a rent increase, however, the rent does not fall out of federal guidelines and does not necessitate a review.

DESCRIPTION: KCHA now performs Rent Reasonableness determinations only when a landlord requests an increase in rent. Under standard HUD regulations, a Rent Reasonableness review is required annually in conjunction with each recertification completed under the program. After reviewing this policy, we found that if an owner had not requested a rent increase, it was unlikely the current rent fell outside of established guidelines. In response to this analysis, KCHA eliminated an annual review of rent levels. In bypassing this burdensome process, we intrude less in the lives of residents and can redirect our resources to more pressing needs. Additionally, KCHA performs Rent Reasonableness determinations at our own properties rather than contracting with a third party, allowing us to save additional resources. We also may modify our Rent Reasonableness review to exclude any properties that are financed in whole or in part by local or federal programs, including tax credit properties. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-12: Energy Performance Contracting

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

KCHA could recapture up to $3 million in energy savings per year if provided the upfront investment necessary to make efficiency upgrades to our aging housing stock.

DESCRIPTION: KCHA employs energy efficiency measures and improvements through Energy Performance Contracts (EPCs) — a financing tool that allows housing authorities to make needed energy upgrades without having to self-fund the upfront necessary capital expenses. The energy services partner identifies these improvements through an investment-grade energy audit that is then used to underwrite loans to pay for the measures. Project expenses, including debt service, are then paid for out of the energy savings while KCHA and our residents receive the long-term savings and benefits. Upgrades may include: installation of energy-efficient light fixtures, solar panels, and low-flow faucets, toilets, and showerheads; upgraded appliances and plumbing; and improved irrigation and HVAC systems.

In 2016, we extended the existing EPC for an additional eight years and implemented a new 20-year EPC with Johnson Controls for both incremental and existing Public Housing properties to make needed capital improvements. As noted in its 2025 MTW Plan RAD amendment, KCHA will pay down EPC debt as necessary throughout the conversion of public housing properties to project-based vouchers under RAD. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-16: Housing Choice Voucher Occupancy Requirements

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

More than 20% of tenant-based voucher households move two or more times while receiving subsidy. Moves can be beneficial for the household if they lead to improved economic or educational opportunities or housing quality, but moves also can be burdensome because they

incur the costs of finding a new unit through application fees and other moving expenses. KCHA also incurs additional costs in staff time through processing moves and working with families to locate a new unit.

DESCRIPTION: Households may continue to live in their current unit when their family size exceeds the standard occupancy requirements by just one member. Under standard guidelines, a seven-person household living in a three-bedroom unit would be considered overcrowded and thus be required to move to a larger unit. Under this modified policy, the family may remain voluntarily in its current unit, avoiding the costs and disruption of moving. This initiative reduces the number of processed annual moves, increases housing choice among these families, and reduces our administrative and HAP expenses. KCHA's policies allow for revised occupancy standards; implementation is pending due to uncertainty of federal funding. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: In FY 2005 KCHA established occupancy standards that reduced the number of bedrooms for which a family qualified by allocating one bedroom per two adults or per two minors. In 2026, KCHA will reexamine our occupancy standards to allow bedrooms to again be allocated using such family characteristics as sex, age, and disability status.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

B. Not Yet Implemented Activities

Activities listed in this section are approved but have not yet been implemented.

ACTIVITY 2008-5: Allow Limited Double Subsidy between Programs (Project-based Section 8/Public Housing/Housing Choice Vouchers)

APPROVAL: 2008

This policy change facilitates program transfers in limited circumstances, increases landlord participation, and reduces the impact on the Public Housing program when tenants transfer. Based upon recent evaluation this activity will not be implemented in 2026, but we will continue to consider implementation in a future fiscal year.

ACTIVITY 2010-11: Incentive Payments to HCV Participants to Leave the Program

APPROVAL: 2010

KCHA may offer incentive payments to families receiving less than $100 per month in HAP to voluntarily withdraw from the program. Based upon recent evaluation this activity will not be implemented in 2026, but we will continue to consider implementation in a future fiscal year.

C. Activities on Hold

N/A

D. Closed-Out Activities

Activities listed in this section are closed out, meaning they never have been implemented, that we do not plan to implement them in the future, or that they are completed or obsolete.

ACTIVITY 2016-1: Budget-based Rent Model

APPROVAL: 2016

CLOSEOUT YEAR: 2018

This activity would have allowed KCHA to adopt a budget-based approach to calculating the contract rent at our Project-based Section 8 developments. Traditionally, HUD requires Public Housing Authorities to set rent in accordance with Rent Reasonableness statutes. These statutes require that a property's costs reflect the average costs of a comparable building in the same geographic region at a particular point in time. However, a property's needs and purpose can change over time. This set of rules does not take into consideration variations in costs, which might include added operational expenses, necessary upgrades, and increased debt service to pay for renovations. This budget-based rent model would have allowed KCHA to create an appropriate annual budget for each property from which a reasonable, cost-conscious rent level would derive. This policy is no longer under consideration.

ACTIVITY 2015-1: Flat Subsidy for Local, Non-traditional Housing Programs

APPROVAL: 2015

CLOSEOUT YEAR: 2025

This activity would have provided a flat, per-unit subsidy in lieu of a monthly Housing Assistance Payment (HAP) and allowed the service provider to dictate the terms of the tenancy (such as length of stay and the tenant portion of rent). The funding would have been block-granted based on the

number of units authorized under contract and occupied in each program. This flexibility would have allowed KCHA to better support high-risk homeless populations with supportive housing programs tailored to nimbly meet an individual's needs. Based upon evaluation, this activity is no longer under consideration.

ACTIVITY 2014-1: Stepped-down Assistance for Homeless Youth

APPROVAL: 2014

CLOSEOUT YEAR: 2024

Through this activity, KCHA implemented a flexible "stepped-down" rental assistance model in partnership with local youth service providers. KCHA partnered with Valley Cities Counseling and Consultation (VCCC) to operate the Coming Up Program (CUP). This program offered independent housing opportunities to young adults (ages 18 to 25) who were transitioning out of homelessness. With support from the provider, the youth moved into housing in the private rental market, signed a lease, and worked with a resource specialist who prepared them to take over the lease after a period of being stabilized in housing.

For the past several years our partner agency has faced many challenges administering the Sponsor-based stepped rent model through a master-lease, and decided to end the CUP model and terminate its contract with KCHA through attrition. The contract between KCHA and VCCC ended on December 31, 2022. This activity is closed out as KCHA was not able to find another youth-serving agency to partner with us on this innovative model.

ACTIVITY 2013-3: Short-term Rental Assistance Program

APPROVAL: 2013

CLOSEOUT YEAR: 2015

In partnership with the Highline School District, KCHA implemented a program called the Student and Family Stability Initiative (SFSI), a Rapid Re-housing demonstration program. Using this evidence-based approach, our program paired short-term rental assistance with housing stability and employment connection services for families experiencing or on the verge of homelessness. This activity is ongoing but has been combined with Activity 2013-2: Flexible Rental Assistance, as the program models are similar and enlist the same MTW flexibilities.

ACTIVITY 2012-2: Community Choice Program

APPROVAL: 2012

CLOSEOUT YEAR: 2016

This initiative was designed to encourage and enable HCV households with young children to relocate to areas of the county with higher achieving school districts and other community benefits. Through collaboration with local nonprofits and landlords, the Community Choice Program offered one-on-one counseling to households in deciding where to live, helped households secure housing in their community of choice, and provided ongoing support once a family moved to a new neighborhood. Lessons learned from this pilot informed Creating Moves to Opportunity, KCHA's completed research partnership that sought to expand geographic choice.

ACTIVITY 2012-4: Supplemental Support for the Highline Community Healthy Homes Project

APPROVAL: 2012

CLOSEOUT YEAR: 2012

This project provided supplemental financial support to low-income families not otherwise qualified for the Healthy Homes project but that required assistance to avoid loss of affordable housing. This activity is completed. An evaluation of the program by Breysse *et al* was included in KCHA's 2013 Annual MTW Report.

ACTIVITY 2011-1: Transfer of Public Housing Units to Project-based Subsidy

APPROVAL: 2011

CLOSEOUT YEAR: 2012

By transferring Public Housing units to Project-based subsidy, KCHA preserved the long-term viability of 509 units of Public Housing. By disposing these units to a KCHA-controlled entity, we were able to leverage funds to accelerate capital repairs and increase tenant mobility through the provision of tenant-based voucher options to existing Public Housing residents. This activity is completed.

ACTIVITY 2011-2: Redesign the Sound Families Program

APPROVAL: 2011

CLOSEOUT YEAR: 2014

KCHA developed an alternative model to the Sound Families program that combines HCV funds with state Department of Social and Health Services funds. The goal was to continue the support of

at-risk, homeless households in a FUP-like model after the completion of the Sound Families demonstration. This activity is completed and the services have been incorporated into our existing conditional housing program.

ACTIVITY 2010-1: Supportive Housing for High-need Homeless Families

APPROVAL: 2010

CLOSEOUT YEAR: 2025

This activity was intended to be a demonstration program for up to 20 households in a project-based Family Unification Program (FUP)-like environment. As our program partners opted for a tenant-based model instead, this activity is no longer under consideration.

ACTIVITY 2010-2: Resident Satisfaction Survey

APPROVAL: 2010

CLOSEOUT YEAR: 2010

KCHA developed our own resident survey in lieu of the requirement to comply with the Resident Assessment Subsystem portion of HUD's Public Housing Assessment System (PHAS). The Resident Assessment Subsystem is no longer included in PHAS so this activity is obsolete. KCHA nevertheless continues to survey residents on a regular basis.

ACTIVITY 2010-9: Limit Number of Moves for an HCV Participant

APPROVAL: 2010

CLOSEOUT YEAR: 2025

This policy aimed to increase family and student classroom stability and reduce program administrative costs by limiting the number of times an HCV participant can move per year or over a set time. Reducing household and classroom relocations during the school year is currently being addressed through a counseling pilot. Based upon evaluation, this activity is no longer under consideration.

ACTIVITY 2010-10: Implement a Maximum Asset Threshold for Program Eligibility

APPROVAL: 2010

CLOSEOUT YEAR: 2016

This activity would have limited the value of assets that can be held by a family in order to obtain (or retain) program eligibility. This policy is no longer under consideration.

ACTIVITY 2009-2: Definition of Live-in Attendant

APPROVAL: 2009

CLOSEOUT YEAR: 2014

In 2009, KCHA considered a policy change that would have redefined who is considered a "Live-in Attendant." This policy is no longer under consideration.

ACTIVITY 2008-4: Combined Program Management

APPROVAL: 2008

CLOSEOUT YEAR: 2009

This activity streamlined program administration through a series of policy changes that ease operations of units converted from Public Housing to Project-based Section 8 subsidy or those located in sites supported by mixed funding streams. This policy change is completed.

ACTIVITY 2008-6: Performance Standards

APPROVAL: 2008

CLOSEOUT YEAR: 2014

In 2008, KCHA investigated the idea of developing performance standards and benchmarks to evaluate the MTW program. We worked with other MTW agencies in the development of the performance standards. This activity is closed out as KCHA continues to collaborate with other MTW agencies on industry metrics and standards.

ACTIVITY 2008-17: Income Eligibility and Maximum Income Limits

APPROVAL: 2008

CLOSEOUT YEAR: 2016

This policy would have capped the income that residents may have and also still be eligible for KCHA programs. KCHA is no longer considering this activity.

ACTIVITY 2007-4: Housing Choice Voucher Applicant Eligibility

APPROVAL: 2007

CLOSEOUT YEAR: 2007

This activity increased program efficiency by removing eligibility for those currently on a federal subsidy program.

ACTIVITY 2007-8: Remove Cap on Voucher Utilization

APPROVAL: 2007

CLOSEOUT YEAR: 2014

This initiative allowed us to award HCV assistance to more households than permissible under the HUD-established baseline. Our savings from a multi-tiered payment standard system, operational efficiencies, and other policy changes have been critical in helping us respond to the growing housing needs of the region's extremely low-income households. Despite ongoing uncertainties around federal funding levels, we intend to continue to use MTW program flexibility to support housing voucher issuance levels above HUD's established baseline. This activity is no longer active as agencies are now permitted to lease above their ACC limit.

ACTIVITY 2007-9: Develop a Local Asset Management Funding Model

APPROVAL: 2007

CLOSEOUT YEAR: 2007

This activity streamlined current HUD requirements to track budget expenses and income down to the Asset Management Project level. This activity is completed.

ACTIVITY 2007-18: Resident Opportunity Plan (ROP)

APPROVAL: 2007

CLOSEOUT YEAR: 2015

An expanded and locally designed version of FSS, ROP's mission was to advance families toward self-sufficiency through the provision of case management, supportive services, and program incentives, with the goal of positive transition from Public Housing or HCV into private-market rental housing or homeownership. KCHA implemented this five-year pilot in collaboration with community partners, including Bellevue College and the YWCA. These partners provided education and employment-focused case management, such as individualized career planning, a focus on wage progression, and asset-building assistance. In lieu of a standard FSS escrow account, each household received a monthly deposit into a savings account, which continued throughout program participation. Deposits to the household savings account were made available to residents upon graduation from Public Housing or HCV subsidy. After reviewing the mixed outcomes from the multi-year evaluation, KCHA decided to close out the program and re-evaluate the best way to assist families in achieving economic independence.

ACTIVITY 2006-1: Block Grant Non-mainstream Vouchers

APPROVAL: 2006

CLOSEOUT YEAR: 2006

This policy change expanded KCHA's MTW Block Grant by including all non-mainstream program vouchers. This activity is completed.

ACTIVITY 2005-18: Modified Rent Cap for Housing Choice Voucher Participants

APPROVAL: 2005

CLOSEOUT YEAR: 2005

This modification allowed a tenant's portion of rent to be capped at up to 40% of gross income upon initial lease-up rather than 40% of adjusted income. *Note: KCHA may implement a rent cap modification in the future to increase housing choice.*

ACTIVITY 2004-8: Resident Opportunities and Self-Sufficiency (ROSS) Grant Homeownership

APPROVAL: 2004

CLOSEOUT YEAR: 2006

This grant funded financial assistance through MTW reserves with rules modified to fit local circumstances, modified eligibility to include Public Housing residents with HCV, required minimum income and minimum savings prior to entry, and expanded eligibility to include more than first-time homebuyers. This activity is completed.

SECTION V

PLANNED APPLICATION OF MTW FUNDS

A. PLANNED APPLICATION OF MTW FUNDS

i. Estimated Sources of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$9,357,439
70600	HUD PHA Operating Grants	$238,727,693
70610	Capital Grants	$12,381,531
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$0
71100+72000	Interest Income	$2,092,920
71600	Gain or Loss on Sale of Capital Assets	$0
71200+71300+71310+71400+71500	Other Income	$45,660,839
70000	**Total Revenue**	**$308,220,422**

ii. Estimated Application of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800 +91900)	Total Operating - Administrative	$27,726,314
91300+91310+92000	Management Fee Expense	$6,431,699
91810	Allocated Overhead	$0
92500 (92100+92200+92300+92400)	Total Tenant Services	$12,632,805
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$3,797,927
93500+93700	Labor	$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$11,258,728
95000 (95100+95200+95300+95500)	Total Protective Services	$791,411
96100 (96110+96120+96130+96140)	Total Insurance Premiums	$ 1,418,789

96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$451,600
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$966,029
97100+97200	Total Extraordinary Maintenance	$3,067,955
97300+97350	Housing Assistance Payments + HAP Portability-in	$232,888,136
97400	Depreciation Expense	$8,497,750
97500+97600+97700+97800	All Other Expenses	$0
90000	**Total Expenses**	**$309,929,144**

The $1.7 million variance between the Estimated Total Revenue and Estimated Total Expense will be made up from KCHA's MTW HUD and PHA held reserves at the end of the 2025 calendar year.

iii. Description of Planned Application of MTW Funding Flexibility

KCHA seeks to make efficient, effective, and creative use of our single-fund flexibility while adhering to the statutory requirements of the MTW program. The agency's ability to blend funding sources gives us the freedom to implement new approaches to program delivery in response to the varied and challenging housing needs of low-income households in the Puget Sound region. In 2026, KCHA will continue to use MTW funds to invest in programs that expand our programs' reach and effectiveness.

- HOMELESSNESS INITIATIVES
  KCHA will continue to use MTW funding to help reduce homelessness in King County. These initiatives address the varied needs of the most vulnerable populations experiencing homelessness, including the supportive services necessary to meet their complex needs.

- FUNDING FOR HOUSING STABILITY SERVICES
  This funding provides emergency financial assistance to qualified households to maintain stable housing, including limited rental assistance to avoid eviction, security deposits, and utility support. In the case of KCHA's Housing Stability Fund, a designated agency partner disburses funds to third parties on behalf of program participants and screens for eligibility according to the program's guidelines.

- SUBSIDY RETENTION PROGRAM
  The subsidy retention program pairs KCHA internal resident services coordinators with voucher holders who are at acute risk of losing their voucher or housing. The coordinators provide a range of services, including referring clients to community resources and providing guidance

on KCHA policies, processes, and landlord relations. Over a three-year period, 1,776 households were served through this program, with 87% retaining their voucher eight months beyond service intervention.

- EDUCATIONAL INITIATIVES

  KCHA continues to actively partner with local education stakeholders to improve outcomes for the more than 15,000 children who live in our federally funded housing each year. In 2026, KCHA will continue to partner with our network of out-of-school time providers to ensure school-aged children served by KCHA have access to critical after-school and summer learning programming Additionally we will continue operating programs such as the Neighborhood Early Learning Connectors (NELC) and new programming to support youth leadership and violence prevention programming at some of KCHA targeted properties.

- ACQUISITION AND PRESERVATION OF AFFORDABLE HOUSING

  We continue to use MTW resources to preserve affordable housing at risk of market-rate redevelopment and create additional affordable housing opportunities in partnership with the state and local jurisdictions. We will continue to look for opportunities to purchase small- to medium-sized apartment complexes and turn on banked ACC, providing new housing choices for extremely low-income households across the region. KCHA's partnerships with the region's major technology companies has enabled the acquisition and preservation of over 2,000 units of non-subsidized housing over the past several years, and we plan to expand these efforts if feasible and when opportunities arise.

- INCREASE ACCESS TO HEALTH CARE THROUGH PARTNERSHIPS AND COLLABORATIVE PLANNING

  If funding is available, KCHA will continue efforts to partner with local healthcare delivery systems to support residents in accessing the services they need to maintain housing stability and a high quality of life.

- LONG-TERM VIABILITY OF OUR GROWING PORTFOLIO

  KCHA uses our single-fund flexibility to reduce outstanding financial liabilities and assure and plan for the long-term physical viability of our housing portfolio. Single-fund flexibility allows us to make loans, often in conjunction with LIHTC financing, to recapitalize properties in our federally subsidized inventory. With an eye toward the long-term needs of our portfolio, KCHA will explore establishing replacement reserves for public housing properties, and in doing so may deposit amounts sufficient to bring reserves up to levels commensurate with projected capital needs. MTW working capital also provides an essential backstop for outside debt, addressing risk concerns of lenders, enhancing our credit worthiness (currently rated as AA by S&P Global), and enabling our continued access to private capital markets.

- REMOVAL OF THE CAP ON VOUCHER UTILIZATION

  This flexibility enables us to utilize savings achieved through MTW initiatives to over-lease and provide HCV assistance to more households than permissible under our HUD-established baseline. Our cost-containment from operational efficiencies and policy changes has been critical in helping us respond to the growing housing needs of the region's extremely low-income households. Despite uncertainties around future federal funding levels, we continue to use MTW program flexibility to support housing voucher issuance above HUD baseline levels.

- SUPPORTING ROBUST AND EFFICIENT OPERATIONS

  KCHA's single-fund flexibility ensures that the agency can invest in robust staffing, safety and security measures, and software systems that assure the agency has the resources to deliver quality customer service and ensure resident health and safety. In 2026, KCHA is implementing a comprehensive safety strategy, leveraging technology to further invest in the security of our communities. Additionally, KCHA is transitioning to a new core housing management software platform and will utilize single-fund budget flexibility to assist with the conversion.

- YOUNG ADULT PROSPERITY PROGRAM (YAPP)

  The traditional Family Self-Sufficiency (FSS) program model is not tailored or designed to support young adults exiting foster care. As such, KCHA is developing the Young Adult Prosperity Program (YAPP), which will give eligible young adults the ability to extend their voucher for up to two years beyond the current limit of three years. YAPP participation will allow young adults to build life skills and economic independence to help create a pathway to long-term housing stability. Program services will be coordinated with community agencies that serve youth in foster care and may incorporate incentives, which may come in the form of stipends and/or savings based on progression of self-identified goals. Once housing assistance ends or expires, self-sufficiency services offered through YAPP would also end. In addition to single-fund flexibility, KCHA also may seek grant funding to help augment use of our own single-fund budget flexibility.

- SELF SUFFICIENCY PROGRAMMING

  In 2026, KCHA plans to use our single-fund budget flexibility to invest in a new economic independence pathways program. The program's core aim is to coach and mentor families to create pathways to self-sufficiency by seeking employment, training, and/or education. Additionally, participants will receive financial capability services to help them set goals and prepare for income changes. Program participants will be eligible for financial incentives, based on reaching certain goals. Incentives will be capped annually. The program initially will serve between 100 and 150 participants.

- DIGITAL ACCESS

  In 2025, KCHA created strategic planning playbooks focused on connectivity, devices, and digital literacy in alignment with HUD's ConnectHomeUSA (CHUSA) program. These playbooks guided KCHA's digital access programming by ensuring strategic alignment of all new projects and partners. For example, in partnership with non-profit organizations and private sector partners, KCHA used the playbooks to complete physical infrastructure assessments of twelve properties and determined the viability of infrastructure or connectivity improvements.

  In addition to strategy development, KCHA used MTW funds to support our digital access initiatives implemented at six CHUSA properties, totaling 295 households. These efforts included conducting a comprehensive resident technology needs survey and entering into contracts with community partners to provide new services at two CHUSA properties beginning 2026: digital literacy classes, device distribution, and technology support for youth and families served by our federal programs. The six CHUSA properties also participated in HUD's Resident Opportunity and Self-Sufficiency (ROSS) program. Residents were provided information about, and referred to, community providers for discounted Internet service, low-cost computing devices, and free community digital literacy classes.

  KCHA's Resident Services Department supported the digital access needs of residents living at other properties. KCHA staff hosted in-person and online technology resource fairs, distributed refurbished laptops and equipment to Resident Advisory Committee (RAC) members to increase online meeting access, and created a loaner hotspot and tablet program with the IT Department.

  In 2026, KCHA plans to improve affordable high-speed internet service at up to six CHUSA properties, assess properties slated for rental assistance demonstration (RAD) conversion, and identify capital costs needed for potential infrastructure improvements. KCHA plans to conduct contracted digital literacy and device distribution pilots at two CHUSA properties, then assess efficacy of the programming before expanding services to all six properties in 2027.

- SUPPORT FINANCIAL VIABILITY OF KCHA'S HOUSING PROGRAMS

  KCHA's single-fund flexibility enables the agency to support existing housing programs that require additional funding to continue effectively meeting participant needs, while also safeguarding the agency's long-term financial health. This flexibility is especially valuable when a program's funding falls short of anticipated costs and additional support is needed to bridge the gap.

iv. Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP	$38,017,387	$38,017,387
HCV Admin Fee	$0	$0
PH Operating Subsidy	$5,758,043	$0
Total:	**$43,775,431**	**$38,017,387**

KCHA's unspent HCV HAP funds will be used to support a variety of initiatives, such as the rehabilitation of Public Housing properties, HCV subsidy retention, and housing navigation, and to support various activities targeting people experiencing homelessness. KCHA has no plans to spend the unspent Public Housing Operating Subsidy funds, as the agency is required by HUD to retain a prudent level of operating reserves.

v. Local Asset Management Plan

Is the MTW PHA allocating costs within statute?	No
Is the MTW PHA implementing a local asset management plan (LAMP)?	Yes
Has the MTW PHA provided a LAMP in the appendix?	Yes

In FY 2008, as detailed in the MTW Annual Plan for that year and adopted by our Board of Commissioners under Resolution No. 5116, KCHA developed and implemented our own local funding model for the Public Housing and HCV programs using our MTW block grant authority. Under our current agreement, KCHA's Public Housing Operating, Capital, and HCV funds are considered fungible and may be used interchangeably. In contrast to 990.280 regulations, which require transfers between projects only after all project expenses are met, KCHA's model allows budget-based funding at the start of the fiscal year from a central ledger, not other projects. We maintain a budgeting and accounting system that gives each property sufficient funds to support annual operations, including allowable fees. Actual revenues include those provided by HUD and allocated by KCHA based on annual property-based budgets. As envisioned, all block grants are deposited into a single general ledger fund.

KCHA is not making changes to the LAMP in 2026.

i. Rental Assistance Demonstration (RAD) Participation

In 2026 KCHA may seek to remove up to all its developments from the public housing program to convert them to alternative funding sources through RAD or other HUD-approved strategies. The developments are listed in KCHA's amended 2025 MTW Plan.

Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.

No

SECTION VI

ADMINISTRATIVE

A. BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

Attached as Appendix A.

B. PUBLIC PROCESS

The public comment period for KCHA's FY 2026 MTW Plan was held between September 2 and October 2, 2025.

MEETINGS & HEARINGS:

- September 23: Resident Advisory Committee Meeting
- September 25: In-Person and Virtual Public Hearing

PUBLISHING AND POSTING:

KCHA conducted outreach to participants and the public throughout the public comment period to make them aware of the availability of the Plan and their ability to provide public comment, including posting in the Seattle Times, Daily Journal of Commerce, and Northwest Asian Weekly. Information was also posted as a press release on KCHA's website (www.kcha.org) and via social media. Additionally, flyers were posted in buildings and common areas. The draft Plan was publicly available on KCHA's website and hard copies were available by request.

SUMMARY OF COMMUNITY & RESIDENT~~S~~ FEEDBACK ON 2025~~5~~6 ANNUAL PLAN:

Through the public comment period, KCHA received generally positive feedback on the plan, the agency's direction for 2026, and the new proposed MTW activity. Residents emphasized the importance of keeping people housed, homeownership initiatives, and economic independence programs to support participants including young adults in and exiting foster care.

Additionally, the Resident Advisory Committee provided positive feedback, expressing appreciation for KCHA's work on the plan. Comments included the need for resident support with specific health and safety services such as aging in place and clutter. Supporting resident safety, health, and well-being is a core component of KCHA's 2026 MTW Plan. Comments at the public hearing focused on the importance of keeping current Emergency Housing Voucher participants housed.

KCHA took all public comments received into consideration in preparation of the final plan and proposed amendment. No substantive changes were made to the proposed plan.

C. PLANNED AND ONGOING EVALUATIONS

As noted and described previously (Section 1A), KCHA will be evaluating our WIN and EASY Rent policies in 2026 to learn more about their impact, understandability, efficiency, and cost considerations, and to consider possible policy improvements for the future. KCHA will also continue regularly considering and implementing other data analysis, research, and evaluation activities to inform current and potential programming, policies, and approaches.

D. LOBBYING DISCLOSURES

Attached as Appendix D.

APPENDIX A

BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

Associated and signed documentation will be included in the final 2026 MTW Plan, prior to submission to the U.S. Department of Housing and Urban Development.

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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan *(All PHAs)*

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Sunaree Marshall, the Housing & Community Dev. Division Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years N/A and/or Annual PHA Plan for fiscal year 2026 of the King County Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

King County
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The MTW strategies that align with the Consolidated Plan are: continue to strengthen the physical, operational and financial sustainability of more than 12,700 affordable housing units; provide rental assistance and housing navigation services that connect participants to safe, stable housing; preserve affordable housing by investing in capital repair; and work with King County to support regional development that integrates affordable housing in regional growth corridors.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official:	Title:
Sunaree Marshall	Housing & Community Dev. Director
Signature: DocuSigned by: 2CAD9718C2614E4...	Date: 9/4/2025

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

APPENDIX B

PLANNED EXISTING PROJECT-BASED VOUCHERS

Project-based Voucher Contracts

Property Name	Number of Project-based Vouchers	Status	Population Served	RAD?
30Bellevue	23	Leased	Mainstream/NED	No
30Bellevue	8	Leased	Low Income Families	No
Alpine Ridge	27	Leased	Low Income Families	No
Andrew's Glen	30	Leased	Low Income Families; Homeless Veterans	No
Athene	8	Leased	Low Income Seniors	No
August Wilson Place	8	Leased	Homeless Veterans	No
August Wilson Place	8	Leased	Homeless Families	No
Aventine Apartments	26	Leased	Homeless Families	No
Avondale Manor	20	Leased	Low Income Families, Elderly, or Disabled	No
Avondale Park	43	Leased	Homeless Families	No
Bellepark East	12	Leased	Low Income Families	No
Bellevue House # 1	1	Leased	Homeless Families	No
Bellevue House # 2	1	Leased	Homeless Families	No
Bellevue House # 3	1	Leased	Homeless Families	No
Bellevue House # 4	1	Leased	Homeless Families	No
Bellevue House # 5	1	Leased	Homeless Families	No
Bellevue House # 6	1	Leased	Homeless Families	No
Bellevue House # 7	1	Leased	Homeless Families	No
Bellevue House # 8	1	Leased	Homeless Families	No
Bellevue Manor	66	Leased	Low Income Seniors/Disabled	No
Birch Creek	262	Leased	Low Income Families	No
Burien Heights	15	Leased	Homeless Young Adults	No
Bloomside	95	Leased	Homeless Families, homeless vetearns, or eldery or disabled	No
Campus Court I	12	Leased	Low Income Families, Elderly, or Disabled	No
Campus Court II (House)	1	Leased	Low Income Families, Elderly, or Disabled	No
Carriage House	8	Leased	Homeless Veterans	No
Cedarwood	25	Leased	Low Income Families, Elderly, or Disabled	No
Chalet	4	Leased	Homeless Families	No
Chalet	5	Leased	Low Income Families	No

Project-based Voucher Contracts

City Park Townhomes	12	Leased	Homeless Families	No
Compass Housing Renton	58	Leased	Homeless Veterans	No
Copper Lantern	4	Leased	Homeless Individuals	No
Copper Lantern	7	Leased	Low Income Families	No
Cove East Apartments	12	Leased	Homeless Veterans	No
Eastbridge	31	Leased	Low Income Families	No
Eastridge House	40	Leased	Low Income Seniors/Disabled	No
Eernisse	13	Leased	Low Income Families	No
Enumclaw Fourplex	5	Leased	Homeless Families	No
Esterra Park	8	Leased	Homeless Families	No
Evergreen Court	30	Leased	Low Income Families	No
Evergreen Court Apartments	15	Leased	Low Income Seniors	No
Family Village	10	Leased	Homeless Families	No
Family Village	26	Leased	Low Income Families	No
Federal Way House #1	1	Leased	Low Income Families, Elderly, or Disabled	No
Federal Way House #2	1	Leased	Low Income Families, Elderly, or Disabled	No
Federal Way House #3	1	Leased	Low Income Families, Elderly, or Disabled	No
Forest Grove	25	Leased	Low Income Families, Elderly, or Disabled	No
Francis Village	3	Leased	Low Income Families	No
Francis Village	10	Leased	Homeless Young Families	No
Francis Village	10	Leased	Homeless Veterans	No
Gilman Square	25	Leased	Low Income Families	No
Glenview Heights	10	Leased	Low Income Seniors/Disabled	No
Green Leaf	27	Leased	Low Income Families, Elderly, or Disabled	No
Green River Homes	59	Leased	Low Income Families, Elderly, or Disabled	No
Harrison House	49	Leased	Low Income Seniors	No
Heritage Park	15	Leased	Homeless Families	No
Heritage Park	36	Leased	Low Income Families	No
Hidden Village	78	Leased	Low Income Families, Elderly, or Disabled	No
Highland Village	8	Leased	Low Income Families	No
Houser Terrace	25	Leased	Homeless Veterans	No

Project-based Voucher Contracts

Illahee	3	Leased	Low Income Families	No
Independence Bridge	24	Leased	Homeless Young Adults	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Island Center Homes	8	Leased	Maintream/NED	No
Johnson Hill	8	Leased	Low Income Families	No
Joseph House	10	Leased	Low Income Seniors	No
Juanita Court	30	Leased	Low Income Families, Elderly, or Disabled	No
Juanita Trace I & II	39	Leased	Low Income Families, Elderly, or Disabled	No
Juanita View	51	Leased	Low Inome Families	No
Kensington Square	6	Leased	Homeless Families	No
Kent PSH	35	Leased	Homeless Veterans	No
Kent PSH	44	Leased	Mainstream/NED	No
Kings Court	30	Leased	Low Income Families	No
Kirkland Avenue Townhomes	1	Leased	Homeless Veterans	No
Kirkland Heights	106	Leased	Low Income	No
Kirkwood Terrace	28	Leased	Low Income Families, Elderly, or Disabled	No
Landmark Apartments	28	Leased	Low Income Families	No
Laurelwood Gardens	8	Leased	Low Income Families	No
Lauren Heights	5	Leased	Homeless Families	No
New Arcadia	5	Leased	Homeless Young Adults	No
Newport	23	Leased	Low Income Families, Elderly, or Disabled	No
Newporter Apartments	22	Leased	Low Income Families	No
NIA Apartments	41	Leased	Low Income Seniors	No

Project-based Voucher Contracts

Parkview Group Home	1	Leased	Disabled Individuals	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Passage Point	46	Leased	Homeless Families/Re-entry	No
Patricia Harris Manor	41	Leased	Low Income Seniors/Disabled	No
Petter Court	4	Leased	Homeless Families	No
Phoenix Rising	24	Leased	Homeless Young Adults	No
Pickering Court	30	Leased	Low Income Families, Elderly, or Disabled	No
Plum Court	24	Leased	Low Income Families	No
Plymouth Crossing	87	Leased	Low Income Individuals; Mainstream/NED	No
Providence John Gabriel House	43	Leased	Low Income Seniors	No
Renton Commons	12	Leased	Homeless Families	No
Renton Commons	14	Leased	Homeless Veterans	No
Riverton Terrace I	30	Leased	Low Income Families	No
Ronald Commons	8	Leased	Homeless Veterans	No
Rose Crest	10	Leased	Homeless Families	No
Rose Crest	8	Leased	Homeless Families	No
Salmon Creek	9	Leased	Low Income Families	No
Seola Crossing I & II	55	Leased	Low Income Families	No
Shoreham	18	Leased	Low Income Families, Elderly, or Disabled	No
Shoreline Permanent Supportive Housing	78	Leased	Homeless Veterans; Mainstream/NED; Low Income Families	No
Shoreline Veteran's Center	25	Leased	Homeless Veterans	No
Somerset Gardens	8	Leased	Low Income Families	No
Sophia's Home - Bellepark East	1	Leased	Homeless Individuals	No
Sophia's Home - Timberwood	2	Leased	Homeless Individuals	No
Sophia's Home - Woodside East	4	Leased	Homeless Individuals	No
Southwood Square	104	Leased	Low Income Families	No

Project-based Voucher Contracts

Spiritwood Manor	128	Leased	Low Income Families, Elderly, or Disabled	No
Summerfield Apartments	13	Leased	Low Income Families	No
Summerwood	25	Leased	Low Income Families	No
Sunset Gardens	38	Leased	Homeless Veterans	No
The Willows	15	Leased	Homeless Families	No
Timberwood	20	Leased	Low Income Families	No
Timberwood Apartments	14	Leased	Homeless Veterans	No
Unity Village of White Center	6	Leased	Homeless Families	No
Valley Park East & West	12	Leased	Homeless Families	No
Valley Park East & West	16	Leased	Low Income Families	No
Valley Park East & West	2	Leased	Disabled Individuals	No
Vashon Terrace	16	Leased	Low Income Seniors/Disabled	No
Velocity Apartments	8	Leased	Homeless Families	No
Velocity Apartments	8	Leased	Homeless Veterans	No
Victorian Woods	15	Leased	Low Income Families, Elderly, or Disabled	No
Villa Capri	5	Leased	Homeless Families	No
Villa Esperanza	23	Leased	Homeless Families	No
Village at Overlake Station	8	Leased	Disabled Individuals	No
Village at Overlake Station	12	Leased	Low Income Families	No
Villages at South Station	14	Leased	Homeless Veterans	No
Vista Heights	30	Leased	Low Income Families, Elderly, or Disabled	No
Wellswood	30	Leased	Low Income Families, Elderly, or Disabled	No
William J. Wood Veterans House	44	Leased	Homeless Veterans	No
Woodcreek Lane	20	Leased	Low Income Families, Elderly, or Disabled	No
Woodland North	8	Leased	Homeless Veterans	No
Woodland North	5	Leased	Low Income Families	No
Woodside East	23	Leased	Low Income Families	No
Young's Lake	28	Leased	Low Income Families	No

APPENDIX C

KCHA'S LOCAL ASSET MANAGEMENT PLAN

KCHA'S LOCAL ASSET MANAGEMENT PLAN

As detailed in KCHA's FY 2008 MTW Annual Plan and adopted by the Board of Commissioners under Resolution No. 5116, KCHA implemented a Local Asset Management Plan (LAMP). Much has changed since the LAMP was originally adopted. Therefore, a revised LAMP is being adopted.

Definitions

HCV Block Grant is the term used to describe Housing Choice Voucher program revenue for Housing Assistance Payments (HAP) and Administrative fees for the ACC vouchers that are considered as part of the MTW program.

MTW Block Grant is the term used to describe the revenue sources of the Public Housing Operating Fund Subsidy (OpSub), the Capital Fund Program (CFP), and the HCV Block grant which are all considered to be fungible and can be used for any allowed purpose in Section 8 or 9 of the 1937 Act.

The **MTW Fund** is a self-balancing set of accounts that will be the focal point for most MTW financial activity and will account for program inflows and outflows.

An **AMP** is an Asset Management Property and is a term used by HUD to describe a grouping of Public Housing Properties.

Overview

KCHA will use its own local funding model for the Public Housing (PH) and Housing Choice Voucher (HCV) programs. As allowed under the current MTW contract, KCHA will use funds from the Public Housing Operating Fund Subsidy, the Capital Fund Program, and the HCV Block interchangeably as part of its MTW Block Grant.

The MTW Fund will be the accounting vehicle to track MTW activity.

- Inflows will consist of revenue from the HCV Block Grant and OpSub revenue intended to support resident services which will be recorded in the MTW fund along with other sources such as interest income. CFP grant revenue will be recorded directly on the books of each AMP as funds are drawn.
- Outflows will occur in multiple ways:
    - Certain expenses will be charged directly to the MTW fund, such as resident service costs, administrative costs, and other expenses directly related to MTW program activity.
    - Transfers will be made to and from Public Housing AMPs in support of operations. This is explained further below under Public Housing Program Considerations.
    - Transfers will made to the HCV fund to pay for the costs of HCV Block Grant HAP costs and related administrative expenses.
    - Transfers will be made to Public Housing AMPs and other eligible properties to pay for rehabilitation projects, along with amounts to support related management fees
    - Loans will be made, both internally and externally, in support of eligible program purposes. Once the loans are made, the funds are considered as expended.

Public Housing Program Considerations

In contrast to regulations found in 990.280 which allows transfers between projects only after all project expenses are met, KCHA's model allows budget-based funding at the start of the fiscal year from the MTW Block Grant. KCHA will maintain a budgeting and accounting system that gives each property sufficient funds to support annual operations, including fees that have been determined to be reasonable under the LAMP. Actual revenues will include those provided by HUD and those allocated by KCHA from the MTW fund based on annual property-based budgets.

- KCHA will record OpSub revenue directly to each AMP. As the OpSub formula results in some AMPs being over-funded and others under-funded, transfers will be made to and from the MTW fund to insure adequate budget-based funding.
- CFP grant revenue will be recorded directly on the books of each AMP as funds are drawn.
- Resident services costs will be accounted for in a centralized fund that is a sub-fund of the MTW fund and not assigned to individual programs or AMPs. The portion of the Operating Fund Subsidy that is specifically intended to support Resident Services will be allocated directly to this sub-fund and not to the AMP.
- KCHA will maintain a public housing operating reserve equivalent of at least two months' expenses, but will not be less than any amounts required by HUD.
- KCHA may establish Replacement Reserves for Public Housing Properties, and may deposit amounts in arrears to bring the reserves up to levels commensurate with projected capital needs.
- KCHA will provide accounting for each site AMP; however, KCHA, as owner of the properties will determine how much revenue will be included as each project's federal support.
- Central Office Cost Center (COCC) fees will be charged to each AMP at the amounts detailed below. However, in all cases, if federal funding is insufficient to support such fee levels, lower amounts may be substituted.
    - Property Management fees shall be set at the HUD-published 80th percentile Administrative Costs in FHA Housing by Field Office for the Seattle area.
    - Bookkeeping fees shall be set at the rate of $7.50 PUM (as authorized under original Asset Management guidelines, and inflated annually from the 2006 baseline of 203.8, using the Bureau of Labor Statistics CPI-W for the Seattle-Tacoma-Bellevue area, as published for June for each year. The fee of $7.50 has been in effect since 2006, and per HUD guidance (Federal Register, Volume 71, number 172, page 52712, section IX), "if a PHA considers the fees in this notice to be inadequate to address their individual circumstances, a PHA may use data that reflects the conditions of the local or national market". As KCHA considers a fee set in 2006 and never increased to be inadequate, it will use the index listed above as the basis for adjusting to local conditions.
    - Asset Management fees shall be set at the rate of $10.00 PUM (as authorized under original Asset Management guidelines, and inflated annually from the 2006 baseline of 203.8, using the Bureau of Labor Statistics CPI-W for the Seattle-Tacoma-Bellevue area, as published for June for each year. The fee of $10.00 has been in effect since 2006, and per HUD guidance (Federal Register, Volume 71, number 172, page 52712, section IX), "if a PHA considers the fees in this notice to be inadequate to address their individual circumstances, a PHA may use data that reflects the conditions of the local or national market". As KCHA considers a fee set in 2006 and never increased to be adequate, it will use the index listed above as the basis for adjusting to local conditions.

Housing Choice Voucher Program Considerations

- Amounts needed for Housing Assistance Payments (HAP) and program administrative costs will be transferred to the Housing Choice Voucher program fund, including sufficient funds to pay all management and bookkeeping fees. Block grant reserves and their interest earnings will not be commingled with Section 8 operations, enhancing budget transparency. Section 8 program managers will become more responsible for their budgets in the same manner as public housing site managers.
- HCV block grant revenue may be used to support other voucher types that are not part of the MTW program, such as FUP, NED or VASH vouchers. This will be done via an internal transfer.
- Central Office Cost Center (COCC) fees will be charged to each property at the amounts detailed below. However, in all cases, if federal funding is insufficient to support such fee levels, lower amounts may be substituted.

    - Management fees will be set at the HUD authorized amount of $12.00 PUM or 20% of the Administrative Fee whichever is greater. KCHA is defining the Administrative Fee amount as the Column B rate for the Authority for each calendar year.
    - Bookkeeping fees shall be set at the rate of $7.50 PUM (as authorized under original Asset Management guidelines, and inflated annually from the 2006 baseline of 203.8, using the Bureau of Labor Statistics CPI-W for the Seattle-Tacoma-Bellevue area, as published for June for each year. The fee of $7.50 has been in effect since 2006, and per HUD guidance (Federal Register, Volume 71, number 172, page 52712, section IX), “if a PHA considers the fees in this notice to be inadequate to address their individual circumstances, a PHA may use data that reflects the conditions of the local or national market”. As KCHA considers a fee set in 2006 and never increased to be inadequate, it will use the index listed above as the basis for adjusting to local conditions.

APPENDIX D

DISCLOSURE OF LOBBYING ACTIVITIES

Associated and signed documentation will be included in the final 2026 MTW Plan, prior to submission to the U.S. Department of Housing and Urban Development.

APPENDIX E

DESIGNATION PLAN

This Attachment provides an update on the status of KCHA's Public Housing Designation Plan as approved by HUD through 2038. It is provided pursuant to Attachment C, Section C.10 of KCHA's MTW Agreement with HUD.

King County Housing Authority
Designation Plan Report
as of 7/31/2025

Development #	Project	Public Housing Units	Designated Units	0 Bedrooms (Studio)	1 Bedroom	2 Bedrooms	# Units Occupied	Number Pre-Imp. Elderly Units	Target Number Elderly Units	Target Percent Elderly Units	Actual Number Elderly Units	Actual Percent Elderly Units	Count Over/Under Elderly Units	Waitlist Selection Action for Next Applicant
NORTH MIXED POPULATION														
WA002000150	Paramount House	70	70	42	27	1	66	-12	55	78%	54	77%	-1	Freeze admission of younger households
WA002000153	Northridge I	70	70	42	27	1	69	-7	55	78%	55	78%	0	Monitor for next vacancy
WA002000153	Northridge II	70	70	0	69	1	68	-2	55	78%	60	85%	5	No restrictions on younger households
WA002000152	Briarwood	70	70	0	70	0	69	-2	55	78%	62	88%	7	No restrictions on younger households
WA002000152	The Lake House	70	70	0	69	1	68	-5	55	78%	62	88%	7	No restrictions on younger households
WA002000156	Westminster Manor	58	58	35	23	0	57	-	46	78%	51	87%	5	No restrictions on younger households
WA002000191	Northwood	34	34	0	34	0	34	-	27	78%	31	91%	4	No restrictions on younger households
WA002000251	Casa Juanita	80	80	0	80	0	78	4	63	78%	68	85%	5	No restrictions on younger households
WA002000290	Northlake House	38	38	0	38	0	38	-	30	78%	36	94%	6	No restrictions on younger households
EASTSIDE MIXED POPULATION														
WA002000201	Forest Glen	40	40	0	39	1	40	-2	32	78%	39	97%	7	No restrictions on younger households
WA002000452	Vantage Point	77	77	0	72	5	77		61	78%	67	87%	6	No restrictions on younger households
SOUTHEAST MIXED POPULATION														
WA002000550	Wayland Arms	67	67	24	42	1	66	2	53	78%	52	77%	-1	Freeze admission of younger households
WA002000552	Southridge House	80	80	0	80	0	79	14	63	78%	72	90%	9	No restrictions on younger households
WA002000551	Plaza 17	70	70	3	67	0	69	7	55	78%	61	87%	6	No restrictions on younger households
WA002000553	Casa Madrona	70	70	0	69	1	68	6	55	78%	56	80%	1	No restrictions on younger households
WA002000550	Gustaves Manor	35	35	4	31	0	34	6	28	78%	29	82%	1	No restrictions on younger households
SOUTHWEST MIXED POPULATION														
WA002000355	Nia	42	42	0	35	7	39	0	33	78%	38	90%	5	No restrictions on younger households
WA002000350	Boulevard Manor	70	70	0	70	0	69	-11	55	78%	60	85%	5	No restrictions on younger households
WA002000352	Munro Manor	60	60	0	60	0	60	-5	47	78%	53	88%	6	No restrictions on younger households
WA002000352	Yardley Arms	67	67	0	67	0	67	-9	53	78%	54	80%	1	No restrictions on younger households
WA002000354	Brittany Park	43	43	0	43	0	43	-8	34	78%	36	83%	2	No restrictions on younger households
WA002000354	Riverton Terrace	30	30	1	29	0	30	-3	24	78%	25	83%	1	No restrictions on younger households
WA002000390	Burien Park	102	102	0	102	0	102	-	80	78%	86	84%	6	No restrictions on younger households
WA002000450	Mardi Gras	61	61	3	57	1	60	10	48	78%	53	86%	5	No restrictions on younger households
	Total	**1474**	**1474**	**154**	**1300**	**20**								

King County Housing Authority
Designation Plan Report
as of 7/31/2025

Development #	Project	Public Housing Units	Designated Units	0 Bedrooms (Studio)	1 Bedroom	2 Bedrooms	# Units Occupied	Number Pre-Imp. Elderly Units	Target Number Elderly Units	Target Percent Elderly Units	Actual Number Elderly Units	Actual Percent Elderly Units	Count Over/Under Elderly Units	Waitlist Selection Action for Next Applicant
Non-PH Unit in Public Housing Property														
	Westminster Manor	2	2	2	0	0		-	-	-	-	-	-	
	Nia	40	40	0	30	10		-	-	-	-	-	-	
HOPA														
	Eastridge House	40	40	0	39	1	40	-	36	90%	38	95%	2	No restrictions on younger households
	Bellevue Manor	66	66	0	65	1	65	5	60	90%	63	95%	3	No restrictions on younger households
	Patricia Harris	41	41	0	40	1	41	6	37	90%	41	100%	4	No restrictions on younger households
SEDRO-WOOLLEY														
WA030000155	Hillsview	60	60	0	60	0	60	-	-	-	44	73%	-	
	Total	**249**	**249**	**2**	**234**	**13**								

APPENDIX F

Hardship Policies

b. To the extent necessary to meet mixed finance agreements entered into for certain public housing developments, residents will remain subject to existing annual certification requirements applicable to overlaying programs, such as those of the Low Income Housing Tax Credit (LIHTC) program. However, these certifications will be conducted to determine the residents continued eligibility for program participation only. Actual tenant rent will be calculated according to the criteria established herein. (See Section 10 of this ACOP for additional information.)

D. HARDSHIP POLICY

Households notified of a rent increase will be informed, in writing, of their ability to seek a waiver based on financial hardship through the Housing Authority's established **Hardship Policy**. The policy is designed to allow KCHA flexibility to address unique, unforeseeable circumstances that may occur and to protect families in crisis. In order to receive a hardship rent, the household must apply for all benefits for which it may be eligible. Zero income households will be required to submit monthly budgets (KCHA Form #409) to their Property Manager, until income is restored to the household.

1. **Hardship Criteria.** The following categories for Hardship will apply to all program participants under KCHA's EASY Rent and WIN Rent programs:

   a. **Extraordinary Cost of Living**: A household may apply for a hardship review when they experience an extraordinary cost of living that exceeds 50% of the household's monthly income. Examples of when a family might meet this criterion include:

   ❑Any household whose combined **gross rent** plus monthly out-of-pocket medical or childcare expenses exceeds 50% of household monthly income. Gross Rent is defined as actual monthly rent paid plus the assigned energy assistance supplement, or, minimum rent (if applicable). Only unreimbursed medical expenses incurred for the care of an elderly and/or disabled household member will be considered in determining extraordinary costs. Childcare expenses will only be allowed when the expense meets eligibility thresholds for all other WIN Rent households as defined by the Housing Authority and when the amount is not reimbursed from another source.

   b. **Waiver of $25 Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months**: A household may apply for an extension of its energy assistance reimbursement (credit rent) beyond the initial six month cap. To be eligible for hardship relief, the household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; and (2) their continued lack of income has not been through the

fault of the household (3) the household has applied for but been unsuccessful in connecting to available financial resources for which they might be eligible.

- ❑ Exception: Residents with exempt or excluded income and those who have been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered to have a hardship meeting this category.

c. **Additional Interim Review**: A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To be eligible for relief (1) the family's decrease in income could not have been due to the action or inaction of a member of the household; and (2) if the interim review was not applied, the family's shelter burden would exceed 50% of monthly income. No hardship will be granted if KCHA determines the family could (but is not) accessing an available alternate income source.

d. **Deduction for Medical or Childcare Expenses above the $10,000 Cap:** A household eligible to receive a reduction from gross income for medical or childcare related expenses may request a hardship review to request a reduction of gross income above the $10,000 cap. In order to be eligible for relief under this criterion, the family must document that (1) the claimed expense is not reimbursable from an outside source; and (2) annualized costs for rent and out-of-pocket medical and/or childcare expenses would exceed 50% of gross income. In the case of childcare expenses, the amount of childcare assistance paid is reasonable in relation to amounts charged for similar care available in close proximity to the household's current childcare provider.

e. **Mandatory Reductions to Fixed Income in excess of $500.** Households who experience a reduction in a "fixed" source of income (GAU, SSI, and Social Security) may be eligible for a reduction in rent when KCHA determines the loss of income was out of the control of the recipient. In such cases, KCHA will:

- ❑ Conduct an interim review for reductions to a fixed income source in an amount greater than $500 per year. [Rather than the standard $2,000 threshold required under KCHA's Interim Review policy].

- ❑ Coordinate with state and/or federal agencies as possible to document the income change and streamline the interim review process using its existing tenant database to re-calculate rent "in mass" in order to limit the impact upon the participating household. Under such circumstances, a modified interim review policy will be utilized to allow KCHA to adjust rent based ONLY upon the revised income reported by the state and/or federal

agency. Additional income and deduction amounts for the household will be carried over from the previous Recertification completed for the household. Any errors in rent resulting from the use of data supplied directly from the state and/or federal agency will be considered caused by KCHA action and will be corrected as outlined in Section 10 of this ACOP. Such reviews will not count against a WIN Rent household's limit of 2 interim reviews during the 2-year Recertification cycle.

2. **Hardship Committee.** A KCHA appointed Hardship Committee will be responsible for review of all Hardship Requests. The Committee shall be comprised of KCHA staff, including the Director of Housing Initiatives, the Senior Programs Manager, and an additional Resident Services Department staff person. Once a hardship review request has been submitted, the Committee will examine each family's circumstances on a case-by-case basis. The Committee has a choice of remedies it can recommend (including permanent, family-specific rent caps) as deemed appropriate, to reduce a qualifying household's rent burden.

   a. **Remedies Available under the Hardship Policy:** The Hardship Committee has a number of determinations that can be made under the policy including:

      - No hardship exists;
      - Rent should be set at a permanent, family specific cap;
      - The energy assistance reimbursement (credit rent) should be extended for a specific period of time;
      - The rent increase should be phased in over a specific period of time;
      - The $100 per month rent increase cap should be extended for up to one year – resulting in a two year maximum (Available only to families in occupancy when the Easy Rent and WIN Rent programs were implemented);
      - The $100 per month rent increase cap should be phased out over a specific period of time – not to exceed three years for Easy Rent households and two years for WIN Rent households; (Available only to families in occupancy when the Easy Rent and WIN Rent programs were implemented);
      - Approval of an additional interim review for a family that has previously exhausted the established limit of 2 interim reviews per every 2-year cycle for WIN Rent households. In order to be considered for relief, the household must first meet the criteria for an interim review established above.
      - Approval of a Medical or Childcare Expense reduction from gross income in an amount above the $10,000 maximum. Relief may be granted for a

specific period of time, or indefinitely, as determined by the Committee. However, no relief will be granted without documentation of extraordinary circumstances beyond the control of the household.

- Authorize completion of an interim rent recalculation for reductions in income below established thresholds. [**Note:** Available only to households affected by a reduction in a "fixed" source of income through no fault of their own.]

- Appropriate combination of above listed options.

3. **Appeals:** Families, who disagree with the recommendation of the Hardship Committee and/or final approval of the Director of Housing Management or Director of Resident Services, as applicable, may appeal the determination through the Housing Authority's existing Grievance Procedure.

E. RENT FOR FAMILIES UNDER THE NONCITIZEN RULE

A mixed family will receive full continuation of assistance if all of the following conditions are met:

1. The family was receiving assistance on June 19, 1995;

2. The family was granted continuation of assistance before November 29, 1996;

3. The family's head or spouse has eligible immigration status; **AND,**

4. The family does not include any person who does not have eligible status other than the head of household, the spouse of the head of household, any parent of the head or spouse, or any child (under the age of 18) of the head or spouse.

If a mixed family qualifies for prorated assistance but decides not to accept it, or if the family has no eligible members, the family may be eligible for temporary deferral of termination of assistance to permit the family additional time for the orderly transition of some or all of its members to locate other affordable housing. Under this provision, the family receives full assistance. If assistance is granted under this provision prior to November 29, 1996, it may last no longer than three (3) years. If granted after that date, the maximum period of time for assistance under the provision is eighteen (18) months. The Housing Authority will grant each family a period of six (6) months to find suitable affordable housing. If the family cannot find suitable affordable housing, the Housing Authority will provide additional search periods up to the maximum time allowable.

Suitable housing means housing that is not substandard and is of appropriate size for the family. Affordable housing means that it can be rented for an amount not exceeding the amount the family pays for rent, plus utilities, plus 25%.

established Minimum Rent of $25 and the credit rent will be removed. Adjustment to the minimum rent does not constitute an interim review and therefore income and family composition verification requirements do not apply

iv. **Hardship Review:** A family may request and be determined eligible for relief from the calculated Tenant Rent when documentation shows the family meets the criteria outlined under KCHA's established Hardship Policy(see below).

v. **Recertifications and Cost of Living Adjustment (COLA):** WIN Rent Households will be required to undergo a recertification once every two (2) years.

- Rent will not be adjusted to reflect (COLA) increases in the intervening years.

c. Hardship Policy[80]

Households notified of a rent increase will be informed, in writing, of their ability to seek a waiver based on financial hardship through the Housing Authority's established Hardship Policy. The policy is designed to allow KCHA flexibility to address unique, unforeseeable circumstances that may occur and to protect families in crisis. In order to receive a hardship rent, the household must apply for all benefits for which it may be eligible. Zero income households will be required to report income changes on a quarterly basis, until income is restored to the household.

i. **Hardship Criteria**. The following categories for Hardship will apply to all program participants under KCHA's EASY Rent and WIN Rent programs:

- **Extraordinary Cost of Living:** A household may apply for a hardship review when they experience an extraordinary cost of living that exceeds 50% of the household's monthly income. Examples of when a family might meet this criterion include:

  - Any household whose combined gross rent plus monthly out-of-pocket medical or childcare expenses exceeds 50% of household monthly income. Gross Rent is defined as actual monthly rent paid plus the assigned energy assistance supplement, or, minimum rent (if applicable). Only unreimbursed medical expenses incurred for the care of an elderly and/or disabled household member will be considered in determining extraordinary costs. Childcare expenses

[80] Approved under MTW 11/1/10

will only be allowed when the expense meets eligibility thresholds for all other WIN Rent households as defined by the Housing Authority and when the amount is not reimbursed from another source.

- **Waiver of Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months:** A household may apply for an extension of its energy assistance reimbursement (credit rent) beyond the initial six month cap. To be eligible for hardship relief, the household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; (2) their continued lack of income has not been through the fault of the household, and (3) the household has applied for, but been unsuccessful in connecting to available financial resources for which they might be eligible.

    - **Exception:** Residents with exempt or excluded income and those who have been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered to have a hardship meeting this category.

- **Additional Interim Review:** A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To be eligible for relief (1) the family's decrease in income could not have been due to the action or inaction of a member of the household; and (2) if the interim review was not applied, the family's shelter burden would exceed 50% of monthly income. No hardship will be granted if KCHA determines the family could (but is not) accessing an available alternate income source.

- **Deduction for Medical or Childcare Expenses above the $10,000 Cap**: A household eligible to receive a reduction from gross income for medical or childcare related expenses may request a hardship review to request a reduction of gross income above the $10,000 cap. In order to be eligible for relief under this criterion, the family must document that (1) the claimed expense is not reimbursable from an outside source; and (2) annualized costs for rent and out-of-pocket medical and/or childcare expenses would exceed 50% of gross income. In the case of childcare expenses, the amount of childcare assistance paid is reasonable in relation to amounts charged for similar care available in close proximity to the household's current childcare provider.

- **Mandatory Reductions to Fixed Income in excess of $500**. Households who experience a reduction in a "fixed" source of income (GAU, Disability

Lifeline, SSI, Social Security, TANF, and Government of Private Pensions) may be eligible for a reduction in rent when KCHA determines the loss of income was out of the control of the recipient. In such cases, KCHA will:

- Conduct an interim review for reduction to a fixed income source in an amount greater than $500 per year. (Rather than the standard $2,000 threshold required under KCHA's Interim Review policy.)

- Coordinate with state and/or federal agencies as soon as possible to document the income changes and streamline the interim review process using its existing tenant database to recalculate rent "in mass" in order to limit the impact upon the participating household. Under such circumstances, a modified interim review policy will be utilized to allow the HA to adjust rent based ONLY upon the revised income reported by the state and/or federal agency. Additional income and deduction amounts for the household will be carried over from the previous Recertification completed for the household. Any errors in rent resulting from use of data supplied directly from the state and/or federal agency will be considered caused by HA action and will corrected as outlined in Section 10 of this plan.

ii. **Hardship Committee**. A KCHA appointed Hardship Committee will be responsible for review of all Hardship Requests. The Committee shall be comprised of KCHA staff, including the Director of Housing Initiatives, the Senior Programs Manager, and an additional Resident Services Department staff person. Once a hardship review request has been submitted, the Committee will examine each family's circumstances on a case-by-case basis. The Committee has a choice of remedies it can recommend (including permanent, family-specific rent caps) as deemed appropriate, to reduce a qualifying household's rent burden.

- **Remedies Available under the Hardship Policy**: The Hardship Committee has a number of determinations that can be made under the policy including:
  - No hardship exists;
  - Rent should be set at a permanent, family specific cap;
  - The energy assistance reimbursement (credit rent) should be extended for a specific period of time;
  - The rent increase should be phased in over a specific period of time;
  - The $100 per month rent increase cap should be extended for up to one year – resulting in a two year maximum (Available only to

families in occupancy when the EASY Rent and WIN Rent programs were implemented);

- The $100 per month rent increase cap should be phased out over a specific period of time – not to exceed three years for EASY Rent Households and two years for WIN Rent households; (Available only to families in occupancy when the EASY Rent and WIN Rent programs were implemented);

- Approval of an additional interim review for a family that has previously exhausted the established limit of 2 interim reviews per every 2-year cycle for WIN Rent households. In order to be considered for relief, the household must first meet the criteria for an interim review established above;

- Approval of a Medical or Childcare Expense reduction from gross income in an amount above the $10,000 maximum. Relief may be granted for a specific period of time, or indefinitely, as determined by the Committee. However, no relief will be granted without documentation of extraordinary circumstances beyond the control of the household;

- Authorize completion of an interim rent recalculation for reductions in income below established thresholds. (NOTE: Available only to households affected by a reduction in a "fixed" source of income through no fault of their own.)

- Appropriate combination of above listed options.

ii. **Appeals**: Families, who disagree with the recommendation of the Hardship Committee and/or final approval of the Director of Housing Management or Director of Resident Services, as applicable, may appeal the determination through the Housing Authority's existing Informal Hearing process.

E. RENT CALCULATIONS FOR OVER-INCOME PUBLIC HOUSING REDEVELOPMENT PARTICIPANTS

A family housed in a former Public Housing Redevelopment unit who has a total income above 80% AMI for their family size will have their rent amount capped at the lower of the contract rent for the unit or the amount determined through the normal WIN or EASY rent calculation method.

for the assigned unit plus the net amount by which the GR exceeds the PS (if any) subject to any Minimum Rent (as defined).

i. Energy Assistance Supplement tables approved by KCHA are listed in **Exhibit I** of this Plan

c. **Minimum Rent:** When the TTP calculated for a household is **less than** the EAS, the family will be provided with an Energy Reimbursement for the difference between the EAS and calculated TTP. However, the household may remain at the resulting Credit Rent for a limited period of six (6) months. After this six (6) month period, if the family's calculated TTP remains below the established utility allowance, the Tenant Rent will be adjusted to the established Minimum Rent of $25 and the credit rent will be removed. Adjustment to the minimum rent does not constitute an interim review and therefore income and family composition verification requirements do not apply.

d. **Hardship Review**: A family may request and be determined eligible for relief from the calculated Tenant Rent when documentation shows the family meets the criteria outlined under KCHA's established Hardship policy. (see Section 9.III.A.3 below).

e. **Recertifications and Cost of Living Adjustment (COLA) :** WIN Rent Households will be required to undergo a recertification once every two (2) years.

i. Rent **will not** be adjusted to reflect (COLA) increases in the intervening years.

3. **Hardship Policy:**[50]

Households notified of a rent increase will be informed, in writing, of their ability to seek a waiver based on financial hardship through the Housing Authority's established **Hardship Policy**. The policy is designed to allow KCHA flexibility to address unique, unforeseeable circumstances that may occur and to protect families in crisis. In order to receive a hardship rent, the household must apply for all benefits for which it may be eligible. Zero income Household will be required to report income changes on a quarterly basis, until income is restored to the household.

a. **Hardship Criteria.** The following categories for Hardship will apply to all program participants under KCHA's EASY Rent and WIN Rent programs:
b. **Extraordinary Cost of Living**: A household may apply for a hardship review when they experience an extraordinary cost of living that exceeds 50% of the household's monthly income. Examples of when a family might meet this criterion include:

[50] Approved under MTW 11/1/10

- Any household whose combined **gross rent** plus monthly out-of-pocket medical or childcare expenses exceeds 50% of household monthly income. Gross Rent is defined as actual monthly rent paid plus the assigned energy assistance supplement, or, minimum rent (if applicable). Only unreimbursed medical expenses incurred for the care of an elderly and/or disabled household member will be considered in determining extraordinary costs. Childcare expenses will only be allowed when the expense meets eligibility thresholds for all other WIN Rent households as defined by the Housing Authority and when the amount is not reimbursed from another source.

c. **Waiver of $25 Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months**: A household may apply for an extension of its energy assistance reimbursement (credit rent) beyond the initial six month cap. To be eligible for hardship relief, the household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; (2) their continued lack of income has not been through the fault of the household, and (3) the household has applied for, but been unsuccessful in connecting to available financial resources for which they might be eligible.
   - Exception: Residents with exempt or excluded income and those who have been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered to have a hardship meeting this category.

d. **Additional Interim Review**: A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To be eligible for relief (1) the family's decrease in income could not have been due to the action or inaction of a member of the household; and (2) if the interim review was not applied, the family's shelter burden would exceed 50% of monthly income. No hardship will be granted if KCHA determines the family could (but is not) accessing an available alternate income source.

e. **Deduction for Medical or Childcare Expenses above the $10,000 Cap**: A household eligible to receive a reduction from gross income for medical or childcare related expenses may request a hardship review to request a reduction of gross income above the $10,000 cap. In order to be eligible for relief under this criterion, the family must document that (1) the claimed expense is not reimbursable from an outside source; and (2) annualized costs for rent and out-of-pocket medical and/or childcare expenses would exceed 50% of gross income. In the case of childcare expenses, the amount of childcare assistance paid is reasonable in relation to amounts charged for

similar care available in close proximity to the household's current childcare provider.

f. **Mandatory Reductions to Fixed Income in excess of $500.** Households who experience a reduction in a "fixed" source of income (GAU, Disability Lifeline, SSI, Social Security, TANF, and Government of Private Pensions) may be eligible for a reduction in rent when KCHA determines the loss of income was out of the control of the recipient. In such cases, KCHA will:

- Conduct an interim review for reduction to a fixed income source in an amount greater than $500 per year. (Rather than the standard $2,000 threshold required under KCHA's Interim Review policy.)

- Coordinate with state and/or federal agencies as soon as possible to document the income changes and streamline the interim review process using its existing tenant database to recalculate rent "in mass" in order to limit the impact upon the participating household. Under such circumstances, a modified interim review policy will be utilized to allow the HA to adjust rent based ONLY upon the revised income reported by the state and/or federal agency. Additional income and deduction amounts for the household will be carried over from the previous Recertification completed for the household. Any errors in rent resulting from use of data supplied directly from the state and/or federal agency will be considered caused by HA action and will corrected as outlined in Section 10 of this plan.

g. **Hardship Committee.** A KCHA appointed Hardship Committee will be responsible for review of all Hardship Requests. The Committee shall be comprised of KCHA staff, including the Director of Housing Initiatives, the Senior Programs Manager, and an additional Resident Services Department staff person. Once a hardship review request has been submitted, the Committee will examine each family's circumstances on a case-by-case basis. The Committee has a choice of remedies it can recommend (including permanent, family-specific rent caps) as deemed appropriate, to reduce a qualifying household's rent burden.

h. **Remedies Available under the Hardship Policy:** The Hardship Committee has a number of determinations that can be made under the policy including:

- No hardship exists;
- Rent should be set at a permanent, family specific cap;
- The energy assistance reimbursement (credit rent) should be extended for a specific period of time;
- The rent increase should be phased in over a specific period of time;

- The $100 per month rent increase cap should be extended for up to one year – resulting in a two year maximum (Available only to families in occupancy when the EASY Rent and WIN Rent programs were implemented);
- The $100 per month rent increase cap should be phased out over a specific period of time – not to exceed three years for Easy Rent households and two years for WIN Rent households; (Available only to families in occupancy when the EASY Rent and WIN Rent programs were implemented);
- Approval of an additional interim review for a family that has previously exhausted the established limit of 2 interim reviews per every 2-year cycle for WIN Rent households. In order to be considered for relief, the household must first meet the criteria for an interim review established above.
- Approval of a Medical or Childcare Expense reduction from gross income in an amount above the $10,000 maximum. Relief may be granted for a specific period of time, or indefinitely, as determined by the Committee. However, no relief will be granted without documentation of extraordinary circumstances beyond the control of the household.
- Authorize completion of an interim rent recalculation for reductions in income below established thresholds. (NOTE: Available only to households affected by a reduction in a "fixed" source of income through no fault of their own.)
- Appropriate combination of above listed options.

i. **Appeals:** Families, who disagree with the recommendation of the Hardship Committee and/or final approval of the Director of Housing Management or Director of Resident Services, as applicable, may appeal the determination through the Housing Authority's existing Informal Hearing process.

D. DETERMINATION OF THE ENERGY ASSISTANCE SUPPLEMENT[51]

1. Energy Assistance Supplement Tables

a. The Housing Authority has established an Energy Assistance Supplement (EAS) table based upon regional average consumption and are designed to project the energy needs of a reasonably energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful

[51] Approved under MTW 11/1/10

King County Housing Authority

CENTRAL OFFICE
600 ANDOVER PARK WEST, TUKWILA, WA, 98188
PHONE: (206) 574-1100 FAX: (206) 574-1104 TTY: (800) 833-6388

OFFICE USE ONLY	
FORM #:	443EW
HOUSEHOLD ID:	
TICKLER #:	
EFFECTIVE DATE:	

HARDSHIP POLICY

The **Hardship Policy** is designed to allow KCHA flexibility to address unique, unforeseeable circumstances that may occur and to protect families in crisis. In order to be considered for a hardship rent, the household must apply for all benefits for which it may be eligible. Zero income households will be required to report income changes on a quarterly basis, until income is restored to the household.

Hardship Criteria.

The following categories for Hardship will apply to all KCHA housing programs participants:

1. **Extraordinary Cost of Living:** A household may qualify for hardship relief if they experience an extraordinary cost of living that exceeds 50 percent of monthly income. Cost of living expenses include: rent (excluding amounts above the applicable Payment Standard); Energy Assistance Supplement (EAS); and eligible out-of-pocket child care or medical expenses.
2. **Waiver of Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months:** The household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; (2) their continued lack of income has not been through the fault of the household and (3) the household has applied for, but been unsuccessful in connecting to available financial resources for which they might be eligible. NOTE: The household has been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered a hardship under this category.
3. **Additional Interim Review:** A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To be eligible for relief (1) the family's decrease in income could not have been due to the action or inaction of a member of the household; and (2) if the interim review was not applied, the family's shelter burden would exceed 50% of monthly income. No hardship will be granted if KCHA determines the family could (but is not) accessing an available alternate income source.
4. **Deduction for Medical or Child Care Expenses above the $10,000 Cap:** A household eligible to receive a reduction from gross income for medical or child care related expenses may request a hardship review to request a reduction of gross income above the $10,000 cap. In order to be eligible for relief under this criterion, the family must document that (1) the claimed expense is not reimbursable from an outside source; and (2) annualized costs for rent and out-of-pocket medical and/or child care expenses, for which they are eligible, would exceed 50% of gross income. In the case of child care expenses, the amount of child care assistance paid is reasonable in relation to amounts charged for similar care available in close proximity to the household's current child care provider.
5. **Mandatory reductions to fixed income in excess of $500:** Households who experience a reduction in a "fixed" source of income (GAU, Disability Lifeline, SSI, Social Security and Government or Private Pensions) may be eligible for a reduction in rent when KCHA determines the loss of income was out of the control of the recipient. In such cases, KCHA will: (1) conduct an interim review for reductions to a fixed income source in an amount greater than $500 per year. (Rather than the standard $2,000 threshold required under KCHA's Interim Review policy.) and (2) coordinate with state and/or federal agencies as possible to document the income change, streamline the review process and recalculate rent in order to limit the impact upon the participating household.

Applying for Consideration: To be considered for relief under the Hardship Policy, complete the attached form and submit it to your Sr. Housing Specialist (Section 8) or KCHA Property Management Office (Public Housing). The paper will be forwarded to the Hardship Committee for review. While most decisions are made in less time, the Hardship Committee will make every effort to render and inform you of a decision within thirty (30) calendar days.

Appeals: Families who disagree with the Hardship review decision may request an appeal of the determination through the Housing Authority's existing Grievence or Informal Hearing processes as applicable.

King County Housing Authority

Date Received (*office use only*): _____

KCHA Contact: _____

HARDSHIP REVIEW REQUEST FORM

Head of Household:		
Address:		
Telephone:		Client Number:

I am requesting a hardship review for the following reason (please check appropriate box):

- ☐ Extraordinary Cost of Living
  (When combined monthly expenses including Rent, KCHA Energy Assistance Supplement and unreimbursed medical and/or child care expenses exceed 50% of income.)
- ☐ Waiver of Minimum Rent /Extension of Energy Assistance Reimbursement beyond six (6) months
- ☐ Deduction for Medical Expenses above $10,000 cap
- ☐ Deduction for Child Care Expenses above $10,000 cap
- ☐ Additional Interim Review
- ☐ Decrease in fixed income source in excess of $500 (fixed income sources include: GAU, Disability Lifeline, SSI, Social Security and Government or Private Pensions)

Please describe why you need this hardship consideration (use the back of this page if necessary):

_____

_____

_____

_____

_____

Signature:_____ Date:_____

For KCHA Use ONLY:

Additional Information:_____

_____

_____

IMPORTANT INSTRUCTIONS FOR FIELD STAFF: Attach current and prior KCHA 413 forms and submit COMPLETED Hardship Review request form to Hardship Review Committee Chair at Central Office.

APPENDIX G

MTW Regionalization Efforts

MTW Regionalization Overview

A. GENERAL OVERVIEW OF THE REGIONAL MTW AGENCY AND A DESCRIPTION OF PLANNED REGIONAL INITIATIVES.

KCHA has a long-standing contract to manage and assist the Sedro Woolley Housing Authority (SWHA) in the administration of their 80-unit Public Housing inventory. In 2025, HUD approved KCHA's partnership with the Sedro-Woolley Housing Authority (SWHA) to create a Regional MTW Agency through an updated and revised management agreement. Becoming a regional MTW Agency Partner allows SWHA and its clients to benefit from regulatory flexibility provided under the MTW program to increase housing choice, support economic self-sufficiency of SWHA households and simplify and streamline programs – allowing both KCHA and SWHA to operate more efficiently and effectively in support of affordable housing in the region. This is particularly essential for SWHA as a very small housing authority with limited resources. This attachment to KCHA's MTW Plan outlines SWHA's planned use of MTW flexibilities.

B. SPECIFIC MTW FLEXIBILITIES UTILIZED AND ANY ADDITIONAL PLANNED MTW FLEXIBILITIES FOR THE UPCOMING FISCAL YEAR.

SWHA will take advantage of several of KCHA's existing MTW activities to facilitate streamlined operations and capacity to meet the needs of the Sedro-Woolley community. Below is a list of specific MTW initiatives SWHA may implement in 2026, which are further described below.

Activity #	MTW Activity	Statutory Objective
2014-2	Revised Definition of "Family"	Housing Choice
2008-10 & 2008-11	EASY and WIN Rent Policies	Cost-effectiveness
2008-21	Public Housing Utility Allowances	Cost-effectiveness
2004-7	Streamlining Public Housing Forms and Data Processing	Cost-effectiveness

SWHA may also leverage MTW flexibilities to effectively respond to economic/financial conditions and help ensure short and long-term program viability.

SWHA regularly assesses the impacts of regulatory and other HUD changes, including final regulations implementing HOTMA Sections 102 and 104, on the agency's existing policies. While the agency undertakes analysis, SWHA leverages its authority as an MTW Partner Agency and previously approved activities to maintain existing policies.

2014-2: Definition of a Family

SWHA may utilize authority as an MTW Agency Partner to modify the eligibility standards outlined in the Public Housing Admissions and Continued Occupancy Policy (ACOP). Mirroring policy adopted by KCHA in 2014. SWHA may limit eligible households to those that include at least one elderly member, person with a disability, or a minor/dependent child. Policy changes will direct SWHA's limited resources to populations facing the greatest need: elderly and near-elderly households; people with disabilities; families with children; and heads of household designated as emancipated minors (aged 16 and above) pursuant to Washington State regulations. This would apply only to admissions and does not affect the eligibility of households currently receiving assistance.

2008-10 and 2008-11: EASY and WIN Rent Policies

SWHA may implement two rent reform policies previously instituted by KCHA, or portions thereof. The first, EASY Rent, simplifies rent calculations and recertifications for households headed by a senior or person with a disability who derive 90% of their income from a fixed source (such as Social Security, Supplemental Security Income, or pension benefits). Rents are calculated at an alternative percentage of adjusted income. EASY Rent streamlines operations and simplifies the burden placed on residents by reducing recertification reviews to a three-year cycle and placing rent adjustments based on COLA increases in Social Security and SSI payments on an annual cycle.

The second policy, WIN Rent, encourages increased economic self-sufficiency among households where individuals are able to work. WIN Rent is calculated based on a series of income bands and the tenant's share of the rent is calculated at a set percentage of the lower end of each income band. This tiered system is designed to incentivize increases in earnings, as the tenant's rent does not change until household income increases to the next band level. Additionally, recertifications are conducted biennially instead of annually, allowing households to retain all increases in earnings during that time period without an accompanying increase to the tenant's share of rent. In addition to changes to the recertification cycle, WIN Rent also streamlines processing and reviews. For example, the number of tenant-requested reviews to reduce rent is limited to two (2) occurrences in a two-year period in the WIN Rent program.

Under both rent structures - EASY and WIN Rent - income include amounts anticipated to be received and adjusted only by deductions for eligible childcare, medical and disability-related expenses in bands, up to a cap of $10,000. Both rent structures also eliminate flat rents, income disregards, and all other deductions/allowances and they exclude the employment income of household members under age 21. Households with little or no income are given a six-month reprieve during which they are able to pay a lower rent or, in some cases, receive a credit payment. Following this period, household rent will be set at a minimum monthly payment which may differ between WIN Rent and EASY Rent, regardless of income calculation.

2008-21: Public Housing Utility Allowances

This activity simplifies the HUD rules on Public Housing Utility Allowances by applying a single methodology that reflects local consumption patterns and costs. For the non-MTW Agency, allowances are calculated for individual units and households using different rules under the various HUD programs. Additionally, HUD requires tracking of rate changes and immediate update of the allowances with each cumulative 10% rate increase by utility companies. In FY 2026, SWHA may implement changes previously implemented by KCHA - its MTW Regionalization Lead Agency. Working with data from a Seattle City Light study completed in late 2009, KCHA identified key factors in household energy use and developed average consumption levels for various types of units in the Puget Sound region. This information was used to create a new utility schedule that considers multiple factors: type of unit (single vs. multi-family); size of unit; high-rise vs. low-rise units; and the utility provider. In addition, the revised policy provides for allowance adjustment based upon a cumulative change of more than 10% in the Consumer Price Index, rather than every time an adjustment is made to the utility equation. The Policy will also allow SWHA to respond to unique household or property circumstances and documented cases of financial hardship.

2004-7: Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing

Duplicative recertifications, complex income calculations, and strict timing rules cause unnecessary and regular intrusions into the lives of the residents we serve. These processes often require limited resources on work that does not support program goals. Through the use of lean engineering techniques, SWHA will review office workflow and identify ways that tasks can be accomplished more efficiently and intrude less into the lives of program participants, while still assuring program integrity and quality control. Under this initiative, SWHA will apply a number of changes to our business practices and processes for verifying and calculating tenant income and rent as follows:

<u>Changes to Business Processes:</u>

- Allow applicant households to self-certify membership in the family at the time of admission.
- Households to qualify for a preference when household income is below 30% of AMI.
- Streamline procedures for processing interim rent changes resulting from wholesale reductions in state entitlement programs.
- Modify the HUD-required inspection process to allow streamlined processing of inspections and related data.
- Establish a local release form that replaces HUD Form 9886 — clearly defining verifications that could be obtained and extending authorization for use to 40 months.

Changes to Verification and Income Calculation Processes:

- Extend to 180 days the term over which verifications are considered valid.
- Modify the definition of "income" to exclude income from assets with a value less than $50,000 and income from Resident Service Stipends, if applicable, less than a maximum amount established in the ACOP.

SWHA is in the process of transitioning to a new housing management software platform in 2026. As work moves forward, the agency will continue to explore and may implement further streamlining policies that take advantage of the new software functionality and reduce administrative burdens.

C. COST AND PROGRAM IMPLICATIONS

The above activities are intended to reduce administrative burden for residents and applicants without dramatic changes to their experience with SWHA's affordable housing. They are also designed to be more cost-effective for SWHA, particularly by mirroring KCHA policies, making it more feasible for KCHA as the management agent to operate within SWHA's limited funding. Administrative efficiencies are unlikely, however, to sufficiently make up for the growing gap between public housing funding and SWHA's operating costs and significant capital repair needs. The agency will explore alternative funding solutions including conversion to Section 8 funding and debt financing.

D. ADDITIONAL INFORMATION

None.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5804

APPROVING KCHA'S MOVING TO WORK ANNUAL PLAN FOR FISCAL YEAR 2026

WHEREAS, the King County Housing Authority (KCHA or Authority) entered the U.S. Department of Housing and Urban Development's (HUD) Moving to Work Demonstration Program (MTW) in 2003; and

WHEREAS, KCHA and HUD have entered into an Amended and Restated Moving to Work Agreement (Agreement), which has been extended by Congress through 2038; and

WHEREAS, as intended by Congress, the Agreement authorizes KCHA to design and test new ways of providing housing assistance and needed services to low-income households; and

WHEREAS, the Agreement requires the Authority to develop an MTW Annual Plan (the Plan) that identifies anticipated MTW program resources and expenditures, outlines ongoing MTW activities, and details new initiatives that KCHA intends to pursue during the coming fiscal year; and

WHEREAS, staff has developed the required MTW Annual Plan covering Fiscal Year 2026 (January 1, 2026 through December 31, 2026) in a manner that is responsive to and complies with the Restated Agreement requirements; and

WHEREAS, in developing the FY 2026 MTW Annual Plan, KCHA provided opportunity for public and resident input regarding the Plan components, including a meeting with the KCHA Resident Advisory Council and a Public Hearing; and

WHEREAS, the Plan envisions some changes in operational policies and programs which are consistent with the goals of the MTW Demonstration and KCHA's mission; and

WHEREAS, a Board Resolution approving the amended Plan and certifying that it complies with MTW Plan requirements must be included when it is submitted to HUD.

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

The Board of Commissioners hereby:

1. Certifies that the public comment and public hearing requirements have been met and authorizes the Secretary of the Board to execute the attached HUD Certification of Compliance with MTW Plan Requirements and Related Regulations.
2. Approves the 2026 MTW Plan attached to this resolution and the accompanying memorandum for implementation and submission to HUD.
3. Authorizes the staff to take actions necessary to finalize the Plan for HUD approval and to implement approved activities.

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 20th DAY OF OCTOBER, 2025.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

_____

JERRY LEE, Chair
Board of Commissioners

_____

ROBIN WALLS
President/CEO and Secretary-Treasurer

TAB NUMBER 5

King County Housing Authority

To: Board of Commissioners

From: Lauren Mathisen, Executive Vice President of Real Estate Development

Date: October 20, 2025

Re: **Resolution No. 5805 -** Authorizing the acquisition of the Haven Apartment Homes located in Kent

---

Resolution No. 5805 authorizes the Housing Authority to purchase the Haven Apartments, an existing 246-unit apartment complex located in the Scenic Hill area of Kent.

The Haven Apartments were built in 1981. The property has a diverse unit mix with a significant number of family size units, and includes 32 studios, 35 one bedroom, 151 two bedroom and 28 three bedroom units, as well as amenities including a clubhouse, swimming pool, fitness center, outdoor playground, and dog park.

The property is situated at 25426 98th Ave S in Kent on a single 10.39-acre parcel. There are several nearby transit options, including bus stops approximately 0.1 miles away, providing bus access along several routes including to the Kent Sounder Station about 1.6 miles away.

A full Project Profile for the property is attached which describes the property, the strategic rationale for acquiring the property, the proposed financing plan and the risks and risk mitigations associated with the acquisition.

Staff recommend approval of Resolution No. 5805.

Haven Apartment Homes
Project Profile

Haven Apartment Homes ("Haven") is a 246-unit multifamily apartment community located in the Scenic Hill area in Kent in south King County. The property is situated on 10.39 acres on 98th Ave S just off of Canyon Drive/Highway 516, one of Kent's main transit routes. The complex contains a large number of 2 and 3-bedroom units appropriate for families and includes numerous amenities such as in-unit laundry in most units, a shared clubhouse, swimming pool, and fitness center.

Purchase Status

The property is owned by Pacific Urban Investors LLC, a large California based real estate investment and management firm. If acquisition of the property is authorized by KCHA's Board of Commissioners, the final determination to acquire the property will be made by KCHA's President/CEO, depending on her satisfaction with the results of KCHA's full due diligence assessment.

The proposed terms include a purchase price of $46,000,000 ($186,996 per unit) and a 45-day due diligence and inspection period. The inspection period is sufficient to allow KCHA time to complete a comprehensive review of title, an ALTA survey, a review of the environmental and physical condition of the structures, and the overall feasibility of the project. If this transaction is approved by the Board of Commissioners, earnest money in the amount of $1,000,000 will be deposited into escrow upon mutual execution of a purchase and sale agreement. Upon removal of the due diligence contingencies, an additional $1,000,000 will be placed into escrow, with the entire escrow amount becoming nonrefundable in the unlikely event KCHA is unable to close the purchase. Per the terms of the proposed purchase, the closing date is to be on or before December 15, 2025.

Due Diligence Status

Staff have reviewed vacancy trends and historic operating costs to make sure the property can cover interim financing costs. KCHA will be ordering an appraisal, an ALTA survey, a Phase I environmental assessment, and a zoning and title review from third party consultants, as well as having a capital needs assessment performed by both KCHA's construction staff. KCHA will complete the review of its initial due diligence work by early-to-mid November, providing time to address any concerns that have been identified prior to the due diligence waiver date.

Property Description

Haven Apartment Homes is located at 25426 98th Ave S in Kent on a single 10.39-acre parcel with 246 dwelling units comprised within thirteen two- and three-story wood frame buildings. The garden style apartments were built in 1981 for residential use, consistent with current zoning. Each unit comes equipped with a washer/dryer (excluding studios, which are served by a nearby laundry room), dishwasher, and balcony or patio. Nearly 70% of units are renovated or partially renovated with a combination of new cabinets, countertops, and flooring.

There are 451 surface parking spaces (2 spaces per unit). Property amenities include a separate building that contains a leasing office, clubhouse, and fitness center, as well as an outdoor picnic/play area, dog park, and swimming pool.

The King County Department of Assessments rates the buildings in average/good condition, but KCHA will be assessing the property condition through its own independent due diligence inspections.

Unit Configuration

The unit mix includes (square footage based on information listed in Apartment Insights and King County records):

- 32 studios, one bath units of approximately 400 square feet each
- 35 one-bedroom, one bath units of approximately 700 square feet each
- 151 two-bedroom, one bath units of approximately 800 square feet
- 28 three-bedroom, one bath units of approximately 980 square feet

Neighborhood Description

Haven Apartment Homes (Haven) is situated in the Scenic Hill neighborhood of Kent, bordered by residential apartments and single-family homes to the east and by Mill Creek Canyon Park to the west and to the south. Kent Meridian High School is located just to the north of the property entrance.

Within a mile of the property are numerous restaurants, churches, and health and other services, including Saar's Super Saver Foods, Target, and Walgreens, part of the large, full-service Kent East Hill Shopping Center.

Haven is situated within a three-mile radius of eight KCHA apartment communities: Campus Court II, Harrison House, Mardi Gras, Parkwood, Shelcor, Southwood Square, Sterling Ridge, and Walnut Park.

The property lies within the Kent School District. Local schools for children living at Haven include Meadow Ridge Elementary School, Mill Creek Middle School and Kent-Meridian High School. The Kent schools located near Haven report that over 70% of students are low-income. This is more than 40% higher than Washington schools in general. Over 45% of students at these schools are English language learners.

Haven is located on or near a number of Metro bus routes with the nearest bus stops approximately 0.1 miles away, which provides bus access to the Kent Sounder Station about 1.6 miles away.

Strategic Rationale for Acquisition

The purchase of this property by KCHA will preserve 246 high quality, family sized, housing units at relatively affordable rents that will help to address the ever-increasing market pressures in South King County, particularly those submarkets that are well situated near business and transit centers.

Another important strategic consideration is the relatively large number of family size units and the property's excellent location near neighborhood amenities. Other apartment complexes frequently consist of only studio, one bedroom and some two-bedroom units. By contrast, Haven Apartment Homes contains a majority of two-bedroom units (151 two-bedroom units which average 800 sq. ft./unit) and also has 28 three-bedroom units (which average approximately 980 sq. ft.). While there is growing pressure overall on rents in South King County, these pressures are particularly acute in the case of larger bedroom apartments, reflecting the overall shortage of units

that can accommodate large families in the region. There is a concern that escalating rents on this site will increase housing instability and potentially displace existing lower income residents. The acquisition of the Haven Apartment Homes will help ensure long-term stability and affordability for families currently living in this community.

There are currently only eight Section 8 Housing Choice Voucher (HCV) households residing at the property. KCHA's workforce housing properties provide reduced screening criteria compared to most other landlords and provide rents that do not exceed KCHA's Section 8 payment standard for its HCV participants, ensuring no HCV household will pay more than 30% of their income to reside at a KCHA property. KCHA's acquisition will help to provide KCHA's HCV participants with access to housing opportunities that they otherwise would not have had. Between 10% - 15% of the units in KCHA's workforce housing properties are typically occupied by HCV households within 12 – 24 months of acquisition. KCHA's acquisition of Haven will help to preserve well-located family-size housing units at affordable rents and ensure access for a much larger number of extremely low-income households with housing vouchers.

An additional consideration is that the cost of new construction in our region continues to escalate. The price per unit at Haven is about $187,000 per unit, which is well below what it would cost to acquire land and construct an equal number of units of similar quality and size. Based on County records for land value ($7,693,900) and gross building sq. ft. (186,520), the acquisition cost of the building improvements at Haven Apartment Homes is well below replacement cost and represents a price that is 45% of what it would cost KCHA, on a square foot basis, to build a similar property in this area today.

Haven Apartment Homes has been identified as a strategic acquisition under these criteria. The purchase of this property by KCHA will preserve 246 units of well-situated rental housing close to transit, with a majority of units two- or more-bedrooms, as an ongoing affordable housing resource for individuals and families in the face of increasing market pressures in this submarket.

Proposed Financing

Interim Financing – This acquisition would be financed in the short-term using KCHA's proposed line of credit with Bank of America (see Resolution 5806). Lines of credit are non-federal resources, and the strategy of using them to acquire property is in part that projects can often pay interest for their acquisition through their net operating income until they are permanently financed. Based on current rates, the projected interest rate on our Bank of America line of credit will be approximately 4.12% at closing. At current rates, operations for the property support the interest payments during the line of credit period. Interest payments are projected to be approximately $2MM annually. Haven's net operating income (revenue less operating expenses) for the last twelve months is currently over $2.3MM, leaving about $300K in buffer in rates were to increase, to pay down principal during the interim financing period, or to support capital needs at the property.

Permanent Financing – Permanent financing for the property will likely include a public sale of municipal bonds in the full amount of the interim financing backed by a general revenue pledge of KCHA. This is currently anticipated to occur in 2027 and be underwritten by KeyBank in their capacity as KCHA's capital markets underwriter. Because the net operating income of the property will be able to support approximately 70% of its acquisition price, approximately $700K in net cashflow from KCHA's existing workforce housing portfolio will likely be used to finance the balance of the purchase. This cash flow is a non-federal resource. This financing structure would also rely on KCHA's AA credit rating from Standards & Poor's. The likely financing terms for the loan include a 30-year to 35-year amortizing facility with a 20-year maturity and an interest rate of 5%.

Sources & Uses

USES	
Acquisition	$46,000,000
Closing Costs *(estimated)*	$85,000
TOTAL	$46,085,000

SOURCES	
Bank of America Line of Credit	$46,000,000
KCHA Cash	$85,000
TOTAL	$46,085,000

Risks & Mitigation

Acquisition Risks & Mitigation

- (Risk) The condition of the property has title or physical defects unforeseen/unknown.

- (Mitigation) KCHA will obtain a full title report from a title insurance company and will conduct extensive site and environmental due diligence on the property. KCHA will ensure that, upon closing, KCHA will be able to obtain a full owner's policy insuring clean title with extended coverage. KCHA is conducting a Phase 1 environmental assessment and an ALTA survey of the property.

Financing Risk & Mitigation

- (Risk) Short-term/Long-term interest rates.

- (Mitigation) KCHA expects to refinance the interim acquisition financing with long term financing within the next year to reduce interest rate expense and interest rate volatility exposure. It is not anticipated that interest rates will increase significantly over the next 6 – 8 months and if inflation continues to moderate, interest rates could continue to decrease slightly by mid-2026.

Rehab Risk & Mitigation

- (Risk) Additional repair and improvement costs are needed beyond what is visible from due diligence inspections.

- (Mitigation) KCHA has not yet completed its site inspection of the property and will not purchase the property before that and other due diligence is complete. Smaller scale on-going routine repairs and replacements can be paid for through net cash flow from property operations. Unforeseen repairs that cannot be paid from property operations could also be funded from additional draws on a KCHA line of credit or from KCHA reserves. KCHA has extensive experience in assessing this type of property and in undertaking needed repairs and upgrades.

Balance Sheet Impact

- (Risk) The net operating income of the property will cover only a portion of its required debt service, with cash flow from KCHA's existing workforce housing portfolio being necessary to cover the financing gap. Reduction in net operating income from KCHA's workforce housing portfolio would have a corresponding reduction in KCHA's corporate debt service coverage ratio, which is monitored by KeyBank, KCHA's current line of credit provider, as well as the corporate earnings and liquidity analyses conducted by Standard and Poor's.

- (Mitigation) While the additional debt will incrementally impact the debt service coverage ratio, KCHA's DSCR remains significantly above the 1.1 required ratio and the additional debt will not impact KCHA's ability to meet this covenant. Per past KCHA discussions with Standard and Poors, their rating equally weights financial performance and mission driven activity (which includes the acquisition and preservation of workforce housing), and as a result no change in KCHA's bond rating is expected from the increase in KCHA's debt related to this transaction.

King County Housing Authority

Resolution 5805:

Acquisition of Haven Apartment Homes

October 20, 2025

Haven Apartment Homes

25426 98th Ave S, Kent, WA 98030

Picture: Berkadia

Haven Apartment Homes

25426 98th Ave S, Kent, WA 98030

Pictures: Berkadia

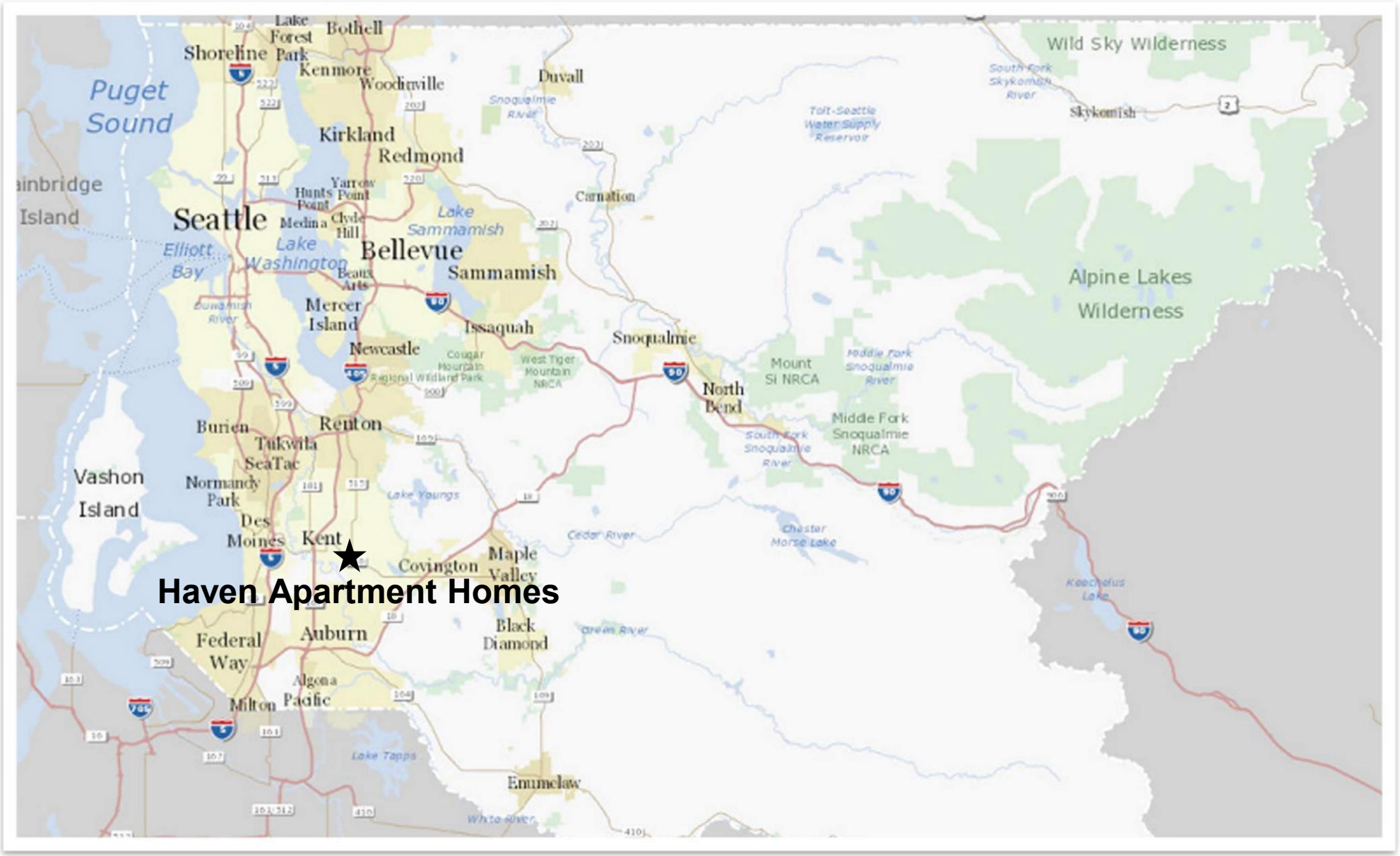
Haven Apartment Homes

25426 98th Ave S, Kent, WA 98030

Pictures: Berkadia

Location Map

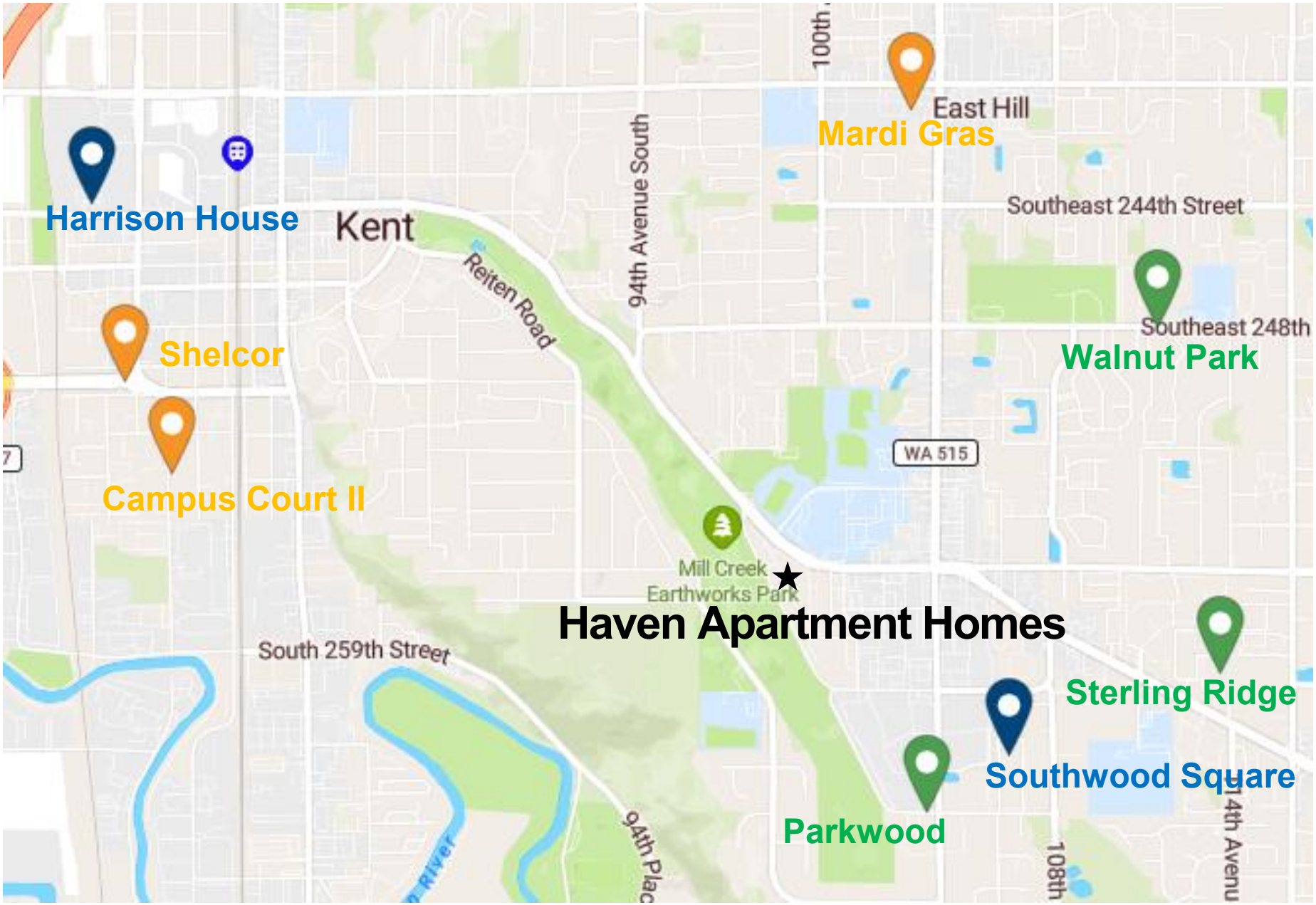
Haven Apartment Homes



King County iMap

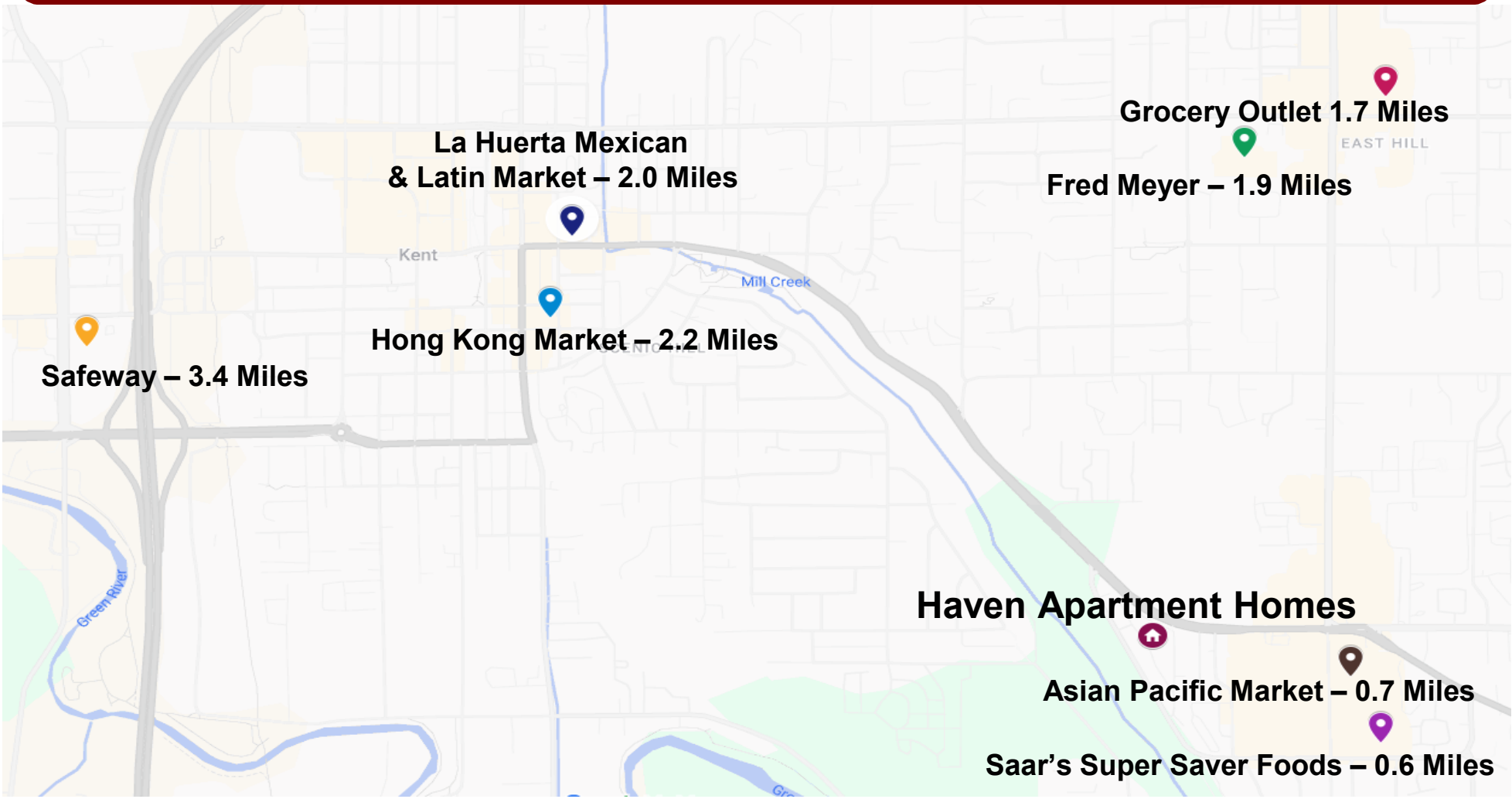
KCHA Nearby Properties

Haven Apartment Homes



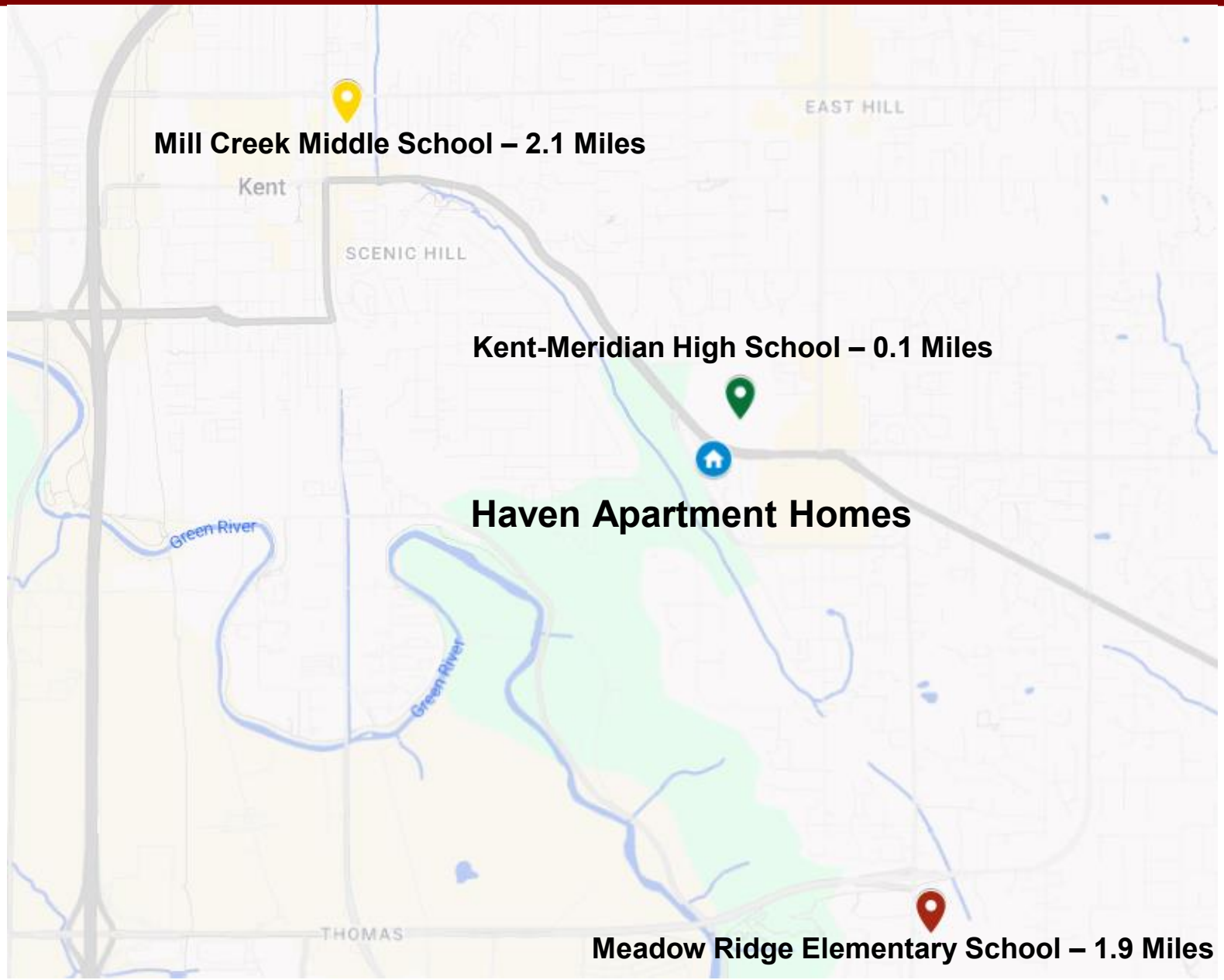
Food Access

Haven Apartment Homes



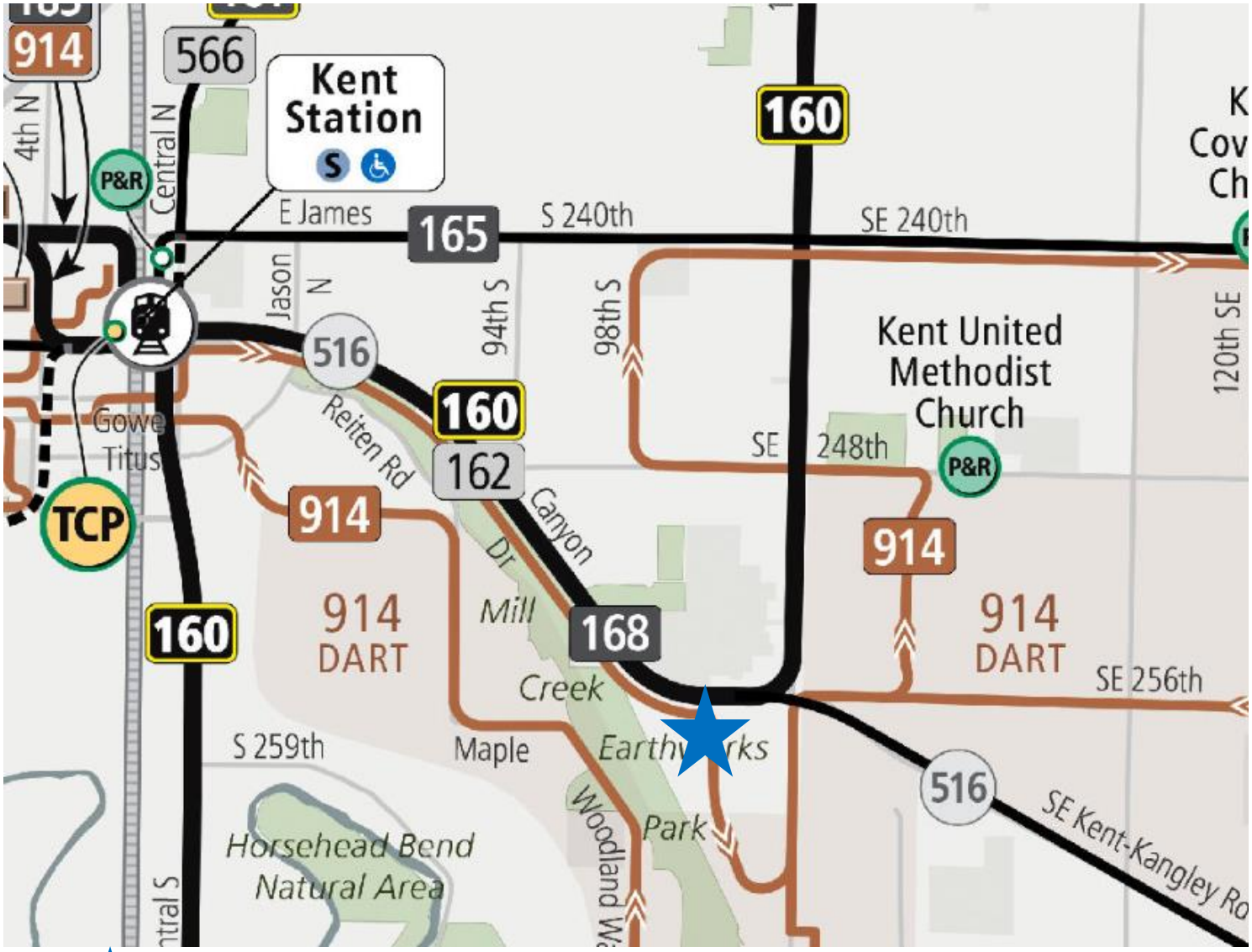
Kent School District

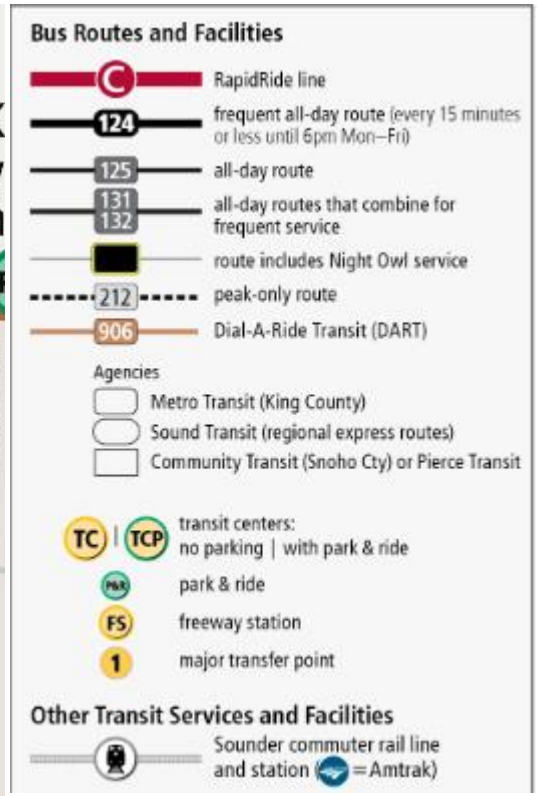
Haven Apartment Homes



Transit Map

Haven Apartment Homes





Haven Apartment Homes

King County Metro

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5805

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AUTHORIZING ACQUISITION OF THE HAVEN APARTMENT HOMES BY CONDEMNATION OR BY PURCHASE IN LIEU THEREOF, APPROVING THE EXECUTION AND DELIVERY OF DOCUMENTS RELATED TO THE ACQUISITION, AND DETERMINING RELATED MATTERS.

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

Section 1. Recitals and Findings. The Board of Commissioners (the "Board") of the Housing Authority of the County of King (the "Authority") finds and determines that:

(a) Statutory Authorization. The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) "[w]ithin its area of operation…acquire…housing projects" (RCW 35.82.070(2)); (ii) "acquire by the exercise of the power of eminent domain any real property any real property which it may deem necessary for its purposes under [the Housing Authorities Law]" (RCW 35.82.110, 35.82.070(5)); (iii) "purchase…any real…property or any interest therein" (RCW 35.82.070(5)); and (iv) "make and execute contracts and other instruments" (RCW 35.82.070(1)).

(b) Shortage of Affordable Housing. There is an increasingly serious shortage of affordable housing in King County, which the Authority is charged with addressing pursuant to its mission of providing quality affordable housing opportunities within King County.

(c) The Property. The Haven Apartment Homes (the "Property") is a 246-unit apartment complex located at 25426 98th Ave S, Kent, Washington (King County Parcel Number 192205-9074). The Property is located near public transportation options, including bus stops on SR 516 (approximately 0.1 miles), which in turn provide access to Kent Sounder Station (approximately 1.6 miles).

(d) Preservation of Existing Affordable Equitable Housing. There is a growing loss of affordable housing for underserved populations including immigrants and minorities. Given current housing market considerations for the site, if the Property is not acquired by the Authority, it is likely that rents will increase, which would result in displacement of the existing residents and loss of the existing affordable units. The Authority's acquisition of the Property would ensure that the low-income and moderate-income households that currently occupy many of the units will not be displaced by rental

increase. The Authority's acquisition and preservation of the existing building at the Property would prevent displacement, support immigrant families, and help preserve equitable housing opportunities in Kent.

(e) Housing for Families. The County faces an increasing shortage of affordable housing for families as recent multifamily construction within King County comprises predominantly studio and one-bedroom units, and the Property contains 151 two-bedroom units and 28 three-bedroom units, which can be used to provide affordable housing for families.

(f) Existing Housing. Acquisition of the Property by the Authority will serve the mission of the Authority and the housing goals of the region through an approach that is considerably less expensive than constructing the same number of new housing units with equivalent amenities.

(g) Additional Findings. It is a goal of local government and the Authority to further fair housing in the region affirmatively, in part through acquisition of equitably distributed affordable housing.

Section 2. Authorization to Purchase by Purchase or by Condemnation. The Board hereby authorizes the President / Chief Executive Officer (i) to give notice to the current owner of the Property of the Authority's intention to acquire the Property and to acquire by eminent domain if it is unsuccessful in acquiring the Property on satisfactory terms through negotiation and purchase in lieu of condemnation; and (ii) to acquire the Property by condemnation through exercise of the Authority's power of eminent domain, if it is unsuccessful in acquiring the Property on satisfactory terms through negotiation with and purchase from the owner in lieu of condemnation.

Section 3. Authorization to Make Final Determination for Purchase. The President / Chief Executive Officer is hereby vested with the authority, and with discretion in the exercise of such authority, to make a final determination after reviewing the results of inspection of the Property as to whether to proceed with the purchase of the Property if the President / Chief Executive Officer deems it in the best interest of the Authority and the region's housing goals to do so. If the President / Chief Executive Officer makes a final determination to proceed, the Board hereby further authorizes the President / Chief Executive Officer to take any and all actions necessary to acquire the Property, and authorizes, approves and/or ratifies the execution of a purchase and sale agreement at a price equal to Forty-Six Million Dollars ($46,000,000.00). Notwithstanding the foregoing, the President / Chief Executive Officer is authorized, in her discretion, to determine a different purchase price, provided that such price does not exceed 105% of the appraised value of the Property pursuant to an appraisal completed by a Washington State licensed MAI appraiser.

Section 4. Authorization to Execute Purchase Documents. If the President / Chief Executive Officer is successful in negotiation of the purchase of the Property from the owner in lieu of condemnation for the price authorized above, then the President / Chief

Executive Officer is hereby authorized to acquire the Property on such terms and conditions as are customary in such transactions and as are deemed by the President / Chief Executive Officer to be in the best interests of the Authority. The foregoing includes, without limitation, all contracts, agreements, certifications or other documents in connection with the Authority's acquisition of the Property pursuant to this Resolution.

Section 5. Interim and Permanent Financing Authorization. The Board hereby authorizes the President / Chief Executive Officer to execute any and all applications, agreements, certifications, or other documents in order to provide all or part of the interim and/or permanent financing of the acquisition of the Property pursuant to this Resolution.

Section 6. Acting Officers Authorized. The Board of Commissioners hereby authorizes each of the following, in addition to the President / Chief Executive Officer, to execute on behalf of the Authority any and all contracts, agreements, certifications or other documents in connection with the Authority's acquisition and financing of the Property pursuant to this Resolution: the Executive Vice President of Administration / Chief Administrative Officer; or the Senior Vice President of Development & Asset Management.

Section 7. Ratification. All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 8. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

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 20th DAY OF OCTOBER, 2025.

HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

_____

JERRY LEE, Chair
Board of Commissioners

ATTEST:

_____

ROBIN WALLS,
President / CEO and Secretary-Treasurer

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting President / Chief Executive Officer and Secretary-Treasurer of the Housing Authority of the County of King (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. 5805 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a regular meeting of the Authority held at the Authority's regular meeting place on October 20, 2025 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That the public was notified of access options for remote participation at the Meeting via the Authority's website; and;

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

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of October 2025.

Robin Walls
Secretary-Treasurer and President / Chief Executive Officer of the Authority

TAB NUMBER 6

King County Housing Authority

To: Board of Commissioners

From: Lauren Mathisen, Executive Vice President of Real Estate Development

Date: October 20, 2025

Re: **Resolution No. 5806 -** Authorizing a new $50MM Revolving Line of Credit Revenue Note, 2025 (Taxable) and Revolving Line of Credit Revenue Note, 2025 (Tax-Exempt)

Resolution 5806 authorizes the Executive Director to establish a $50MM general development line of credit with Bank of America (referred to as the Authority's Revolving Line of Credit Revenue Note, 2025) for a three-year period expiring November 2028.

KCHA currently maintains two general development lines of credit with KeyBank, which are used to provide interim acquisition, refinance and development financing for the Authority. KCHA has a strong relationship with the staff at Key. This proposed third line of credit with Bank of America would be used for like purposes and would allow KCHA to diversify banking relationships and add more capacity to KCHA's financing options. In the short term, the new line of credit would be used to finance the acquisition of the Haven Apartment Homes, proposed in Resolution 5806 and detailed in the accompanying Project Profile.

KCHA previously had lines of credit with both Bank of America and US Bank, but after key staff left those banks, those lines were not renewed by KCHA. Establishing a new line of credit with Bank of America now will allow staff to build additional contacts and help to guarantee that if current staff at KeyBank leave their positions, KCHA will still have strong banking relationships in place.

The proposed Haven Apartment Homes acquisition would be financed using the new Bank of America line of credit. Acquisitions by the Authority are typically purchased using a KCHA line of credit. Cash flow from the building rents after expenses are used to pay interest on the line of credit until properties are permanently refinanced with a long-term bond issuance. KCHA's ability to issue bonds and secure highly competitive rates relies on our AA rating by Standard and Poor's. All of these sources of funds are non-federal.

Unlike KCHA's KeyBank lines of credit, the Bank of America line requires an unused commitment fee of 30 basis points if less than 65% of the line is utilized. The $46MM purchase price for Haven Apartment Homes would utilize 92% of the $50MM capacity at Bank of America and KCHA would avoid this fee. This fee could be up to $150K per year if nothing is financed on the line of credit. In the case that some portion of this fee is incurred, it would be paid with net cash flow from KCHA's existing workforce housing portfolio.

The two Key lines of credit expire in June 2027 and have a combined capacity of $110MM. The current outstanding balance is approximately $17.5MM, leaving approximately $96.5MM of capacity between the three lines of credit after the Haven purchase.

The Bank of America line of credit rates are slightly higher at today's 4.12% for tax exempt compared to the Key for tax-exempt rate of 3.84%. For taxable, the rates are 5.25% and 5.1% respectively. Rates for both lines of credit are based on the Secured Overnight Financing Rate, or SOFR, plus a credit spread from the bank. SOFR has come down more than 60 basis points over the previous twelve months and is expected to continue to decrease as the federal reserve cuts rates through the beginning of 2026. This indicates that currently projected rates for the lines of credit are likely to decrease in 2026.

Staff recommend passage of Resolution 5806.

<Attachment: Bank of America Line of Credit Term Sheet>

Housing Authority of the County of King

Proposal for a Revolving Line of Credit

August 19, 2025

Bank of America, N.A.
333 S Hope St, Suite 3820
Los Angeles, CA 90071

401 Union St, Floor 22
Seattle, WA 98101

BANK OF AMERICA

King County Housing Authority

Notice to the Authority

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Bank of America Corporation and its affiliates (collectively, the "BAC Group") comprise a full service securities firm and commercial bank engaged in securities, commodities and derivatives trading, foreign exchange and other brokerage activities, and principal investing as well as providing investment, corporate and private banking, asset and investment management, financing and strategic advisory services and other commercial services and products to a wide range of corporations, governments and individuals, domestically and offshore, from which conflicting interests or duties, or a perception thereof, may arise. In the ordinary course of these activities, parts of the BAC Group at any time may invest on a principal basis or manage funds that invest, make or hold long or short positions, finance positions or trade or otherwise effect transactions, for their own accounts or the accounts of customers, in debt, equity or other securities or financial instruments (including derivatives, bank loans or other obligations) of the Company, potential counterparties or any other company that may be involved in a transaction. Products and services that may be referenced in the accompanying materials may be provided through one or more affiliates of Bank of America Corporation. We have adopted policies and guidelines designed to preserve the independence of our research analysts. These policies prohibit employees from offering research coverage, a favorable research rating or a specific price target or offering to change a research rating or price target as consideration for or an inducement to obtain business or other compensation. We are required to obtain, verify and record certain information that identifies the Company, which information includes the name and address of the Company and other information that will allow us to identify the Company in accordance, as applicable, with the USA Patriot Act (Title III of Pub. L. 107-56 (signed into law October 26, 2001)) and such other laws, rules and regulations as applicable within and outside the United States.

We do not provide legal, compliance, tax or accounting advice. If any person uses or refers to any such tax statement in promoting, marketing or recommending a partnership or other entity, investment plan or arrangement to any taxpayer, then the statement expressed herein is being delivered to support the promotion or marketing of the transaction or matter addressed and the recipient should seek advice based on its particular circumstances from an independent tax advisor. Notwithstanding anything that may appear herein or in other materials to the contrary, the Company shall be permitted to disclose the tax treatment and tax structure of a transaction (including any materials, opinions or analyses relating to such tax treatment or tax structure, but without disclosure of identifying information or any nonpublic commercial or financial information (except to the extent any such information relates to the tax structure or tax treatment)) on and after the earliest to occur of the date of (i) public announcement of discussions relating to such transaction, (ii) public announcement of such transaction or (iii) execution of a definitive agreement (with or without conditions) to enter into such transaction; provided, however, that if such transaction is not consummated for any reason, the provisions of this sentence shall cease to apply.

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SUMMARY OF TERMS AND CONDITIONS

Submission date: 8/19/2025

Parties to the Transaction

Borrower: Housing Authority of the County of King, Washington (the "Authority").

Lender: Bank of America, N.A. (the "Bank").

The Facility

Facility: Revolving Credit Agreement (the "Facility" or "Agreement") that is available in the amount and for the term set forth below. Amounts available under the Facility may be borrowed, repaid and re-borrowed after the date the Facility first becomes effective (the "Closing Date") until the maturity date thereof.

Facility Amount: Up to $50,000,000

Maturity: Three (3) years from closing

Optional Prepayment: In each case subject to "Termination/Reduction Fee" below, the Borrower may prepay the Facility in whole or in part at any time with five (5) business days prior written notice without premium or penalty, subject to the payment of customary breakage costs and redeployment costs, if any. The unutilized portion of the Bank's commitment under the Facility may be irrevocably reduced or terminated by the Borrower in whole or in part without penalty.

Use of Proceeds: General Corporate Purposes

Security: The Facility shall be secured by and payable from the General Revenues of the Borrower on parity with existing creditors.

Minimum Draw: $100,000 integral and $10,000 multiples thereof.

Draw Frequency: Maximum of four (4) draws per month.

Facility Fees and Index and Interest Rates

Up-Front Fee: $0

Commitment Fee: The Borrower will pay a fee (the "Commitment Fee") on the actual daily unused amount of the Bank's commitment.

Term	(Unused) Commitment Fee
3 years:	> 65% utilization: 0 bps <= 65% utilization: 30 bps

Drawn Rate: Each advance under the Facility will bear interest prior to maturity at a rate per annum equal to the sum of: (A) the product of (i) the Applicable Factor and (ii) the Applicable Index and (B) the Applicable Margin (as determined in accordance with the Performance Pricing set forth below.

Applicable Index:

The Applicable Index shall mean the Daily SOFR. The Applicable Index shall have a floor of 0.00%. See Schedule 1 for rate descriptions. The Bank can also consider 1-month and 3-month SOFR at Authority's option.

Applicable Margin and Factor:

Applicable Margin and Applicable Factor for Taxable Advances:

Term	Applicable Factor	Applicable Index	Applicable Margin (Taxable)
3 years:	100%	SOFR	110 bps

Applicable Margin and Applicable Factor for Tax-Exempt Advances:

Term	Applicable Factor	Applicable Index	Applicable Margin (Tax-Exempt)
3 years:	80%	SOFR	80 bps

Performance Pricing:

The Commitment Fee and the Applicable Margin is subject to the maintenance of the Authority's current credit ratings ("Ratings") and will be increased one time per level by 5 bps and 15 bps, respectively, for each downgrade of any Ratings below Aa3 / AA- / AA- by Moody's, S&P, or Fitch, as applicable. All such increases will be cumulative.

Default Rate:

The greatest of: (i) Bank of America's Prime Rate plus 5.0%,
(ii) the Federal Funds Rate plus 6.0%, and
(iii) 11.00%.

Clawback:

The Agreement will include customary interest rate recapture ("clawback") language allowing the Bank to recover interest in excess of any maximum interest rate imposed by law.

Termination/Reduction Fee:

In the event the Facility is prepaid in whole or in part prior to the first anniversary of the closing date the Borrower shall pay to the Bank a Termination Fee or Reduction Fee, as applicable, equal to the product of: (i) the Applicable Margin for taxable Loans in effect on the date of such prepayment, (ii) the principal amount of the loan prepaid and (iii) a fraction, the numerator of which is the number of days from and including the date of prepayment to and including the second anniversary of the closing date, and the denominator of which is 360.

Calculation and Payment of Interest

Day Count:

Calculations of interest on loans and the Commitment Fee shall be made on the basis of the actual number of days elapsed in a 360-day year.

Interest Payments:

Interest is payable monthly in arrears on the first business day of each month.

Tax Gross-Up:

In the event that a Determination of Taxability occurs with respect to any tax-exempt loans, such loans will bear interest from the date that taxability commences at a rate equal to the product of the Drawn Rate and the Taxable Rate Factor. "Taxable Rate Factor" means, for each day that the Taxable Rate is determined, the quotient of (i) one divided by (ii) one minus the Maximum Federal Corporate Tax Rate in effect as of such day, rounded upward to the second decimal place. The Borrower is also responsible for payment of any interest, penalties or charges owed by the Bank as a result of interest on the loans becoming includable in the gross income of the Bank, together with any and all attorneys' fees, court costs, or other out-of-pocket costs incurred by the Bank in connection therewith.

Other Fees and Expenses	
Expenses:	The Borrower will be responsible to pay all reasonable costs and expenses associated with the preparation, due diligence, administration, and closing of all Facility documentation including, without limitation, the legal fees of counsel to the Bank, regardless of whether or not the Facility is closed. The Borrower will also be responsible to pay the expenses of the Bank in connection with the enforcement of any Facility documentation.
Bank Counsel:	Estimated legal fees at $45,000.
Administrative Fees:	Amendments, transfers, standard waivers or consents: $2,500 plus reasonable attorney's fees and expenses.
The Revolving Credit Agreement	
Documentation:	The Agreement will include, but not be limited to, terms and conditions which shall be substantially similar to existing agreements, as well as provisions that are customary and standard with respect to conditions precedent, representations and warranties, covenants, events of default and remedies (including acceleration of the Borrower's obligations under the Agreement, if applicable), and compliance with law including the U.S. Resolution Stay Regulation.
Conditions Precedent to Closing:	Usual and customary for transactions of this type.
Conditions Precedent to All Extensions of Credit:	Usual and customary for transactions of this type.
Representations and Warranties:	To be substantially similar to those in previous agreements with the Authority.
Covenants:	To be substantially similar to those in previous agreements with the Authority.
Events of Default:	To be substantially similar to those in previous agreements with the Authority.
Remedies:	The Bank may, among other things, increase the Facility Fee pursuant to the Agreement, accelerate the loan, cause the Default Rate to apply to all outstanding obligations of the Borrower to the Bank and pursue any other remedies to which it is entitled under the Agreement, at law or in equity.
Other Standard Terms	
Increased Costs, Capital Adequacy, Taxes and Other Provisions:	Usual and customary in transactions of this type, including, without limitation, provisions concerning increased costs, taxes, withholding taxes, changes in capital adequacy, capital requirements and other requirements of law (including as a result from the implementation, interpretation or administration of the Dodd-Frank Act, Basel III and any other applicable law or regulation).
Indemnification:	The Borrower will indemnify and hold harmless the Bank and its respective affiliates and its partners, directors, officers, employees, agents and advisors from and against all losses, claims, damages, liabilities and expenses arising out of or relating to the facility, the Borrower's use of the Bond proceeds including, but not limited to, reasonable attorneys'

fees and settlement costs (excluding acts of gross negligence or willful misconduct of an indemnified party as determined by a court of competent jurisdiction).

Choice of Law / Jury Trial / Venue

Governing Law: This proposed Summary of Terms and Conditions, the Agreement and any other documents to which the Bank shall become a party shall be governed by, and construed and interpreted in accordance with, the laws of the State of Washington; provided that the power and authority of the Borrower to execute, deliver and perform any such document shall be governed by, and construed and interpreted in accordance with, the laws of the Borrower's jurisdiction.

Jury Trial: The Borrower agrees to waive any right to a trial by jury in any action or proceeding with respect to any dispute or controversy under the Bond Documents.

Venue: Each party shall consent to the jurisdiction of the state and federal courts in the State of Washington.

Contacts

Bank of America, N.A.:

Name:	Jyoti Rathore	Stephanie A. Warner
Title:	Senior Vice President	Vice President
Address:	333 South Hope St, Suite 3820 Los Angeles, CA 90071	401 Union St, Floor 22 Seattle, WA 98101
Phone:	(213) 621-4971	(206) 358-8305
Email:	jyoti.rathore@bofa.com	stephanie.a.warner@bofa.com

Bank Counsel:	Chapman and Cutler LLP
Name:	Christopher J. Preston
Address:	320 South Canal Street, Floor 27 Chicago, IL 60606
Phone:	(312) 845-3804
Email:	preston@chapman.com

Proposed Terms and Conditions Subject to Certain Events

This Summary of Terms is intended only as an outline of certain of the material terms of the Facility and does not purport to summarize all of the conditions, covenants, representations, warranties and other provisions that would be contained in definitive documentation for the Facility contemplated hereby. This Summary of Terms is not a commitment. It represents a willingness on the part of the Bank to seek approval to provide the commitment indicated herein and consummate a transaction based upon the terms and conditions outlined in this term sheet and is subject to:

Final credit approval (see "Credit Process Timeframe" below),

Absence of any material adverse change in the financial condition, operations or prospects of the Borrower, or in any law, rule or regulation (or their interpretation or administration), that, in each case, may adversely affect the consummation of the transaction, to be determined in the sole discretion of the Bank,

Such additional due diligence as the Bank may require, and

Agreement as to all final terms and conditions and satisfactory documentation thereof (including satisfactory legal opinions).

Credit Process Timeframe:	The credit process will take 10 business days from the point at which the Bank is officially awarded the transaction and has in its possession all materials necessary to undertake a full credit analysis.
Expiration of Terms and Conditions:	Consideration of a financing based on the terms and conditions presented in this term sheet shall automatically expire 30 calendar days from the date hereof.
Future Modifications:	The terms, conditions, pricing levels and fees (including legal fees and expenses) cited herein reference the financing and the Facility Amount as described in this Summary of Terms and Conditions and are subject to revision in the event that (i) the Facility Amount changes, (ii) the security or transaction structure is modified, (iii) the transaction deviates materially from what was initially described, or (iv) the proposed financing does not close within 60 days of the receipt by the Bank of a signed term sheet.

Use of Information

This Summary of Terms and Conditions contains structuring and pricing information. It is the expectation of the Bank that until the business is awarded, this information will not be disclosed in whole or in part to any person, other than to your accountants, attorneys and professional advisors retained by you in connection with the Facility, without our prior written consent. Nothing herein shall restrict disclosure of information relating to tax structure or tax treatment of the proposed transaction or as required by law. For the avoidance of doubt, nothing herein prohibits any individual from communicating or disclosing information regarding suspected violations of laws, rules, or regulations to a governmental, regulatory, or self-regulatory authority.

No Advisory or Fiduciary Role

The Borrower acknowledges and agrees that: (i) the transaction contemplated by this Summary of Terms and Conditions is an arm's length, commercial transaction between the Borrower and the Bank in which the Bank is acting solely as a principal and for its own interest; (ii) the Bank is not acting as a municipal advisor or financial advisor to the Borrower; (iii) the Bank has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to the Borrower with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Bank has provided other services or is currently providing other services to the Borrower on other matters); (iv) the only obligations the Bank has to the Borrower with respect to the transaction contemplated hereby expressly are set forth in this Summary of Terms and Conditions; and (v) the Bank is not recommending that the Borrower take an action with respect to the transaction contemplated by this Summary of Terms and Conditions, and before taking any action with respect to the contemplated transaction, Borrower should discuss the information contained herein with its own legal, accounting, tax, financial and other advisors, as it deems appropriate. If the Borrower would like a municipal advisor in this transaction that has legal fiduciary duties to Borrower, the Borrower is free to engage a municipal advisor to serve in that capacity. This Summary of Terms and Conditions is provided to the Borrower pursuant to and in reliance upon the "bank exemption" provided under the municipal advisor rules of the Securities and Exchange Commission, Rule 15Ba1-1 *et seq.*

Schedule 1

Interest Rate Definitions

"Daily SOFR" means the rate per annum equal to SOFR determined for any day pursuant to the definition thereof. Any change in Daily SOFR shall be effective from and including the date of such change without further notice. At any time Daily SOFR is less than zero, such rate shall be deemed to be zero for purposes of this Agreement.

(i) *"SOFR"* means, for any determination date, the Secured Overnight Financing Rate published on the second U.S. Government Securities Business Day preceding such date by the SOFR Administrator on the Federal Reserve Bank of New York's website (or any successor source); provided however that if such determination date is not a U.S. Government Securities Business Day, then SOFR means such rate that applied on the first U.S. Government Securities Business Day immediately prior thereto.

(ii) *"SOFR Adminstrator"* means the Federal Reserve Bank of New York, as the administrator of SOFR, or any successor administrator of SOFR designated by the Federal Reserve Bank of New York or other person acting as the SOFR Administrator at such time.

(iii) *"U.S. Government Securities Business Day"* means any day except for (a) a Saturday, (b) a Sunday or (c) any day on which the Securities Industry and Financial Markets Association recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in United States government securities.

King County Housing Authority

Resolution 5806:

Bank of America Line of Credit

October 20, 2025

KCHA Lines of Credit (LOC)

- Lines of Credit are a central part of KCHA's acquisition and development strategy
  - Not used for operational expenses
  - Non-federal
  - Strategically utilized for acquisition and development carrying costs
  - Can be used for taxable or tax-exempt financing
- Provide interim financing for acquisitions
  - Help KCHA to be competitive in transactions due to ability to move quickly and waive financing contingencies
  - Project revenues pay interest on LOC so minimal direct costs to agency
- Permanent financing later secured through bond issuance (non-federal funds)

Resolution 5806 - Bank of America LOC

- KCHA has existing LOCs and strong relationships at KeyBank
  - Existing LOCs - $110MM
  - Utilization - $17.5MM
- Bank of America LOC would add financial capacity
  - New LOC - $50MM
  - To be utilized for proposed Haven Apartment Homes acquisition $46MM
  - Substantially similar terms to Key LOCs
- Diversification of LOC banking partners ensures strong relationships stay in place despite staff turnover

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5806

A RESOLUTION of the Board of Commissioners of the Housing Authority of the County of King providing for the issuance of the Authority's Revolving Line of Credit Revenue Note, 2025 (Taxable) and Revolving Line of Credit Revenue Note, 2025 (Tax-Exempt), in the combined principal amount of not to exceed $50,000,000 at any one time outstanding, the proceeds of which will be used to finance or refinance the acquisition, construction, rehabilitation, and equipping of real estate, housing, and related improvements and facilities, to pay costs of issuing the notes, and for other corporate purposes of the Authority; authorizing the execution of the notes; creating a note fund; approving the sale and providing for the delivery of the notes to Bank of America, N.A.; authorizing and directing appropriate officers of the Authority to negotiate, execute and deliver such other documents as are useful or necessary to the purposes of this resolution; and determining related matters.

Adopted October 20, 2025

This document was prepared by:

FOSTER GARVEY P.C.
1111 Third Avenue, Suite 3000
Seattle, Washington 98101
(206) 447-4400

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5806

RESOLUTION of the Board of Commissioners of the Housing Authority of the County of King providing for the issuance of the Authority's Revolving Line of Credit Revenue Note, 2025 (Taxable) and Revolving Line of Credit Revenue Note, 2025 (Tax-Exempt), in the combined principal amount of not to exceed $50,000,000 at any one time outstanding, the proceeds of which will be used to finance or refinance the acquisition, construction, rehabilitation, and equipping of real estate, housing, and related improvements and facilities, to pay costs of issuing the notes, and for other corporate purposes of the Authority; authorizing the execution of the notes; creating a note fund; approving the sale and providing for the delivery of the notes to Bank of America, N.A.; authorizing and directing appropriate officers of the Authority to negotiate, execute and deliver such other documents as are useful or necessary to the purposes of this resolution; and determining related matters.

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

Section 1. Recitals and Findings. The Board of Commissioners (the "Board") of the Housing Authority of the County of King (the "Authority") finds and determines:

(a) Statutory Authorization. The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) "prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof" (RCW 35.82.070(2)); (ii) issue bonds, notes or other obligations for any of its corporate purpose (RCW 35.82.020(11) and RCW 35.82.130); (iii) pledge any real or personal property or any interest therein (RCW 35.82.070(5)); (iv) "make and execute contracts and other instruments, including but not limited to partnership agreements" (RCW 35.82.070(1)); and (v) "delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper" (RCW 35.82.040). The phrase "housing project" is defined by RCW 35.82.020 to include, among other things, "any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks, or other living accommodations for persons of low income" and the term "housing project" may be applied to the "acquisition of property, the demolition of existing structures, the construction, reconstruction, alteration and repair of improvements and all other work in connection therewith." The Uniform Electronic Transactions Act (chapter 1.80 RCW) provides that each governmental agency of the State "shall determine whether, and the extent to which, a governmental agency will send and accept electronic records and electronic signatures to and from other persons and otherwise create, generate, communicate, store, process, use and rely upon electronic records and electronic signatures" (RCW 1.80.170(1)).

(b) Issuance of the Notes Necessary and Advisable and in the Best Interests of the Authority; Bank Proposal. After due consideration, the Board has determined that it is necessary and advisable and in the best interest of the Authority to borrow money to finance and/or

refinance the acquisition, construction, rehabilitation, and equipping of real estate, housing, and related improvements and facilities, to provide financing for general corporate purposes and operating needs of the Authority, and/or to pay costs of issuing the Notes (as hereinafter defined). Bank of America, N.A. (the "Bank") has proposed to extend a revolving line of credit evidenced by two line of credit notes of the Authority on the terms set forth in this resolution to provide money for those purposes.

Section 2. Definitions. Certain capitalized terms used herein have the meanings set forth in the foregoing Section 1. In addition, as used in this resolution, the following capitalized terms have the following meanings, except as otherwise expressly provided or unless the context otherwise clearly requires:

"Act" means chapter 35.82 of the Revised Code of Washington.

"Authority" means the Housing Authority of the County of King, a public body corporate and politic duly organized and existing under and by virtue of the laws of the State of Washington.

"Authorized Officers" means each of the Authority's President/Chief Executive Officer, Executive Vice President of Administration/Chief Administrative Officer, Executive Vice President of Development, and Senior Vice President of Development and Asset Management, and their respective designees.

"Bank" or "Purchaser" means Bank of America, N.A., or its successor and assign, as Registered Owner of the Notes.

"Board" means the Board of Commissioners of the Authority.

"Business Day" shall have the meaning ascribed thereto in the Revolving Credit Agreement.

"Code" means the Internal Revenue Code of 1986, as amended.

"County" means King County, Washington.

"Determination of Taxability" shall have the meaning ascribed thereto in the Revolving Credit Agreement.

"Draws" means incremental draws upon the Notes.

"Event of Default" shall have the meaning ascribed thereto in the Revolving Credit Agreement.

"General Revenues" means all revenues of the Authority from any source, but only to the extent that those revenues are available to pay the Obligations and are not now or hereafter pledged or restricted, by law, regulation, contract, covenant, resolution, deed of trust or otherwise (including restrictions relating to funds made available to the Authority under the U.S. Housing Act of 1937), solely to another particular purpose.

"Interest Payment Date" means the first Business Day of each calendar month, and the Termination Date.

"Note" means either the Taxable Note or the Tax-Exempt Note.

"Note Fund" means the Authority's Revolving Line of Credit Revenue Note Fund, 2025 (Taxable/Tax-Exempt), created by this resolution for the purpose of paying principal of and interest and any breakage fee or prepayment penalty on the Notes.

"Note Register" means the books or records maintained by the Note Registrar containing the name and mailing address of the Registered Owner of the Notes.

"Note Registrar" means the President/Chief Executive Officer of the Authority.

"Notes" means, together, the Taxable Note and the Tax-Exempt Note.

"Obligations" means any payment obligations of the Authority under the Revolving Credit Agreement, including without limitation the payment of principal of and interest on the Notes.

"Project" means (1) the acquisition, construction, rehabilitation, and equipping of real estate, housing, and related improvements and facilities, (2) general corporate purposes and operating needs of the Authority, (3) accrued interest on Draws on the Notes, and (4) costs of issuing the Notes.

"Proposal Letter" means the proposal letter to the Authority from the Bank dated August 19, 2025, setting forth certain terms under which the Bank may purchase the Notes, as it may be amended and supplemented, and any commitment letter issued pursuant or supplemental thereto.

"Registered Owner" means the registered owner of each Note, registered as such on the registration books maintained by the Note Registrar.

"Revolving Credit Agreement" means a revolving credit agreement to be entered into between the Authority and the Bank with respect to the Notes, as it may be amended in accordance with its terms.

"Taxable Note" means the Authority's Revolving Line of Credit Revenue Note, 2025 (Taxable).

"Taxable Rate" shall have the meaning ascribed thereto in the Revolving Credit Agreement.

"Tax-Exempt Note" means the Authority's Revolving Line of Credit Revenue Note, 2025 (Tax-Exempt).

"Tax-Exempt Project" means costs of the acquisition, construction, rehabilitation, and equipping of real estate, housing, and related improvements and facilities, in each case of a type properly chargeable (or chargeable upon proper election) to a capital account under general federal

income tax principles, and costs of issuing the Tax-Exempt Note. Unless the Authority has received written confirmation from bond counsel to the effect that use of proceeds of Draws on the Tax-Exempt Note for such purpose will not cause interest on Draws on the Tax-Exempt Note to be included in gross income for federal income tax purposes, "Tax-Exempt Project" specifically excludes (i) the making of loans to non-governmental entities, (ii) the financing of any real estate, housing, improvement or other facility to be used in the trade or business of a non-governmental entity, (iii) working capital expenditures including, without limitation, expenditures for current operating expenses, (iv) accrued interest on Draws on the Notes, *other than* interest accrued on Draws on the Tax-Exempt Note used to finance the housing, related improvements, or facilities, during such time as such housing, improvement, or other facility financed with such Draws is under rehabilitation or construction and is not yet placed in service, and (v) costs to be reimbursed to the Authority, unless such costs were paid no earlier than 60 days prior to the date of issue for federal tax purposes, or for costs incurred prior to that date to the extent such costs represent "preliminary expenditures" or are the subject of an "official declaration of intent to reimburse" as described in the federal regulations under Section 147(f) of the Code.

"Tax-Exempt Rate" shall have the meaning ascribed thereto in the Revolving Credit Agreement.

"Termination Date" shall have the meaning ascribed thereto in the Revolving Credit Agreement.

Section 3. Authorization of the Notes. For the purpose of providing funds with which to finance or refinance costs of the Project, the Authority may borrow money from time to time pursuant to a line of credit extended by the Bank under the terms of this resolution and the Proposal Letter, and shall issue the Notes in the combined principal amount of not to exceed $50,000,000 at any one time outstanding. Such Note financing is declared and determined to be important for the feasibility of the Project. The Board finds that it is in the best interest of the Authority to issue the Notes for the purposes set forth in this resolution.

Section 4. Description of the Notes. The Taxable Note shall be called the Authority's Revolving Line of Credit Revenue Note, 2025 (Taxable); shall be in a principal amount of not to exceed $50,000,000 at any one time outstanding; shall be dated its date of delivery; and shall have an initial maturity date of not more than 37 months from its date of issue. Each Draw on the Taxable Note shall bear interest at the Taxable Rate, subject to adjustment upon a change in the Authority's rating or default as set forth in the Revolving Credit Agreement and the Taxable Note. The Authority finds that fixing the interest rate formula for the Taxable Note as described herein and therein is in the best interest of the Authority. Interest on each Draw on the Taxable Note shall accrue from the date of that Draw and shall computed as set forth in the Revolving Credit Agreement. Accrued but unpaid interest on the Taxable Note shall be due and payable on each Interest Payment Date. Interest due and payable on the Taxable Note shall be equal to the amount accrued to, but excluding, the related Interest Payment Date. All outstanding principal of Draws on the Taxable Note shall be due and payable on the Termination Date. If the payment date for principal of or interest on the Taxable Note is a day other than a Business Day, the date for payment thereof shall be extended, without penalty, to the next succeeding Business Day, and such extended period of time shall be included in the computation of interest; provided, however, the payment of principal of or interest on the Taxable Note on such extended date shall have the same force and

effect as if made on the original payment date. The Taxable Note and the Revolving Credit Agreement shall have such other provisions consistent with the purposes of this resolution as are set forth therein. The Authorized Officers, and each of them acting alone, are authorized to determine and approve the final terms of the Taxable Note and to adjust the title of the Taxable Note to reflect the year of issuance. The execution or authentication of the Taxable Note and the Revolving Credit Agreement by an Authorized Officer shall be conclusive evidence of approval of the terms of the Taxable Note as set forth therein.

The Tax-Exempt Note shall be called the Authority's Revolving Line of Credit Revenue Note, 2025 (Tax-Exempt); shall be in a principal amount of not to exceed $50,000,000 at any one time outstanding; shall be dated its date of delivery; and shall have an initial maturity date of not more than 37 months from its date of issue. Each Draw on the Tax-Exempt Note shall bear interest at the Tax-Exempt Rate, subject to adjustment upon a change in the Authority's rating, default or a Determination of Taxability as described below and as further set forth in the Revolving Credit Agreement and the Tax-Exempt Note. The Authority finds that fixing the interest rate formula for the Tax-Exempt Note as described herein and therein is in the best interest of the Authority. Interest on each Draw on the Tax-Exempt Note shall accrue from the date of that Draw and shall computed as set forth in the Revolving Credit Agreement. Accrued but unpaid interest on the Tax-Exempt Note shall be due and payable on each Interest Payment Date. Interest due and payable on the Tax-Exempt Note shall be equal to the amount accrued to, but excluding, the related Interest Payment Date. All outstanding principal of Draws on the Tax-Exempt Note shall be due and payable on the Termination Date. If the payment date for principal of or interest on the Tax-Exempt Note is a day other than a Business Day, the date for payment thereof shall be extended, without penalty, to the next succeeding Business Day, and such extended period of time shall be included in the computation of interest; provided, however, the payment of principal of or interest on the Tax-Exempt Note on such extended date shall have the same force and effect as if made on the original payment date. The Tax-Exempt Note and the Revolving Credit Agreement shall have such other provisions consistent with the purposes of this resolution as are set forth therein. The Authorized Officers, and each of them acting alone, are authorized to determine and approve the final terms of the Tax-Exempt Note and to adjust the title of the Tax-Exempt Note to reflect the year of issuance. The execution or authentication of the Tax-Exempt Note and the Revolving Credit Agreement by an Authorized Officer shall be conclusive evidence of approval of the terms of the Tax-Exempt Note as set forth therein.

If a Note is not paid when properly presented at its maturity date, the Authority shall be obligated to pay interest on that Note at then-applicable default rate of interest thereon from and after the maturity date until the Note, both principal and interest, is paid in full.

The Revolving Credit Agreement shall provide certain remedies and options available upon the occurrence of a Determination of Taxability, including the option of the Authority to convert the interest rate on the Tax-Exempt Note to the Taxable Rate.

At the election of the Bank, the interest rates applicable to the Notes will be adjusted to the Default Rate (as defined in the Revolving Credit Agreement) upon the occurrence and during the continuance of an Event of Default, and the interest rate of the Tax-Exempt Note will be adjusted upon a Determination of Taxability, as set forth in the Tax-Exempt Note and the Revolving Credit Agreement. Further, if an Event of Default occurs the Bank may, at its option, increase the facility

fee applicable to the Notes, declare the principal of and interest on the Notes and any other obligations outstanding under the Revolving Credit Agreement immediately due and payable, and/or exercise other remedies to which it is entitled under the Revolving Credit Agreement.

Section 5. Draws on the Notes. The Board authorizes the Authorized Officers, and each of them acting alone, as authorized signors for the Authority, to request Draws on the Notes in accordance with the Revolving Credit Agreement. Proceeds of Draws on the Tax-Exempt Note shall be made only to pay costs of the Tax-Exempt Project. No Draw may exceed the total amount of the costs to be paid (or refinanced) from such Draw, the proceeds of each Draw shall be used promptly to pay (or refinance) those costs, or to reimburse the Authority for such costs paid by the Authority. Draws shall be recorded in such form as the Authority and the Bank may agree. Draws on the Notes shall be limited to an aggregate amount of $50,000,000 outstanding at any one time.

Section 6. Optional Prepayment of the Notes. The Authority may prepay any Draw, in whole or in part, on any Business Day, provided any prior written notice required by the Revolving Credit Agreement is given by the Authority to the Bank. Any prepayment shall be at a prepayment price equal to par plus accrued interest and may, at the option of the Bank, be subject to a breakage fee or prepayment penalty as set forth in the Revolving Credit Agreement. If the Bank requests such a breakage fee or prepayment penalty, as applicable, it shall provide to the Authority a certificate setting forth the computation of the loss, cost, or expense giving rise to the request for such a breakage fee or prepayment penalty, as applicable, in reasonable detail and such certificate shall be conclusive if reasonably determined. Interest on the portion of a Note prepaid shall cease to accrue interest on the date of prepayment. Principal may be reborrowed until the maturity date of the applicable Note, as it may be extended. In the event of prepayment in whole of a Note prior to the Termination Date, that Note shall be deemed to remain outstanding for subsequent Draws absent a written notice to the Bank by the Authority that the prepaid Note is no longer outstanding and available for further Draws. In the event that, prior to the first anniversary of the date of initial delivery of the Notes, the Authority provides written notice to the Bank that the Notes are no longer outstanding or that the principal amount outstanding and available for subsequent Draws has been reduced below $50,000,000, the Authority shall be required to pay a termination fee or reduction fee, as applicable, in accordance with the terms of the Revolving Credit Agreement.

Section 7. Note Registrar; Registration and Transfer of the Notes. The Notes shall be issued only in registered form as to both principal and interest and recorded on the books and records maintained for the Notes by the Note Registrar (the "Note Register"). The President/Chief Executive Officer of the Authority shall serve as Note Registrar for the Notes. The Note Registrar shall keep, or cause to be kept, at the Note Registrar's office in Tukwila, Washington, the Note Register, which shall contain the name and mailing address of the Registered Owner of each Note. The Note Registrar is authorized, on behalf of the Authority, to authenticate and deliver the Notes in accordance with the provisions of each Note and this resolution, to serve as the Authority's paying agent for the Notes, and to carry out all of the Note Registrar's powers and duties under this resolution.

The Notes may not be assigned or transferred by the Bank without the Authority's consent, except that the Bank may assign or transfer the Notes to any successor to the business and assets of the Bank, upon completion and delivery to the Authority of the assignment form and certificate

of transferee attached to the Note. The Note Registrar shall not be obligated to exchange or transfer a Note during the five days preceding any payment date, prepayment date, or the maturity date.

Section 8. Place, Manner and Medium of Payment. Both principal of and interest on the Notes shall be payable in lawful money of the United States of America and shall be paid by check mailed to arrive on or before each payment date, or in immediately available funds delivered on or before each payment date, to the Registered Owner of each Note at the address appearing on the Note Register on the date payment is mailed or delivered. Upon the final payment of principal of and interest on a Note, the Registered Owner shall surrender the Note at the principal office of the Note Registrar, for destruction or cancellation in accordance with law.

Section 9. Note Fund; Security for the Notes. The Note Fund is hereby established as a special fund of the Authority and is designated the Authority's Revolving Line of Credit Revenue Note Fund, 2025 (Taxable/Tax-Exempt). The Note Fund shall be drawn upon for the sole purpose of paying the Obligations including, without limitation, principal of and interest on the Notes, together with any breakage fees, prepayment penalties, termination fees, or reduction fees applicable to the Notes. The Authority hereby pledges a lien on and security interest in the General Revenues consistent with RCW 35.82.130, and covenants to deposit General Revenues into the Note Fund in amounts sufficient to pay when due the Obligations, including, without limitation, principal of and interest on the Notes, together with any breakage fees, prepayment penalties, termination fees, or reduction fees applicable to the Notes. The foregoing pledge of General Revenues shall be valid and binding from the time when it is made. The General Revenues so pledged and thereafter received by the Authority shall immediately be subject to the lien of the pledge without any physical delivery thereof or further action, and lien of such pledge shall be valid and binding as against all parties having claims of any kind in tort, contract, or otherwise against the Authority, irrespective of whether the parties have notice thereof.

The Authority reserves without limitation the right to issue other obligations, the principal of and interest on which are to be paid from the General Revenues on a parity with payments on the Notes. At its option, the Authority may pledge any portion of the General Revenues to the payment of other obligations of the Authority, such payments to have priority over the payments to be made on the Notes with respect to that portion of the General Revenues so pledged.

The Notes shall not be a debt of the County, the State of Washington or any political subdivision thereof (except the Authority from the source specified herein), and the Notes shall so state on their face. Neither the County, the State of Washington nor any political subdivision thereof (except the Authority from the source specified herein) shall be liable for payment of the Notes nor in any event shall principal of and interest on the Notes be payable out of any funds other than the Note Fund of the Authority established herein. The owner of the Notes shall not have recourse to any other fund of the Authority other than the Note Fund, or to any other receipts, revenues or properties of the Authority other than as described herein and in the Notes. The Authority has no taxing power.

Neither the Authority (except to the extent of the pledge of its General Revenues) nor any of the Commissioners, officers or employees of the Authority shall be personally liable for the payment of the Notes.

Section 10. Preservation of Tax Exemption for Interest on Tax-Exempt Note. The Authority covenants that it will take all actions necessary to prevent interest on the Tax-Exempt Note from being included in gross income for federal income tax purposes, and it will neither take any action nor make or permit any use of proceeds of the Tax-Exempt Note or other funds of the Authority treated as proceeds of the Tax-Exempt Note at any time during the term of the Tax-Exempt Note which would cause interest on the Tax-Exempt Note to be included in gross income for federal income tax purposes. The Authority also covenants that it will, to the extent the arbitrage rebate requirement of Section 148 of the Code is applicable to the Tax-Exempt Note, take all actions necessary to comply (or to be treated as having complied) with that requirement in connection with the Tax-Exempt Note, including the calculation and payment of any penalties that the Authority has elected to pay as an alternative to calculating rebatable arbitrage, and the payment of any other penalties if required under Section 148 of the Code to prevent interest on the Tax-Exempt Note from being included in gross income for federal income tax purposes.

Section 11. Lost, Stolen or Destroyed Notes. In case any Note shall be lost, stolen or destroyed after delivery to the Registered Owner, the Note Registrar may execute and deliver a new Note of like series, date and tenor to the Registered Owner upon the Registered Owner paying the expenses and charges of the Authority and upon filing with the Note Registrar evidence satisfactory to the Note Registrar that such Note was actually lost, stolen or destroyed and of the Registered Owner's ownership thereof, and upon furnishing the Authority with indemnity reasonably satisfactory to the Authority.

Section 12. Form and Execution of Notes. The Notes shall be in a form consistent with the provisions of this resolution and state law, shall bear the manual or facsimile signatures of the Chair of the Board and the President/Chief Executive Officer and shall be impressed with the seal of the Authority or shall bear a manual or facsimile thereof. A Note shall not be valid or obligatory for any purpose, or entitled to the benefits of this resolution, unless the Note bears a Certificate of Authentication manually signed by the Note Registrar stating "This Note is the fully registered Revolving Line of Credit Revenue Note, 2025 ([Taxable/Tax-Exempt]), of the Authority described in the Note Resolution." A minor deviation in the language of such certificate shall not void a Certificate of Authentication that otherwise is substantially in the form of the foregoing. The authorized signing of a Certificate of Authentication shall be conclusive evidence that the Note so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this resolution.

If any officer whose facsimile signature appears on a Note ceases to be an officer of the Authority authorized to sign notes before the Note bearing such officer's facsimile signature is authenticated or delivered by the Note Registrar or issued by the Authority, the Note nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, shall be as binding on the Authority as though that person had continued to be an officer of the Authority authorized to sign notes. A Note also may be signed on behalf of the Authority by any person who, on the actual date of signing of the Note, is an officer of the Authority authorized to sign notes, although such person did not hold the required office on the date of issuance of the Note.

Section 13. Authorization of Documents and Execution Thereof. The Authority authorizes and approves the execution and delivery of, and the performance by the Authority of its obligations contained in, the Notes and this resolution and the consummation by the Authority of

all other transactions contemplated by this resolution in connection with the issuance of the Notes. The Board further authorizes the Authorized Officers, and each of them acting alone, to negotiate, approve, execute and deliver the Revolving Credit Agreement and such other instruments and agreements as may be necessary or desirable in connection with the sale of the Notes to the Bank. The Authorized Officers, and each of them acting alone, are authorized to negotiate, execute and deliver documents reasonably required to be executed in connection with the issuance of the Notes and to ensure the proper use and application of the proceeds of the Notes.

The Notes will be prepared at the Authority's expense and will be delivered to the Bank together with the approving legal opinion of Foster Garvey P.C., municipal bond counsel of Seattle, Washington, regarding the Notes.

Section 14. Approval of Transaction. The Bank has offered to purchase the Notes under the terms and conditions contained in this resolution and the Proposal Letter, including the payment of the fees and expenses of the Bank's legal counsel, and any other out-of-pocket costs incurred by the Bank, each payable at closing, and an ongoing unused commitment fee. The Board finds that the Bank's offer is in the best interest of the Authority and accepts such offer.

Section 15. Acting Officers Authorized. Any action required by this resolution to be taken by the Chair of the Board may in the absence of such person be taken by the duly authorized acting Chair of the Board. Any action required by this resolution to be taken by the President/Chief Executive Officer of the Authority may in the absence of such person be taken by the Executive Vice President of Administration/Chief Administrative Officer, Executive Vice President of Development, or Senior Vice President of Development and Asset Management of the Authority.

Section 16. Authorization for Extension and Modification of the Notes. The Authorized Officers, and each of them acting alone, without further action of the Board but with the consent and approval of the Bank, in the Bank's sole discretion, to (A) extend the then-current maturity date of the Notes or either Note to any date on or before December 31, 2035; and/or (B) modify the interest rate or interest rate formulae applicable to Draws on the Notes or either Note, in each case if such Authorized Officer determines that such extension and/or modification is in the best interest of the Authority, all so long as no other material term of the Notes is revised (unless otherwise authorized by the Board). The Authorized Officers, and each of them acting alone, are authorized to do everything necessary for the execution and delivery of such documents as are useful or necessary to such extension of maturity and/or modification of interest rate or interest rate formulae. An Authorized Officer's execution of documents in connection with the modification and/or extension of a Note will constitute conclusive evidence of such Authorized Officer's approval of the extensions, modifications and/or other terms described therein and the approval by the Authority of such extensions, modifications and/or other terms.

Section 17. Ratification and Confirmation. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 18. Severability. If any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provision of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the Notes.

Section 19. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the Board of Commissioners of the Housing Authority of the County of King at an open public meeting this 20th day of October, 2025.

HOUSING AUTHORITY OF THE COUNTY OF KING

By:_____

JERRY LEE, Chair
Board of Commissioners

ATTEST:

_____

ROBIN WALLS
Secretary-Treasurer

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Secretary and President/Chief Executive Officer of the Housing Authority of the County of King (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. 5806 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a regular meeting of the Authority held at the regular meeting place on October 20, 2025 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That the public was notified of access options for remote participation in the Meeting via the Authority's website; and;

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

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of October, 2025.

Robin Walls, Secretary and President/Chief
Executive Officer of the Authority

TAB NUMBER 7

To: Board of Commissioners

From: Tonya Harlan, Executive Vice President of People and Culture

Date: October 20, 2025

Re: **Resolution No. 5807: Authorizing changes to the Administrative and Building Trades pay schedules of 2.5% effective November 1, 2025**

Executive Summary

Resolution No. 5807 authorizes a 2.5% increase in salaries for both administrative employees and employees represented by the Seattle Building Trades Union effective November 1, 2025. KCHA bargained a 2.5% Cost-of-Living Adjustment minimum in the contract governing employment terms from November 2023 to October 2026. KCHA has historically awarded the same COLA to both represented and non-represented staff and seeks the Board's support in continuing this practice for 2025.

Background

The King County Housing Authority has historically awarded a Cost-of-Living Adjustment (COLA) on the first day of the first full pay period occurring entirely in the month of November. This adjustment has traditionally reflected 100% of the CPI-W HALF1 metric for the Seattle-Tacoma area. This index compares the average prices from the first six months of one year to the average prices from the first six months of the previous year, resulting in a percentage change. This index has the benefit of smoothing cost of living increases over time, muting the effects of both large price increases and decreases.

The 2025 CPI-W HALF1 for 2025 is 2.3%, however, KCHA's collective bargaining agreement governing November 2023 to October 2026 established 2.5% as the minimum COLA for the contract. This will be the last COLA granted under the current agreement.

KCHA recognizes the sensitivity and optics of implementing Total Tenant Payment changes while simultaneously increasing staff salaries. In consideration of federal funding concerns, KCHA unsuccessfully attempted to initiate reopening wage negotiations with Seattle Building Trades in August, to address the impact of future funding loss on wage rates and explore potential adjustments to the COLA provisions. It was determined that KCHA's future financial shortfall related to decreased funding in FY 2027, does not satisfy today's contractual obligations to pay COLA and does not satisfy the contractual predicate to trigger the reopener language.

KCHA highly recommends providing the same COLA to non-represented staff to ensure equitable treatment across the organization. This aligns with KCHA's commitments to equity, as reflected in recent pay equity studies and the formation of the Equity Compensation Committee. Extending COLA to all staff supports these values, helps maintain a fair and inclusive workplace, and supports retention and morale initiatives.

Applying the same COLA across the board simplifies payroll administration and reduces the risk of internal inequities or disputes.

There are currently 519 employees eligible for the COLA. At current rates of pay, the overall annual impact of the COLA to KCHA is approximately $1.3 million, or on average $2,454 per employee, excluding variable benefits.

The financial impact of COLA will be manageable within the current 2025 budget as well as the budget for 2026.

Recommendation

Approval of Resolution No. 5807 is recommended.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5807

AUTHORIZING AN INCREASE IN THE PAY SCHEDULES FOR ADMINISTRATIVE AND BUILDING TRADES EMPLOYEES OF 2.5% EFFECTIVE NOVEMBER 1, 2025

Section 1. FINDINGS AND DETERMINATIONS. 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 Board of Commissioners annually reviews the salaries and benefits paid to administrative employees of the Housing Authority; and

1.2 The Board of Commissioners adopted Resolution 5763 on February 20, 2024 which authorized certain economic adjustments related to employees represented by the Seattle Building Trades Union; and

1.3 The economic adjustments included a commitment to give employees represented by the Building Trades Union a 2025 Cost-of-Living adjustment (COLA) equal to the HALF1 index of the CPI-W data set for Seattle-Tacoma-Bellevue published by the Bureau of Labor Statistics and set a COLA minimum of 2.5% but not larger than 6.0%; and

1.4 The June 30, 2025 HALF1 index of the CPI-W data set for Seattle-Tacoma-Bellevue published by the Bureau of Labor Statistics was 2.3% which is below the collective bargaining agreement minimum.

1.5 Management believes it is in the best interests of the agency to award a Cost-of-Living Adjustment to Administrative Employees at the same rate as to represented employees; and,

1.5 The Housing Authority has sufficient resources to increase base payroll so that employee wages can be maintained at their current inflation-adjusted levels during the remainder of 2025 and through 2026; and

1.7 Management is recommending that the Board of Commissioners approve a cost-of-living increase in wages for administrative employees effective November 1, 2025, equivalent to the Seattle Building Trades Collective Bargaining Agreement minimum COLA adjustment of 2.5%.

Section 2. **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING,** as follows:

2.1 The Administrative and Building Trades Salary Schedules are hereby amended to reflect a 2.5% cost of living increase in all ranges and as set forth in said Salary Schedules, copies of which are attached as Exhibits A and B hereto, and made part of.

2.2 The rates set forth in Administrative and Building Trades Salary Schedules will be increased effective at the beginning of the pay period which begins on November 1, 2025.

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 20th DAY OF OCTOBER, 2025.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

_____

JERRY LEE, Chair
Board of Commissioners

Attest:

_____

ROBIN WALLS
President / Chief Executive Officer and
Secretary-Treasurer

Administrative Salary Schedule

Effective 11/1/2025 - 10/31/2026

2.5% COLA

	Minimum	Midpoint	Maximum
10A	$44,985.20	$49,624.76	$57,895.76
10	$54,013.21	$66,166.75	$78,319.09
11	$57,118.76	$69,970.64	$82,822.51
12	$60,403.44	$73,993.58	$87,584.93
13	$63,876.92	$78,248.90	$92,620.87
14	$67,548.88	$82,748.69	$97,947.28
15	$71,433.86	$87,506.26	$103,578.67
16	$75,541.52	$92,537.36	$109,534.41
17	$79,919.25	$97,858.92	$115,832.67
18	$84,478.16	$103,485.48	$122,492.79
19	$89,334.98	$109,436.38	$129,536.57
20	$94,472.59	$115,728.59	$136,984.59
21	$99,904.28	$122,382.66	$144,861.04
22	$104,793.79	$129,420.38	$154,046.99
23	$109,928.96	$136,861.14	$163,794.52
24	$115,323.14	$144,731.53	$174,138.71
25	$121,471.33	$153,053.36	$184,635.39
26	$127,947.49	$161,853.24	$195,760.21
27	$134,772.21	$171,160.23	$207,548.25
28	$141,962.43	$181,002.16	$220,041.89
29	$150,125.71	$191,409.29	$232,694.07
30	$158,757.37	$202,415.49	$246,073.62
31	$167,886.45	$214,054.68	$260,222.90
32	$177,539.57	$226,363.14	$275,185.49
33	$187,748.21	$239,378.40	$291,009.79
34	$198,543.83	$253,142.82	$307,741.80
35	$209,959.11	$267,698.75	$325,437.17

Exhibit B

Building Trades Salary Schedule
Maintenance Wage Rates
Effective 11/1/2025 - 10/31/2026

2.5% COLA

Position #	Position #	Term#	Paystep#	Hourly Rate	Annual
Landscaper/Cleaner - Grade 1 - Step 1	20713		BT-0101	$ 28.82	$ 59,930.52
Landscaper/Cleaner - Grade 1 - Step 2			BT-0102	$ 29.95	$ 62,397.04
Landscaper/Cleaner - Grade 1 - Step 3			BT-0103	$ 31.11	$ 64,706.20
Landscaper/Cleaner - Grade 1 - Step 4			BT-0104	$ 32.20	$ 66,987.44
Landscaper/Cleaner - Grade 1 - Step 5			BT-0105	$ 33.29	$ 69,247.86
Landscaper/Cleaner - Grade 1 - Step 6			BT-0106	$ 34.41	$ 71,571.24
Site Based Maintenance Mechanic - Grade 3 - Step 1	20700		BT-0301	$ 38.35	$ 79,779.44
Site Based Maintenance Mechanic - Grade 3 - Step 2			BT-0302	$ 39.34	$ 81,826.16
Site Based Maintenance Mechanic - Grade 3 - Step 3			BT-0303	$ 40.34	$ 83,915.52
Site Based Maintenance Mechanic - Grade 3 - Step 4			BT-0304	$ 41.41	$ 86,132.80
Site Based Maintenance Mechanic - Grade 3 - Step 5			BT-0305	$ 42.47	$ 88,329.76
Site Based Maintenance Mechanic - Grade 3 - Step 6			BT-0306	$ 43.51	$ 90,503.40
Electrician - Grade 9 - Step 1	20702		BT-0901	$ 51.48	$ 107,068.04
Electrician - Grade 9 - Step 2			BT-0902	$ 52.64	$ 109,499.52
Electrician - Grade 9 - Step 3			BT-0903	$ 53.87	$ 112,057.92
Electrician - Grade 9 - Step 4			BT-0904	$ 55.07	$ 114,552.36
Electrician - Grade 9 - Step 5			BT-0905	$ 56.25	$ 117,004.16
Electrician - Grade 9 - Step 6			BT-0906	$ 57.41	$ 119,413.32
Regional Maintenance Mechanic - Grade 4 - Step 1	20702		BT-0401	$ 46.06	$ 95,808.08
Regional Maintenance Mechanic - Grade 4 - Step 2			BT-0402	$ 47.19	$ 98,157.78
Regional Maintenance Mechanic - Grade 4 - Step 3			BT-0403	$ 48.35	$ 100,566.44
Regional Maintenance Mechanic - Grade 4 - Step 4			BT-0404	$ 49.51	$ 102,996.92
Regional Maintenance Mechanic - Grade 4 - Step 5			BT-0405	$ 50.68	$ 105,405.08
Regional Maintenance Mechanic - Grade 4 - Step 6			BT-0406	$ 51.87	$ 107,879.20
Regional Maintenance Mechanic Trainee - Grade 7 - Step 1	20716	0-6 mos	BT-0701	$ 36.45	$ 75,813.92
Regional Maintenance Mechanic Trainee - Grade 7 - Step 2		7-12 mos	BT-0702	$ 38.73	$ 80,547.96
Regional Maintenance Mechanic Trainee - Grade 7 - Step 3		13-18 mos	BT-0703	$ 40.99	$ 85,208.68
Regional Maintenance Mechanic Trainee - Grade 7 - Step 4		19-24 mos	BT-0704	$ 44.42	$ 92,400.88

TAB NUMBER 8

Increasing HCV Participant Success

2025 Going Beyond Payment Standards

Pam Taylor, SVP of Housing Choice Vouchers

September 15, 2025

KCHA's 2025 Goals

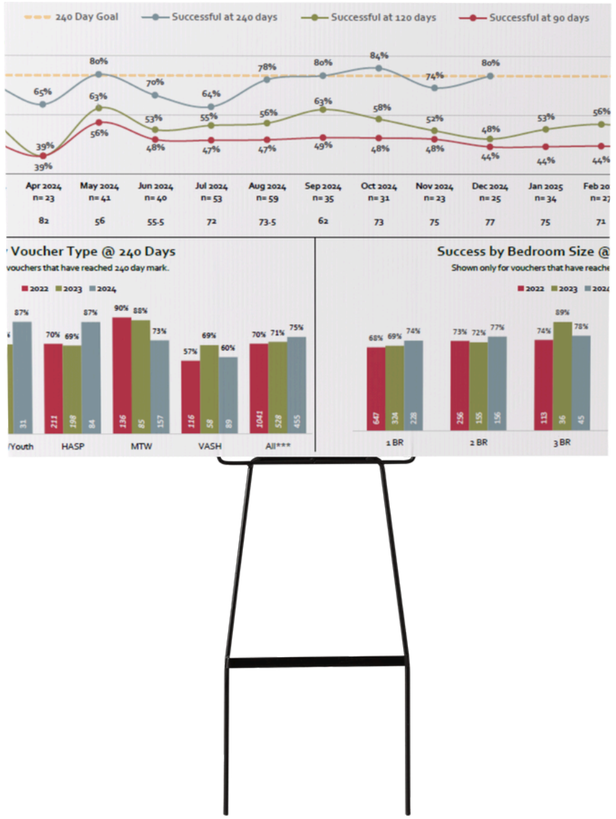
King County Housing Authority

Improve Shopping Success Rates for HCV Program Participants

Our primary goal for 2025 is to shorten the average search time by 60 days through a focused and strategic approach.

To achieve this ambitious goal, we have implemented several key initiatives and continue to build on our progress.

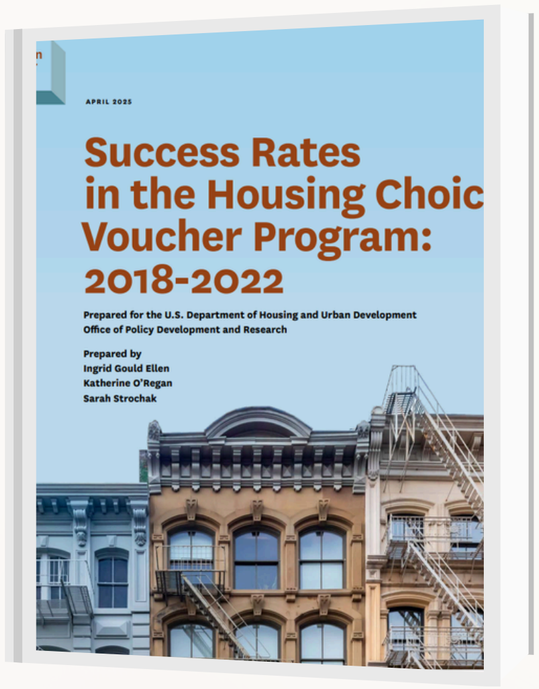
180 Days



NYU Furman Center-NLHA Bulletin

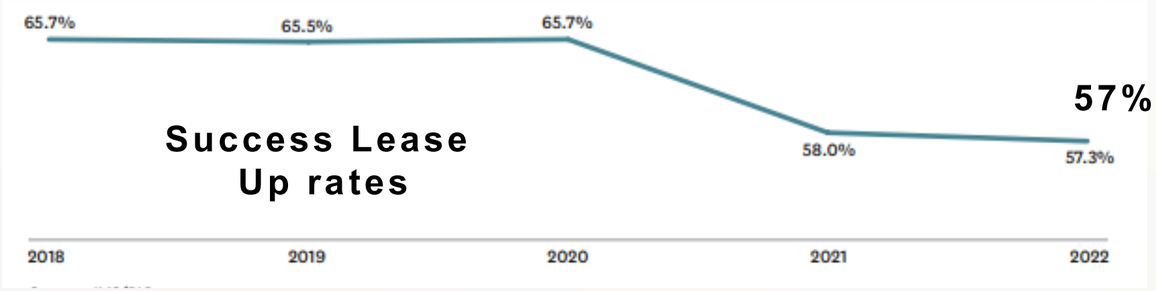
King County Housing Authority

Study recommends HUD release estimates of voucher success rates annually to provide PHAs, HUD, Congress, and researchers with up-to-date information on the most important outcome for the housing choice voucher program.



- Housing Choice Voucher success rates fell significantly between 2020-2022.
- Larger PHAs recorded higher success rates and much longer search times.
- The initial cohort of MTW PHAs achieved a success rate of 74.2% possibly due to greater flexibility.
- Higher-rent counties saw higher success rates and longer search times.
- The gap between 180-day and one-year success rates more than doubled from 3.1 percentage points in 2018 to 7.2 percentage points in 2022.

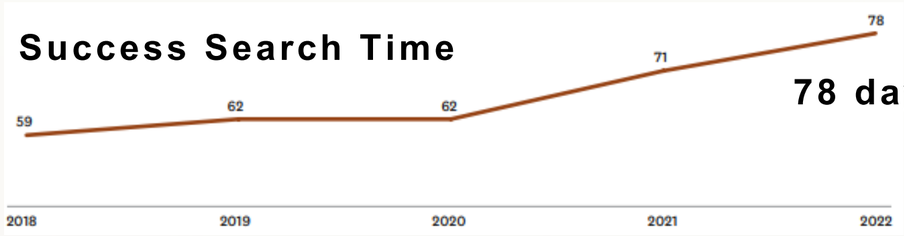
65%



Success Lease Up rates

57%

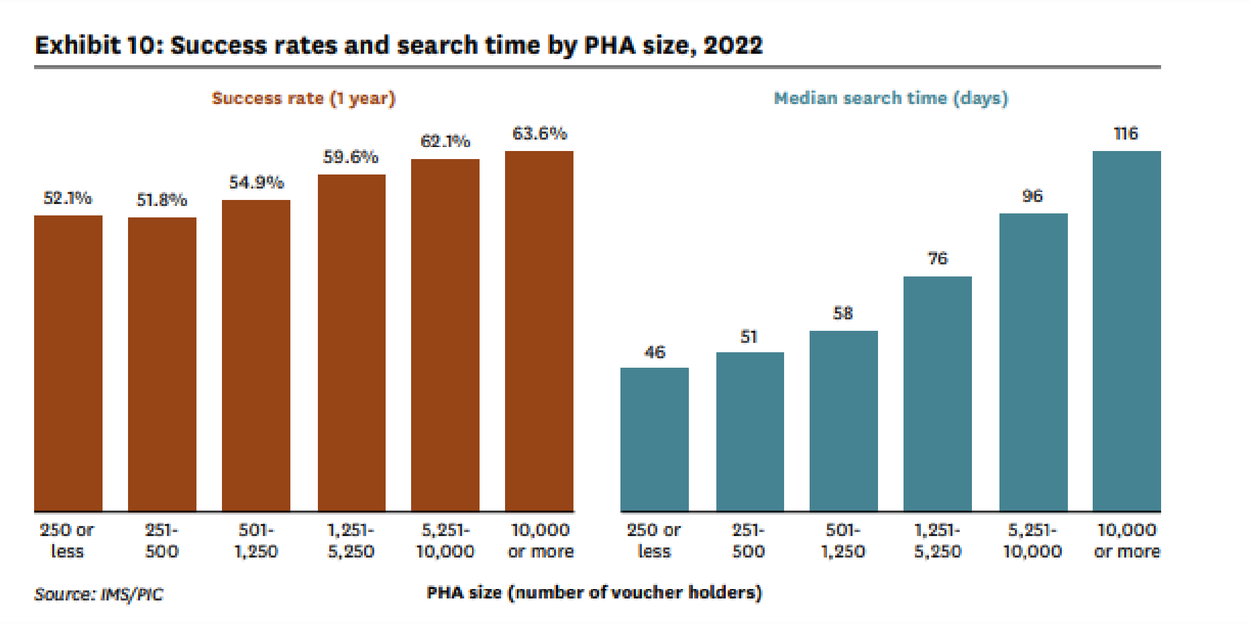
62 days



78 days

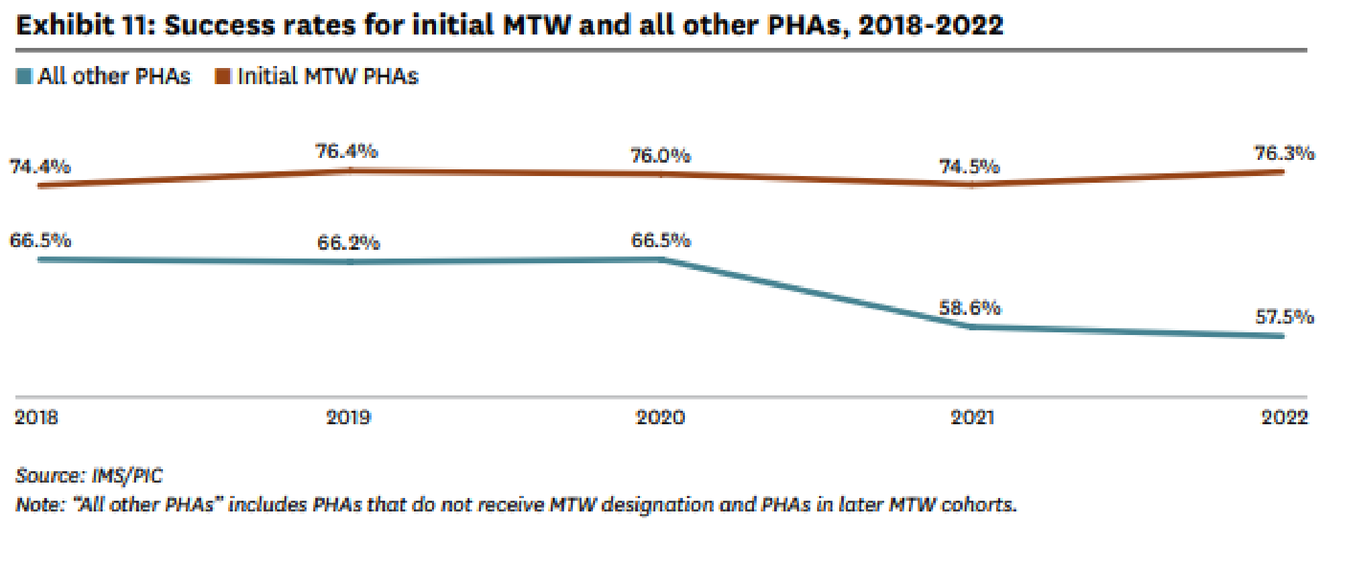
NYU Furman Center-NLHA Bulletin

King County Housing Authority



Success rates are substantially higher in larger PHAs& recipients take over 116 days to lease up.

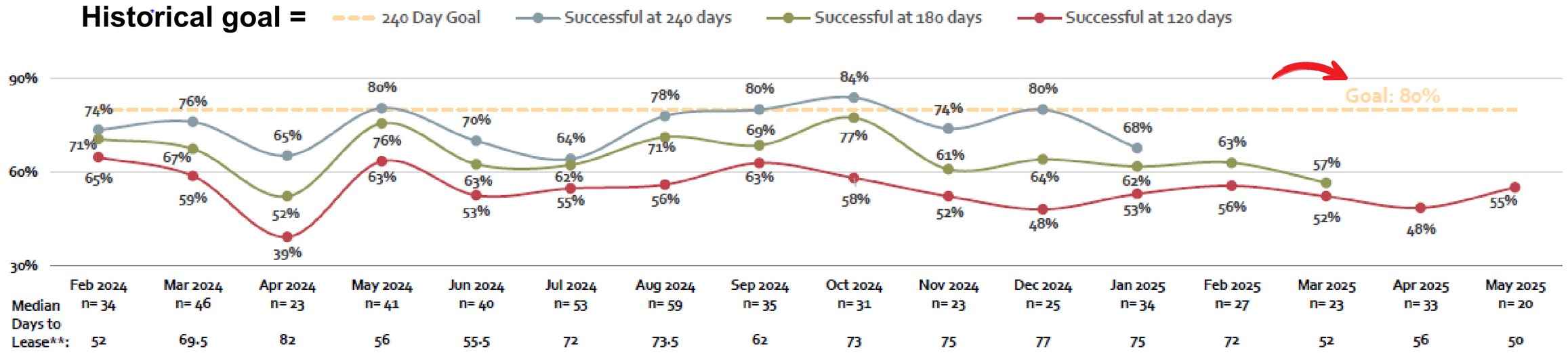
MTW PHAs have success rates that are nearly 20 percentage points higher than other PHAs.



KCHA Housing Search Report

King County Housing Authority

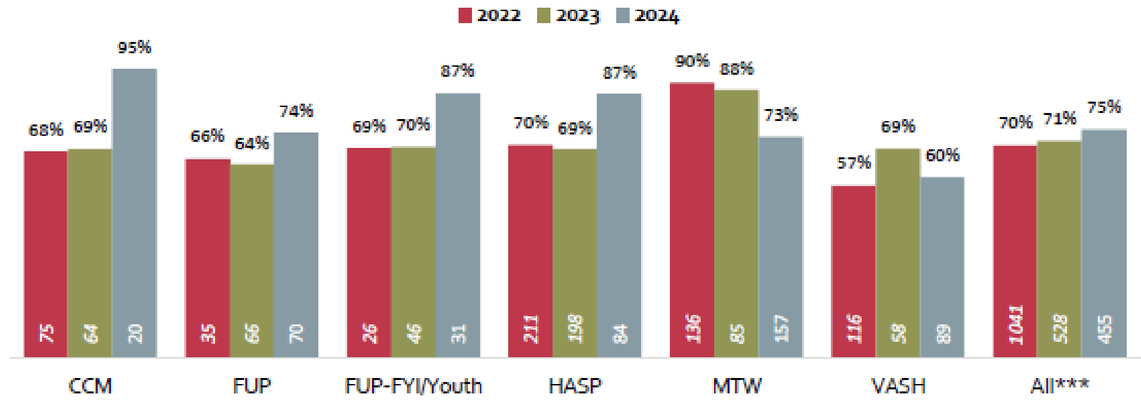
This report reflects KCHA's current method for measuring shopping search time, which is the length of time it takes for a voucher holder to be housed.



	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025
	n= 34	n= 46	n= 23	n= 41	n= 40	n= 53	n= 59	n= 35	n= 31	n= 23	n= 25	n= 34	n= 27	n= 23	n= 33	n= 20
Median Days to Lease**:	52	69.5	82	56	55.5	72	73.5	62	73	75	77	75	72	52	56	50

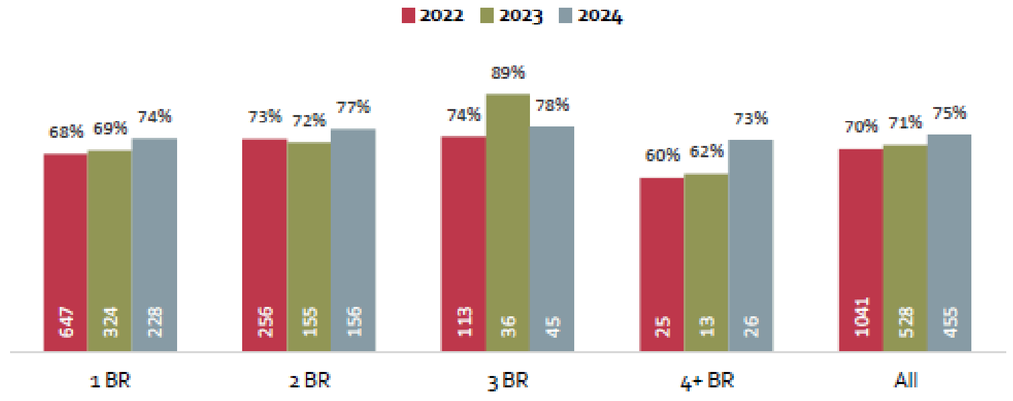
Success by Voucher Type @ 240 Days

Shown only for vouchers that have reached 240 day mark.



Success by Bedroom Size @ 240 Days

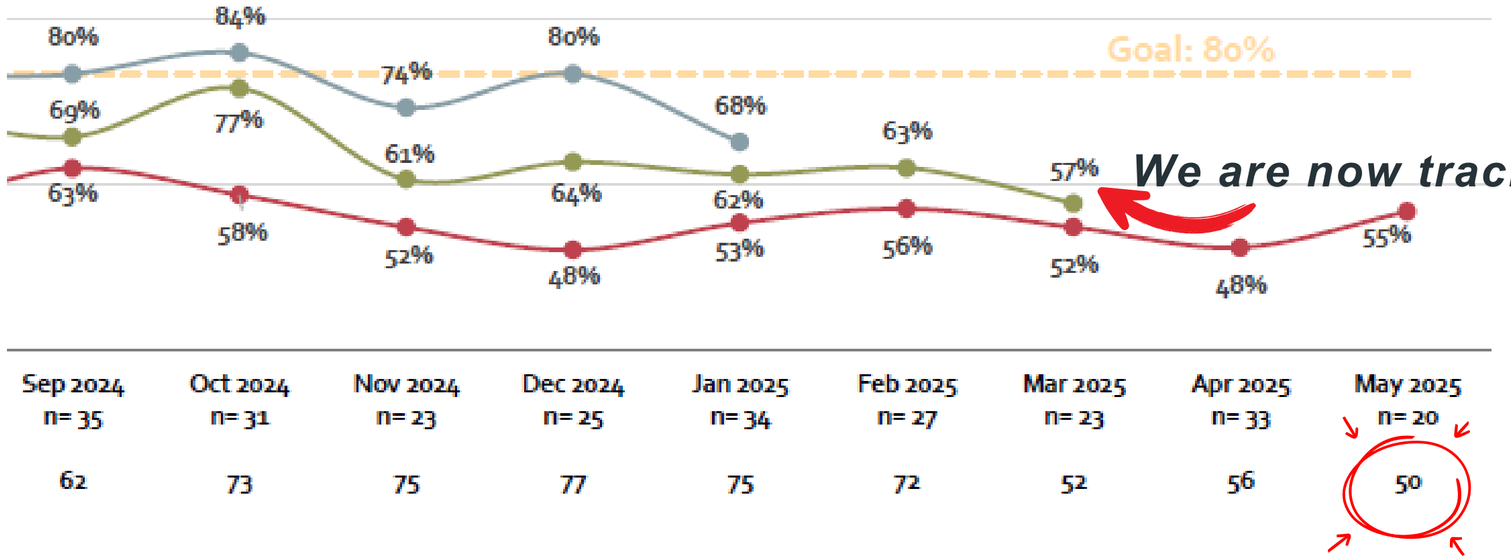
Shown only for vouchers that have reached 240 day mark.



10/20/25

KCHA HOUSING SEARCH REPORT

King County Housing Authority



We are now tracking 180 days

The median number of days to lease

We are beginning to see a significant decrease in median days to lease.

- **Current shoppers primarily on supportive programs (i.e. VASH, FUP).**
- **Making progress toward validating our assumptions with data.**

Logic Model

King County Housing Authority

Goal

100% of shoppers lease up within 180 days of receiving their voucher.

Vision

KCHA residents experience comfort, community, peace, and stability when they can successfully lease a unit.

KCHA staff experience a seamless process from application to lease up that is stable, purposeful, and has the right resources.

Context

A root cause analysis identified multiple factors that contribute to how long it takes a shopper to lease up. Many of these factors stem from deeply rooted systems such as gentrification, redlining, discrimination, and wages that do not match the housing market.

Logic Model

King County Housing Authority

SAMPLE

Contributors What factors hinder or help shopping success?	Inputs What do we invest in or provide?	Activities What can we do?	Outcomes What do we see because of our activities?	Performance Metrics What is the impact on shopping success?

Searching Process
- Transportation to view units/sign documentation
- Lack of time to search
- Access to computers to search
 	
Characteristics of Unit
- Location
- Unit Type
- Availability
 	
Financial
- Moving Costs and Fees (upfront fees, one time fees, application fees, deposits, holding fees)
- Post-leasing Fees (insurance, parking, physical move, utilities)
- Credit score/history
- Rental history
- Debt
 	
Landlord/KCHA/Client relationship
- KCHA program requirements perceived as cumbersome
- Confusing KCHA materials for LL and client
- LL unaware of obligations
- Slow response time between parties
- Language barriers
- Easy to miss paperwork
 	
KCHA Internal Processes and Policies
- Limited navigation support
- Differing understanding on what is "tradition" and what is "policy
- Inconsistent interpretation of policies
- Rent policies and payment standards are complex
- Technology is not fully integrated
- Teams operate reactively rather than proactively
	Staffing
	- *Landlord Liaison Team* – Connection between LLs and HCV
	- *Housing Navigation Team* - Direct support and advocacy for shoppers
	- *Intake team* – First connection to shoppers
	- *RS coordinators* – Resource coordination
	- *HCV Managers* – Advocate for and support staff
	- *R&E* – Provide data and insight
	
	Partnerships
	- *Federal:* HUD, VA
	- *State:* State Dept Commerce
	- *Local:* Housing Connector, YWCA, CCS, KCVP, SSVF, Hopelink, Lifewire, DAWN, ReWa, Solid Ground
	
	Tools and Resources
	- Videos, website, AI, Yardi, Data Visualization, Docusign, On-base workflows
		Education
		- Provide education to shoppers on
		  - how to efficiently search for a unit
		  - expected additional costs/fees
		  - common situations that they may experience when searching/working with LLs
		  - digital skills related to housing search
		- Provide education on clients' rights to shoppers and LLs
		- Education resources about HCV for LLs
		
		Direct Assistance
		- Provide devices for shoppers to use for search
		- Coverage of fees associated with initial lease up and moving into a unit
		- Housing navigation support (internal and Housing Connector)
		- Intake team client management (30/60/90 day check-ins, reminders, education, etc…)
		
		Relationship Building
		- Connect with potential funders/organizations to help negotiate fees that KCHA can't cover
		- Connect with programs that help build credit and negotiate debt
		- Scale LL liaison model to build relationships with LLs
		- Develop stronger relationship between Asset Management and HCV
			Education
			- Shoppers know what to expect when shopping for a unit
			- Shoppers know their rights
			- LLs know what HCV is, their rights, and their obligations
			
			[Measure:
			- Feedback from client (How Well)]
			
			Direct Assistance
			- Shoppers have access to the technology they need to shop for a unit
			- Shoppers have customized assistance to search for a unit
			
			[Measure:
			- Themes from check-ins (How Well)
			- Shopping success results disaggregated by use of housing navigation (Better Off)]
			
			Relationship Building
			- Shoppers have access to resources/referrals/services from organizations that can assist during the search process
			- KCHA has strong relationships with LLs and property management companies
			
			[Measures:
			- documentation of formal and informal resource,
			- - periodic feedback from LL and partner organization surveys,
			- TBD as gets built out]
				How Much?
				- # of households currently searching
				- # extension requests received (and reason for the request)
				
				How Well?
				- % RFTA process check-points that are completed within designated time window
				- Feedback from households on materials/support
				- Themes from 30/60/90 day check ins
				
				Is anyone better off?
				- % leased up within 180 days
				- Median days to lease up
				
				Metrics will be disaggregated by household characteristics and housing navigation support

Logic Model

King County Housing Authority

In 2023-2024

Ages 40-49 and 50-61 (60%) tend to experience lower success overall and a higher median number of days to lease up (69 and 75 days) compared to other ages.

American Indian/Alaska Native tend to experience lower success rates (51%) and higher median days of lease up compared to other race/ethnicity groups (90). Asian experiences the highest shopping success rate (72%).

Families with children and without children tend to experience greater shopping success at similar rates (69% and 68%)

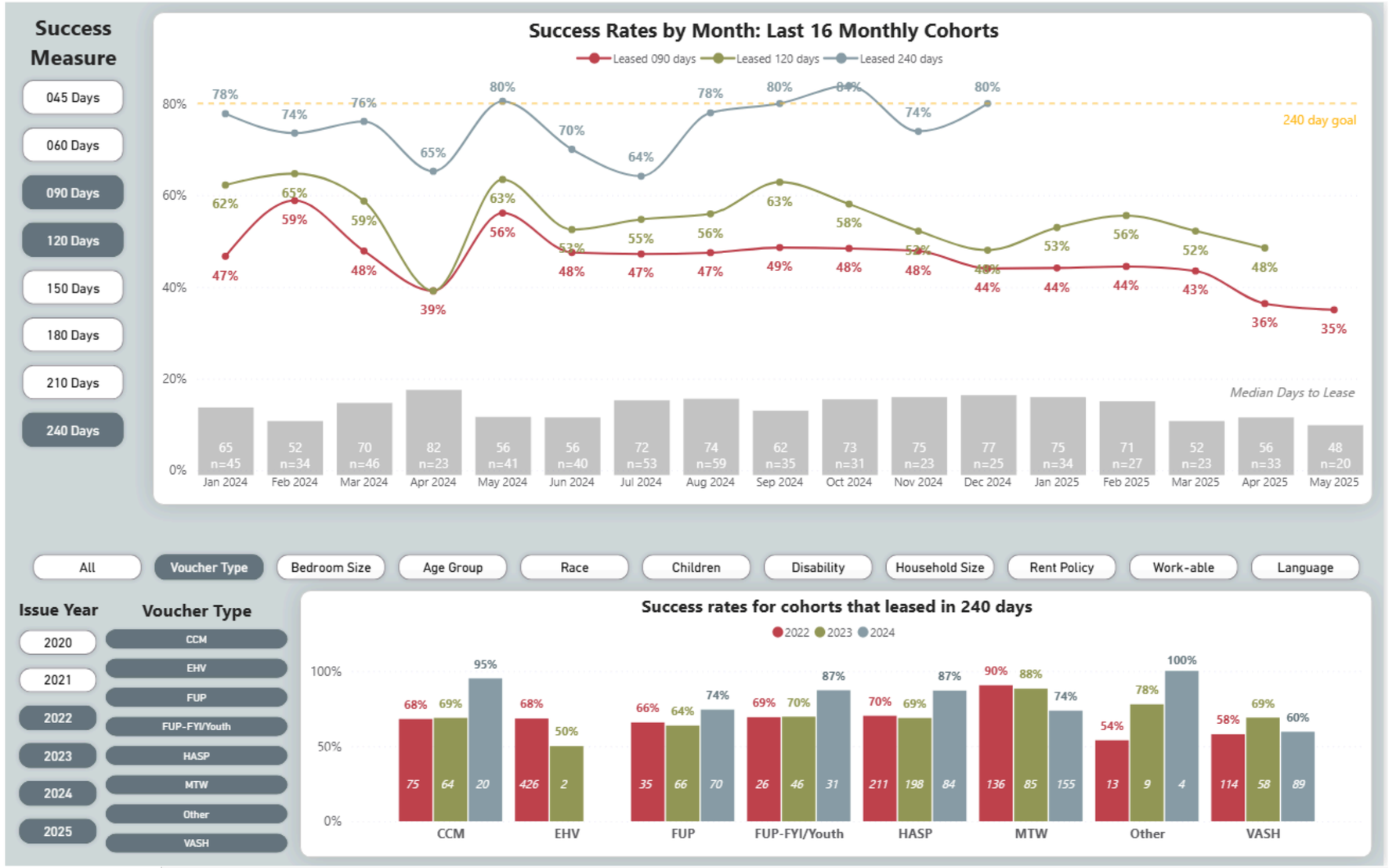
Disabled and non-disabled households tend to experience shopping success at a similar rate (68% and 68%)

Households with 2-3 and 4-5 people tend to experience greater shopping success (71%), but it takes longer (68 days).

New Dashboard

King County Housing Authority

This new dashboard offers an in-depth analysis of customer cohorts, enabling us to better understand the current shoppers.

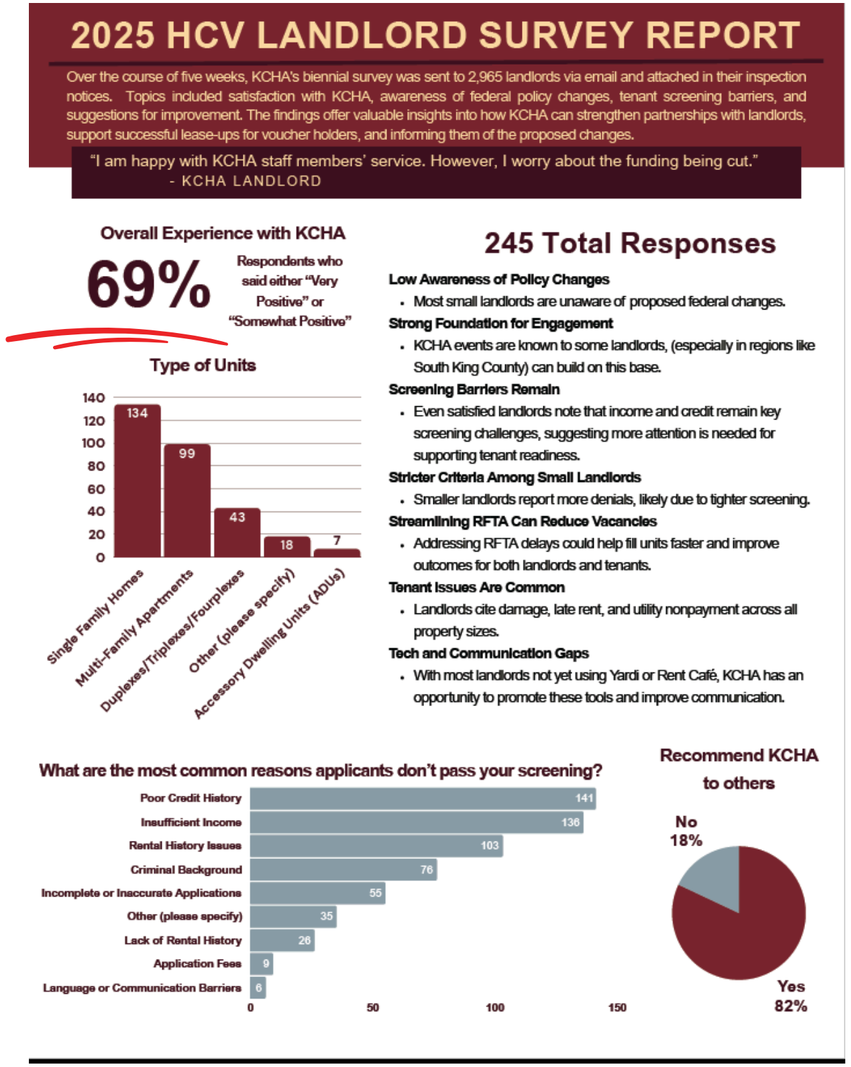


https://app.powerbi.com/links/cOLHFX3kwR?ctid=c34dabd0-b767-49ed-841f-db692a1a6bfd&pbi_source=linkShare

Landlord Survey

King County Housing Authority

In May, HCV surveyed 2,965 landlords and received 245 responses. Their overall experience with KCHA was 69% and 82% would recommend KCHA to others!!



2025 HCV LANDLORD SURVEY REPORT

Over the course of five weeks, KCHA's biennial survey was sent to 2,965 landlords via email and attached in their inspection notices. Topics included satisfaction with KCHA, awareness of federal policy changes, tenant screening barriers, and suggestions for improvement. The findings offer valuable insights into how KCHA can strengthen partnerships with landlords, support successful lease-ups for voucher holders, and informing them of the proposed changes.

"I am happy with KCHA staff members' service. However, I worry about the funding being cut."
- KCHA LANDLORD

Overall Experience with KCHA

69% Respondents who said either "Very Positive" or "Somewhat Positive"

Type of Units

245 Total Responses

Low Awareness of Policy Changes
- Most small landlords are unaware of proposed federal changes.

Strong Foundation for Engagement
- KCHA events are known to some landlords, (especially in regions like South King County) can build on this base.

Screening Barriers Remain
- Even satisfied landlords note that income and credit remain key screening challenges, suggesting more attention is needed for supporting tenant readiness.

Stricter Criteria Among Small Landlords
- Smaller landlords report more denials, likely due to tighter screening.

Streamlining RFTA Can Reduce Vacancies
- Addressing RFTA delays could help fill units faster and improve outcomes for both landlords and tenants.

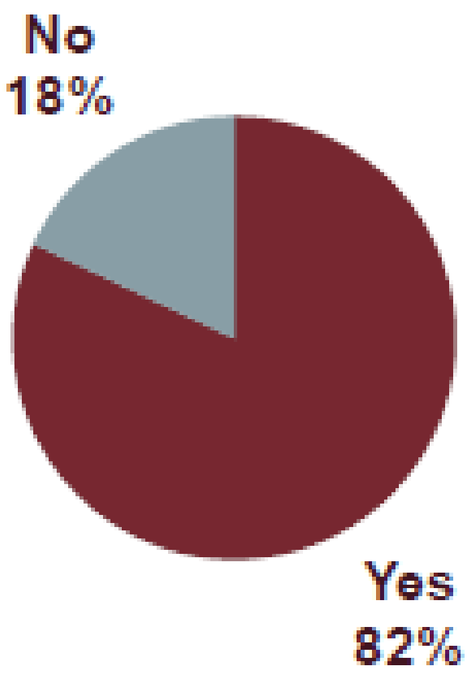
Tenant Issues Are Common
- Landlords cite damage, late rent, and utility nonpayment across all property sizes.

Tech and Communication Gaps
- With most landlords not yet using Yardi or Rent Café, KCHA has an opportunity to promote these tools and improve communication.

What are the most common reasons applicants don't pass your screening?

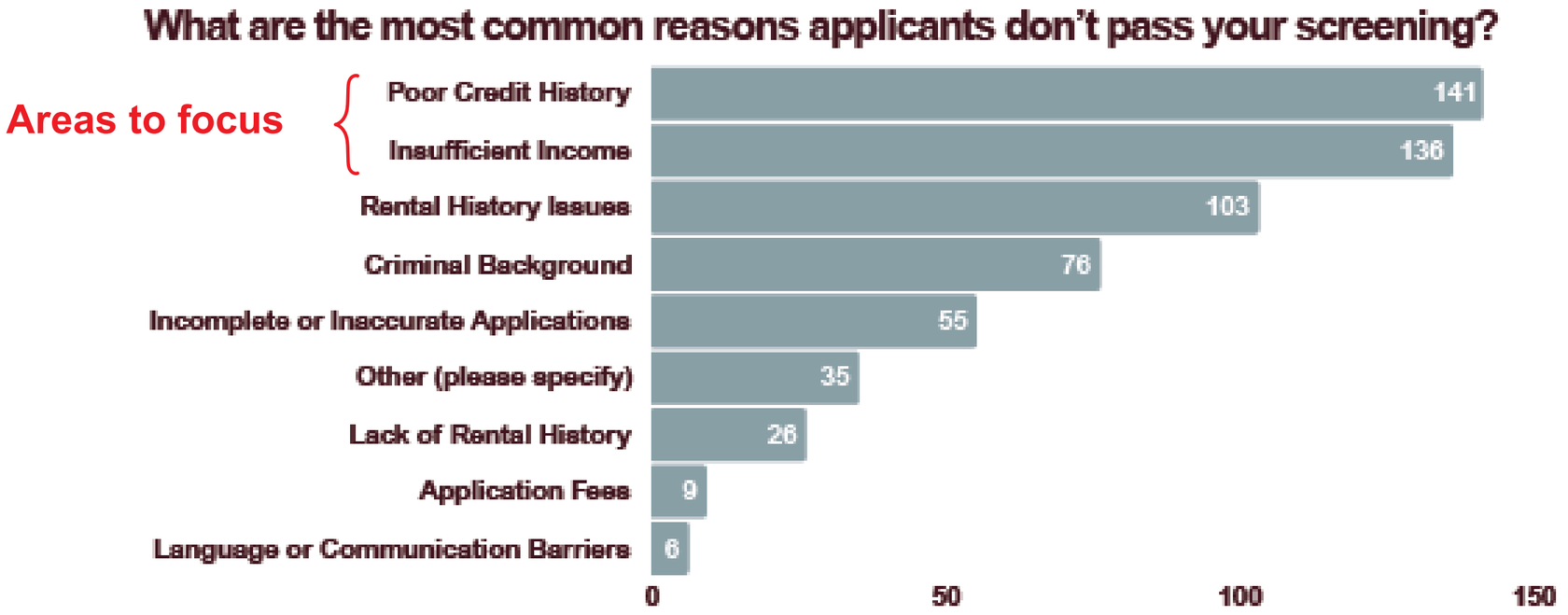
Recommend KCHA to others

Recommend KCHA to others



Landlord Survey

King County Housing Authority



The key takeaways:

- Most small landlords are unaware of proposed federal changes.
- Income and credit remain key screening challenges
  Suggest attention is needed for supporting tenant readiness.
- Smaller landlords report more denials due to tighter screening.
- Common issues are damage, late rent, and nonpayment utilities.
- Most landlords are not using Yardi/Rent Cafe.

King County Housing Authority

New Strategies

45&90 Day Check Ins

King County Housing Authority

Voucher Issue Date	Voucher Expiration (add ext)	45 Day Check in Deadline	90 Day Check in Deadline	Check-in		Extension Form Link Sent	Se Housing Sear	
				45-Days	90-Days		Yes	No
10/31/24	7/6/25		1/29/2025	☐	☑	☑	☐	☐
12/20/24	6/17/25	2/3/2025	3/20/2025	☐	☐	☑	☐	☐
1/17/25	7/15/25	3/3/2025	4/17/2025	☐	☐	☑	☐	☐
1/24/25	5/23/25	3/10/2025	4/24/2025	☑	☐	☑	☐	☐
1/23/25	7/21/25	3/9/2025	4/23/2025	☐	☑	☑	☐	☐
2/7/25	6/6/25	3/24/2025	5/8/2025	☐	☐	☐	☐	☐
2/13/25	6/12/25	3/30/2025	5/14/2025	☑	☐	☐	☐	☐
2/20/25	6/19/25	4/6/2025	5/21/2025	☑	☐	☐	☐	☐
2/24/25	6/23/25	4/10/2025	5/25/2025	☐	☐	☐	☐	☐
2/28/25	6/27/25	4/14/2025	5/29/2025	☑	☐	☐	☐	☐
3/20/24	7/1/25	5/4/2024	6/18/2024	☐	☐	☐	☐	☐
4/11/25	8/8/25	5/26/2025	7/10/2025	☐	☐	☐	☐	☐
4/14/25	8/11/25	5/29/2025	7/13/2025	☐	☐	☐	☐	☐
5/8/25	9/4/25	6/22/2025	8/6/2025	☐	☐	☐	☐	☐

In April 2025, we began tracking and conducting 45 & 90day check-ins that enable staff to engage with searchers, identify barriers, provide resource referrals, and voucher extension reminders.

- **21 Households shopping**
- **10 Leased by August 13th**

Housing Navigation

King County Housing Authority

Allison Menendez

KCHA Housing Navigators began assisting Veteran and Family Unification and Youth voucher holders and have now expanded services to all newly issued voucher holders.

Ermana Buljubasic

SPV Partner Agencies

King County Housing Authority

HCV communicated the lease-up goals to our partner agencies, and they are fully committed to supporting these objectives

LIFEWIRE

eliminating racism
empowering women
ywca
Seattle | King | Snohomish

King County Veterans Program

VA | U.S. Department of Veterans Affairs

CATHOLIC COMMUNITY SERVICES
OF WESTERN WASHINGTON

Workforce Housing

King County Housing Authority

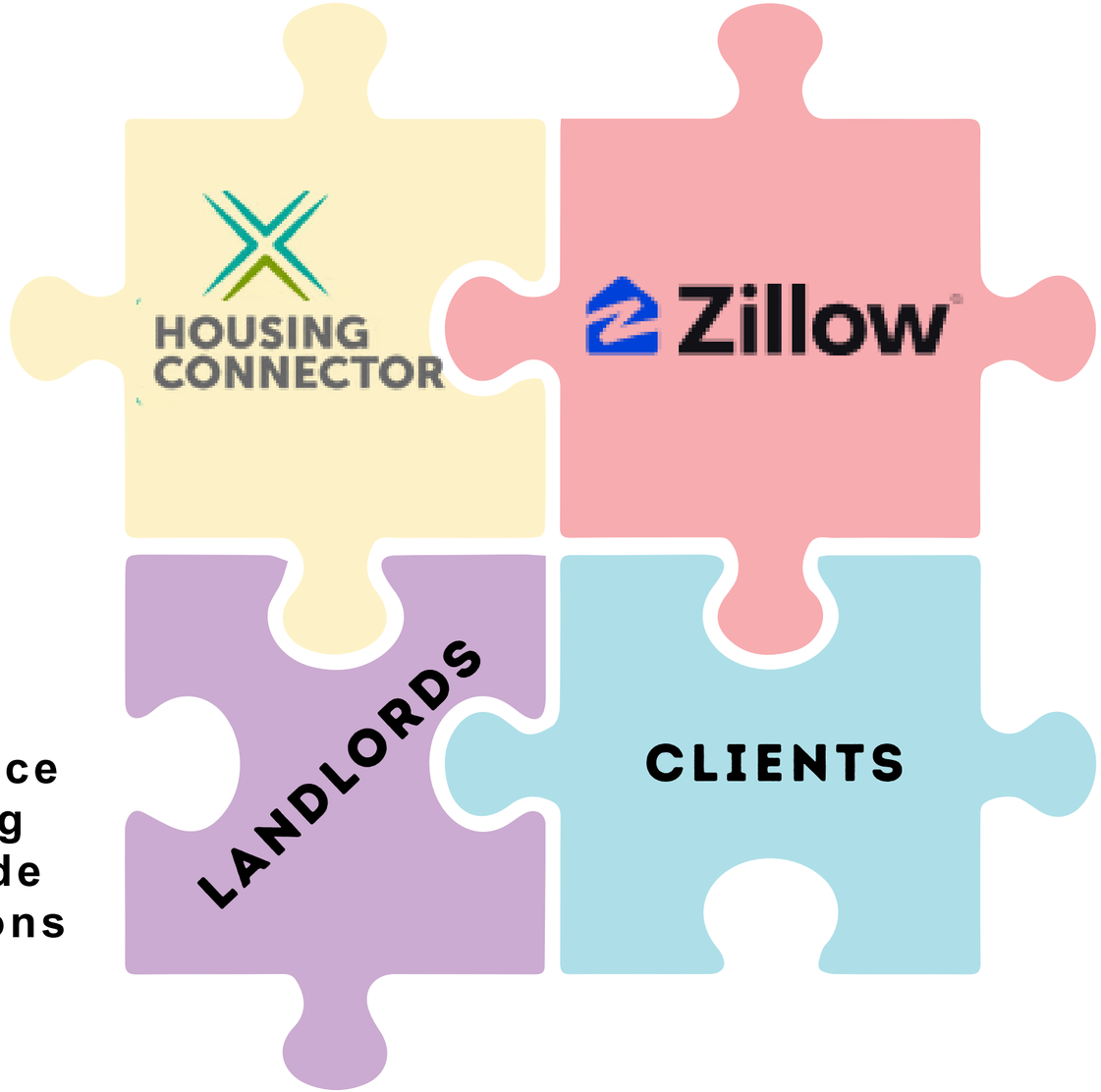
Collaborating with KCHA's Asset Management department to access & share vacancy report data.

Housing Connector

King County Housing Authority

KCHA currently partners with Housing Connector on a limited basis, and is looking to expand the scope to all of our shoppers.

Housing Connector is a nonprofit agency

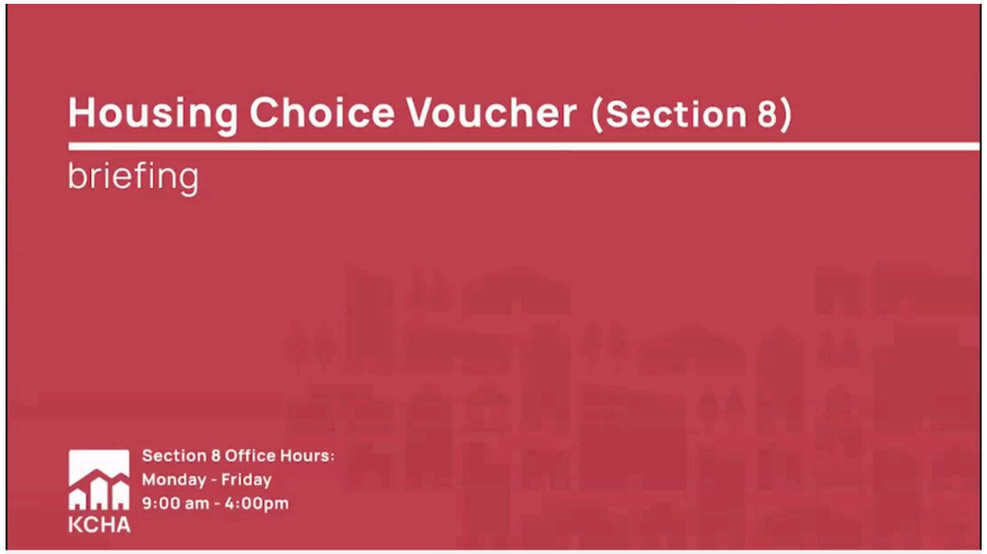


Accesses housing search through Zillow's search engine.

Partners with landlords to reduce tenant screening barriers & provide financial protections

Provides resident stability support through specialists who help resolve tenant challenges.

Briefing Video



KCHA's existing briefing process was text-heavy accompanied by a comprehensive presentation.

The new briefing video will lead to better retention of the information shared and easier to revisit any information the client may want to review. The new video was filmed by our very own Digital Communications Specialist Brandon Bidwell.

Credit Score & Employment Services

King County Housing Authority

Credit and Employment Flyers are shared with HCV participants at all interactions

King County Housing Authority

Credit Score and Credit Report Information

Landlords look at the credit scores and reports to determine who to rent to. Understanding your credit score and credit report can help you be more successful in finding housing.

Credit Score Ranges

Factors that affect credit score

1) **Payment history: lenders look for consistent on-time payments, how long you have been behind on payments, accounts sent to collections, and bankruptcy filings.**
2) **Credit utilization: credit you are using compared to your available credit.**
3) **Length of credit history: the longer you have been using credit, the better but responsible credit management is also important.**
4) **Credit mix: types or credit you have such as credit cards, car loans and mortgage.**
5) **New credit: applying for and opening new accounts can temporarily lower score because it may be a sign of overextending credit.**

If you need additional assistance understanding your credit score, credit history or financial coaching, the agencies and programs listed below can provide you with assistance.

Financial Coaching Programs

- American Financial Solutions: https://www.myfinancialgoals.org/services
- Hopelink: https://www.hopelink.org/programs/financial-capabilities/
- El Centro de la Raza: https://www.elcentrodelaraza.org/get-help/education-asset-building-programs/
- YWCA: https://www.ywcaworks.org/economic-advancement

Free Credit Counseling or Repair Resources

- Urban League: https://urbanleague.org/financial-empowerment/
- El Centro de la Raza: https://www.elcentrodelaraza.org/

Other Resources

- Consumer Financial Protection Bureau: https://www.consumerfinance.gov/about-us/
- Financial Empowerment Network: https://www.fenwa.org/

600 Andover Park West
Tukwila, WA 98188-3326

King County Housing Authority

Employment Services Programs

Your source for career exploration, training, education, and jobs

Are you ready to start your job search or increase your income? There are many community programs that can help you with the following:

Pre-employment and Job Search Services	Employment and Career Pathway Services	Information and Referrals
• Skills assessment to identify career goals • Job market research • Résumé and cover letter building • Job search strategies and tips • Interview preparation	• Individual career plan development • One-on-one career coaching • Job readiness • Career advancement support • Referrals to education and training	• Education and training • Financial coaching • Parenting/life skills • Transportation • Community resources

For the services above, visit the websites of the multi-service agencies listed below. Some serve all of King County, others only specific cities.

- YWCA of Seattle | King | Snohomish: https://www.ywcaworks.org/
- Multi-Service Center: https://mscheips.org/
- Evergreen Goodwill: https://evergreengoodwill.org/job-training-and-education/
- Asian Counseling Referral Services: https://acrs.org/
- El Centro de la Raza: https://www.elcentrodelaraza.org/
- Refugee Women's Alliance: https://www.rewa.org/services/employment-and-vocational-training/

Network Agencies:

- WorkSource: https://worksourcewa.com/
- Financial Empowerment Network: https://www.fenwa.org/

Educational Institutions:

- Bellevue College: Cascadia College: https://www.cascadia.edu/student-resources/workforce.aspx
- Green River College: https://www.greenriver.edu/students/academics/workforce/index.html
- Highline College: https://workforce.highline.edu/
- Shoreline Community College: https://www.shoreline.edu/workforce/

Your local or neighborhood library also has resources, including internet access and printing. Find your nearest library:

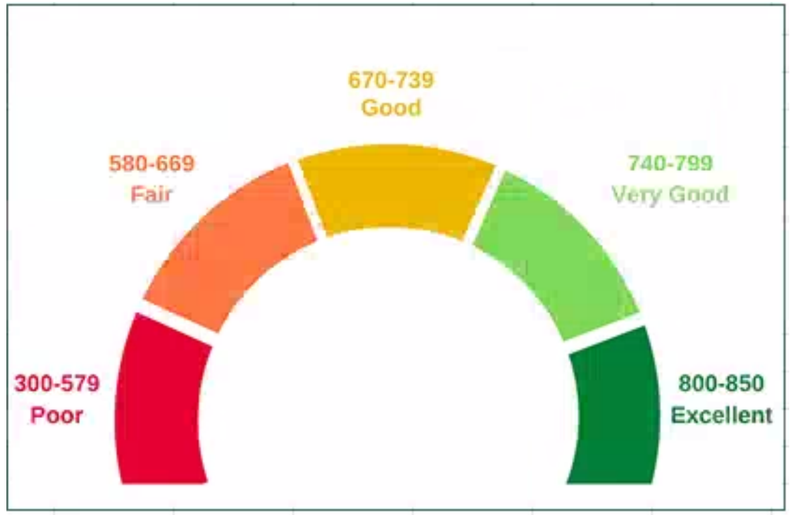
- King County Library System: https://kcls.org/
- The Seattle Public Library: https://www.spl.org/

600 Andover Park West
Tukwila, WA 98188-3326

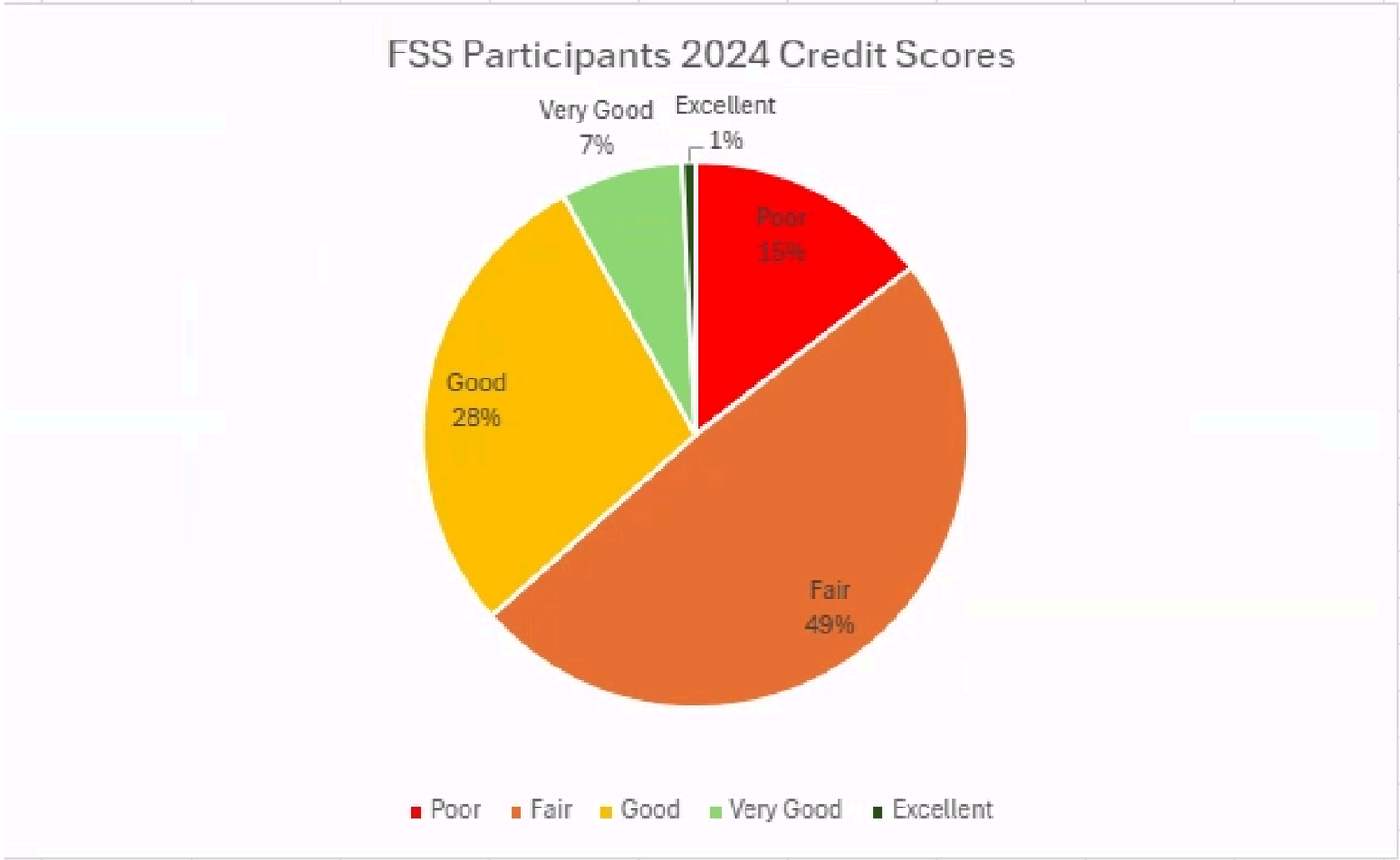
FSS 2024 Credit Scores

King County Housing Authority

34% of FSS Participants Have a Credit Score Rated Good and above



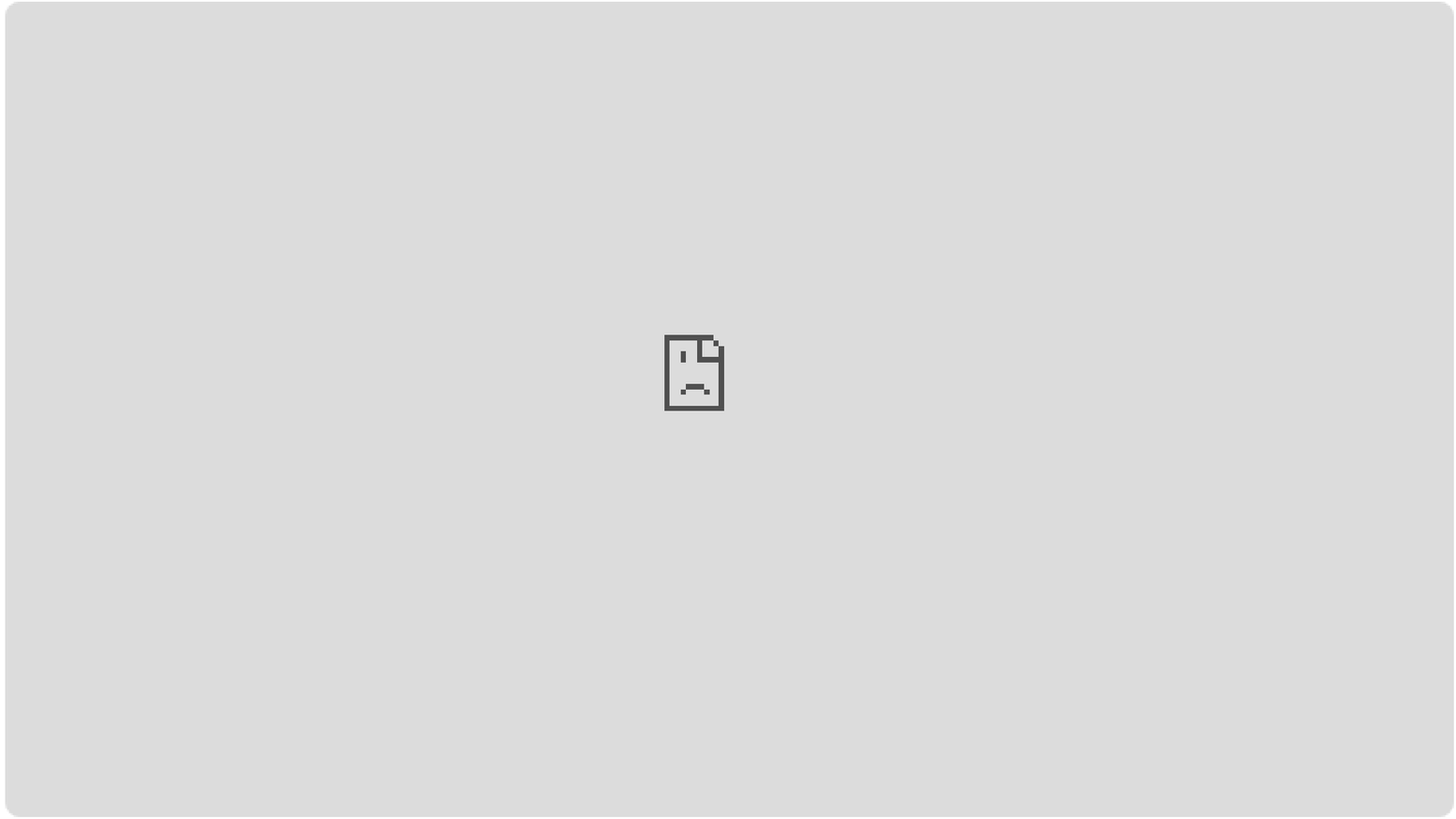
Poor	300-579	110
Fair	580-669	371
Good	670-739	216
Very Good	740-799	55
Excellent	800-850	6
		814



Housing Search Training

King County Housing Authority

Housing Shoppers training for applicants is almost ready to go.



7 Subsidy Retention staff certified in NSPIRE and Housing Connector.

2 Financial Wellness trainings in June (trainings for HCV and RS staff to work with applicants to financially prepare to rent).

King County Housing Authority

Housing Choice Voucher Extension Request Form

Participant Name:_____ Date: _____

Mailing Address: _____

Cellphone Number: _____ Other Phone Number: _____

Email Address: _____

Non-Disabled Households: Are you experiencing any of the following hardships? (check all that apply)

☐ Medical Reasons ☐ Domestic Violence ☐ Work Obligations ☐ Military Obligations ☐ Other Family Obligations

Documentation Required
Please attach relevant documentation for each hardship checked above.

Number of rental applications submitted since voucher received: _____

Area Searching: ☐ South (Auburn/Kent/Federal Way) ☐ Southwest (Burien/Des Moines/SeaTac/Tukwila)
☐ Eastside (Bellevue/Kirkland/Issaquah/Redmond) ☐ North (Shoreline/Lake Forest Park) ☐ Outside King County

Where are you currently living? ☐ Apartment/house you rent ☐ Shelter/transitional housing ☐ Car/Camper
☐ Hospital/medical facility ☐ Friends/family ☐ Motel/hotel ☐ Couch surfing
☐ Outside ☐ Other: _____

What has made it difficult to find housing with your voucher? (check all that apply)

- ☐ I don't know how to find a unit
- ☐ I don't know how to use a computer or smart phone to find a unit
- ☐ I don't have access to a computer or smart phone for help me find a unit
- ☐ I speak little to no English
- ☐ I'm unfamiliar with King County
- ☐ I can't explain the voucher program to landlords
- ☐ I have trouble filling out paperwork
- ☐ I can't pass tenant screening
- ☐ I have poor credit
- ☐ I can't afford the cost to move
- ☐ Agency/financial assistance not accepted
- ☐ I can't find a unit that meets my needs or my family's needs
- ☐ My health, or a family member's health, limits my ability to travel while I search for a unit
- ☐ I need childcare while I search for a unit
- ☐ I have limited transportation
- ☐ Other: _____

_____
Participant Signature

KCHA 811 5/9/2025

King County Housing Authority

Extension form to be available online.

The form was updated with focus on clarity of the extension policy to include new "barriers" identified. This will allow for easier data collection. Working with IT to make it available.

King County Housing Authority

Payment Standards & Security Deposits

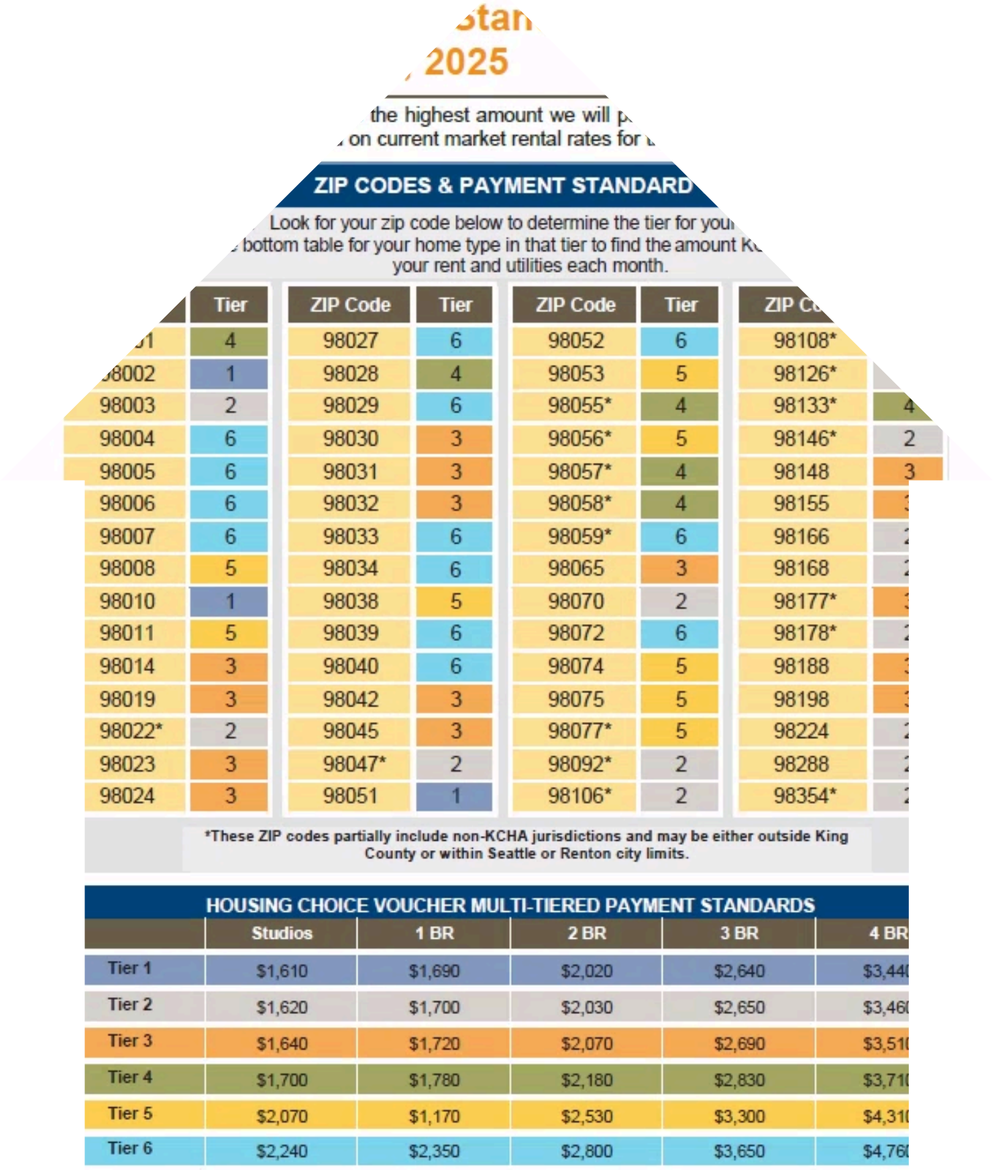
2025 Payment Standards

King County Housing Authority

On January 1, 2025 KCHA implemented 2% increase in all tiers.

The increase in Payment Standards has helped reduce the need for rent negotiations!

New Housing Team



stan
2025

the highest amount we will p
on current market rental rates for

ZIP CODES & PAYMENT STANDARD

Look for your zip code below to determine the tier for you
bottom table for your home type in that tier to find the amount K
your rent and utilities each month.

Tier	ZIP Code	Tier	ZIP Code	Tier	ZIP Co	
4	98027	6	98052	6	98108*	
1	98028	4	98053	5	98126*	
2	98029	6	98055*	4	98133*	4
6	98030	3	98056*	5	98146*	2
6	98031	3	98057*	4	98148	3
6	98032	3	98058*	4	98155	
6	98033	6	98059*	6	98166	
5	98034	6	98065	3	98168	
1	98038	5	98070	2	98177*	
5	98039	6	98072	6	98178*	
3	98040	6	98074	5	98188	
3	98042	3	98075	5	98198	
2	98045	3	98077*	5	98224	
3	98047*	2	98092*	2	98288	
3	98051	1	98106*	2	98354*	

*These ZIP codes partially include non-KCHA jurisdictions and may be either outside King County or within Seattle or Renton city limits.

HOUSING CHOICE VOUCHER MULTI-TIERED PAYMENT STANDARDS

	Studios	1 BR	2 BR	3 BR	4 BR
Tier 1	$1,610	$1,690	$2,020	$2,640	$3,44
Tier 2	$1,620	$1,700	$2,030	$2,650	$3,46
Tier 3	$1,640	$1,720	$2,070	$2,690	$3,51
Tier 4	$1,700	$1,780	$2,180	$2,830	$3,71
Tier 5	$2,070	$1,170	$2,530	$3,300	$4,31
Tier 6	$2,240	$2,350	$2,800	$3,650	$4,76

Security Deposit Update

King County Housing Authority

On January 1, 2025, increased Security Deposit amounts were applied to newly issued voucher holders.

2024

HCV paid a total of 216 security deposits across all program types totaling $130,010.

For general vouchers, there were 66 with a total cost of $40,337 and average deposit amount of $621.

2025

HCV paid a total of 124 security deposits across all program types totaling $88,763.

For general vouchers, there were 28 with a total cost of $22,025 and average deposit amount of $787.

	Current Support	2025 Amounts
# Of Bedrooms	Deposit Amounts	Deposit Amounts
Studio/1 Bedrooms	$500	$900
2 Bedrooms	$750	$1,100
3 Bedrooms	$1,000	$1,300
4 Bedrooms	$1,250	$1,800
5 Bedrooms	$1,500	$2,150

New Housing Team

Q & A

TAB NUMBER 9

King County Housing Authority

KCHA Executive Dashboard

2025 Q2

April - June 2025

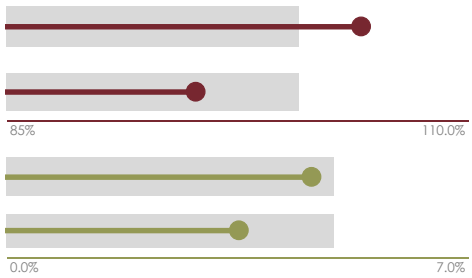
Households Served

point in time as of June 2025[1]

23,991

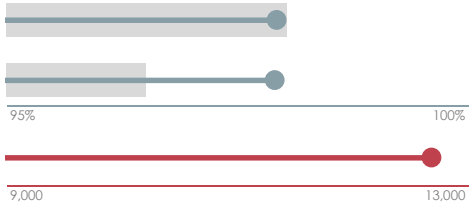
Finance

	Budgeted	Actual	Actual to Budget
Revenue year-to-date	$274,827,818	$283,617,555	**103.2%**
Expenditure year-to-date	$251,964,747	$238,644,423	**94.7%**
LGIP Rate Investments	4.69%	4.38%	**-0.31%**
Non-LGIP Investments	4.69%	3.34%	**-1.35%**



Housing Management

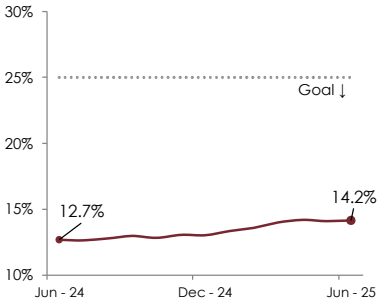
	Scope	Target	June '25
Public Housing Occupancy[2]	2,453 units	98.0%	**97.9%**
Local Programs Occupancy[3]	9,012 units	96.5%	**97.9%**
Total Units Online	11,465 units		**12,782**



Housing Choice Voucher Program Operations

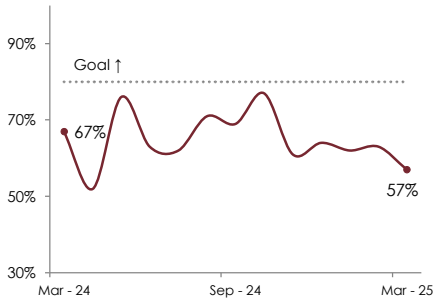
Shelter Burden

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



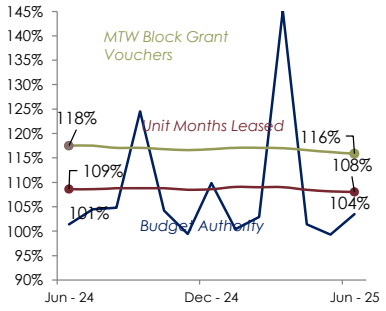
Shopping Success

Lease up success rate within 180 days of voucher issuance, by month of issuance



Utilization Rate[4]

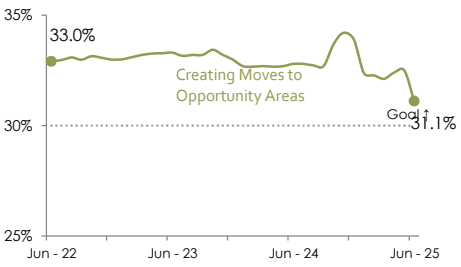
Percentage of HUD ACC leased by month and by budget authority.[5]



Focus Areas

Opportunity Area Access

Percentage of households with children living in high opportunity areas.



Notes

1) Includes households in federally subsidized programs, workforce housing, and local programs. 2) Excludes 49 units in portfolio where turnover is not tracked monthly. 3) Kirkland Heights is not factored in to occupancy rates because it is under construction. 4) Does not include Emergency Housing Vouchers. 5) HUD measures utilization by both unit months and budget authority. Historically, budget authority is a more important metric.

TAB NUMBER 10

Housing Authority of the County of King
(King County Housing Authority)

Financial Statements
(With Supplementary Information)
and Independent Auditor's Report

December 31, 2024

Housing Authority of the County of King

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Independent Auditor's Report

To the Board of Commissioners
Housing Authority of the County of King

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the County of King (the "Authority"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Authority, as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Authority's aggregate discretely presented component units. Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the Authority's aggregate discretely presented component units, is based solely on the reports of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of the aggregate discretely presented component units were not audited in accordance with *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of proportionate share of net pension liability - PERS 1, PERS 2/3, schedule of employer contributions - PERS 1, PERS 2/3, and schedule of changes in total OPEB liability and related ratios as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic

financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial data schedule is presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development ("HUD") and is not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations,* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* is presented for purposes of additional analysis and is also not a required part of the basic financial statements.

The financial data schedule and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedule and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 30, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

CohnReznick LLP

Sacramento, California
September 30, 2025

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Commissioners
Housing Authority of the County of King

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the County of King (the "Authority") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated September 30, 2025. Our report includes a reference to other auditors who audited the financial statements of the Authority's aggregate discretely presented component units, as described in our report on the Authority's financial statements. The financial statements of the aggregate discretely presented component units were not audited in accordance with *Government Auditing Standard*s, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with the aggregate discretely presented component units.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs, as item 2024-001 that we consider to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed one instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards,* and which is described in the accompanying schedule of findings and questioned costs, as item 2024-001.

The Authority's Response to Finding

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the finding identified in our audit and described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CohnReznick LLP

Sacramento, California
September 30, 2025

Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance in Accordance with the Uniform Guidance

To the Board of Commissioners
Housing Authority of the County of King

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the County of King's (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2024. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (*"GAAS"*); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*"Government Auditing Standards"); and* the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contract or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in

accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we consider necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Sacramento, California
September 30, 2025

Housing Authority of the County of King

Schedule of Findings and Questioned Costs
Year Ended December 31, 2024

I. Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:				Unmodified opinion
Internal control over financial reporting:				
Material weakness(es) identified?		Yes	X	No
Significant deficiency(ies) identified?	X	Yes		None Reported
Noncompliance material to financial statements noted?	X	Yes		No

Federal Awards

Internal control over major federal programs:				
Material weakness(es) identified?		Yes	X	No
Significant deficiency(ies) identified?		Yes	X	None Reported
Type of auditor's report issued on compliance for major federal programs:				Unmodified opinion
Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)?	X	Yes		No

Identification of Major Federal Programs

Name of Federal Program or Cluster	Federal Assistance Listing Number(s)
Moving to Work Demonstration Program	14.881
Housing Voucher Cluster	14.871, 14.879

Dollar threshold used to distinguish between type A and type B programs			$ 3,000,000	
Auditee qualified as low-risk auditee?	X	Yes		No

Housing Authority of the County of King

Schedule of Findings and Questioned Costs
Year Ended December 31, 2024

II. Financial Statement Findings

Finding No. 2024-001 - Misappropriation of Authority's purchase cards - Significant Deficiency

Criteria: Management is responsible for the design, implementation, and maintenance of internal controls over employee purchase cards in order to prevent, detect, and deter fraud.

Condition: During the audit, management informed us of an employee's fraudulent use of company purchase cards. The employee made personal purchases using a company purchase card. The fraud was discovered through internal controls and reported to the appropriate authorities. The Authority investigated and determined the total amount involved was approximately $24,000.

Cause: Internal controls were not properly designed and implemented to prevent and detect improper use of company purchase cards.

Effect or Potential Effect: Fraudulent expenses that were not for the operations of the Authority.

Recommendation: The Authority should implement controls to ensure that there are proper and timely reviews over employee purchases using company purchase cards such as review of receipts, order histories, and purchase card statements.

View of Responsible Officials: Management concurs with the recommendations and remain fully committed to implementing the necessary controls to safeguard the assets of the King County Housing Authority (KCHA).
The suspicious activity was identified by our Accounting Manager during a routine review of purchase card transactions. Upon discovery of a pattern of fraudulent behavior, the employee's purchasing privileges were immediately revoked, and the individual was placed on administrative leave. A comprehensive internal investigation was promptly initiated, and the matter was reported to the State Auditor’s Office for further review.
KCHA takes this matter seriously and is actively implementing the recommended corrective actions to prevent future occurrences. We have already strengthened our oversight of purchasing card activity and are in the process of enhancing internal controls across the organization to ensure robust safeguards are in place.

III. Federal Award Findings and Questioned Costs

None reported

Housing Authority of the County of King

Management's Discussion and Analysis

This first section of the annual financial report presents a discussion and analysis of King County Housing Authority's (KCHA) financial performance during the year ended December 31, 2024. It should be read in conjunction with the Authority's financial statements, which immediately follow this section.

In its entirety, KCHA administers a broad range of federally and locally financed housing programs serving an area of over 2,134 square miles, covering all of King County outside of the cities of Seattle and Renton. The King County Housing Authority owns or manages 12,847 units of housing and provides rental subsidies to over 11,500 additional households. The majority of KCHA's program participants have incomes below 20 percent of area median income. KCHA's inventory includes 2,441 units of public housing in King County and in the city of Olympia, which lies outside of King County. In addition, KCHA manages two public housing sites with 80 units via contract in the City of Sedro-Woolley.

The financial performance discussed in the following analyses does not include tax credit partnerships. The tax credit partnerships, with 19 sites and 2,285 units, are owned by separate limited partnerships/corporations with the Authority acting as general partner/managing member. The tax credit properties are fee managed by outside private property management firms with the exception of Bellevue Manor, Green River Homes, Spiritwood Manor, Vantage Point, and Zephyr, which are managed by KCHA's Housing Management department. Because they are legally separate entities, their operations are not carried directly on the books of the Authority but are listed as component units on the Statement of Net Position and Statement of Revenues, Expenses and Changes in Net Position. As a result, neither these units, nor their financial data, are included in the analysis and financial reports that follow. More information about the component units can be found in Notes 1 and 8.

2024 Financial Highlights

- KCHA's participation in HUD's Moving to Work (MTW) program gives the Authority the ability to receive most of its Housing Choice Voucher revenue as a block grant and gives KCHA flexibility in how the funds can be spent.

- Total assets and deferred outflows of resources of the Authority exceeded total liabilities and deferred inflows of resources at December 31, 2024 by $1.03 billion.

- The change in net position for 2024 was an increase of $45.9 million and includes $10,834,498 in capital grant contributions.

- Operating expenses were $510.6 million and include $274.5 million in housing assistance payments made to landlords, or 53.8 percent of operating expenses.

- KCHA purchased Henry House Apartment for $9.9 million.

- MTW reserves continued to serve the low and very low-income populace through an array of innovative programs and the rehabilitation and construction of affordable housing.

- The limited partners in the Fairwind Apartments partnership relinquished their entire interest in the partnership resulting in "blending" of the partnership into the Authority's financial

statements. In accordance with GASB 100, the partnership's net assets of $7 million were added to the Authority's beginning net position.

Authority-wide Financial Statements

These Authority-wide financial statements include a *Statement of Net Position*. This statement reports all financial and capital resources for the Authority. The Statement of Net Position is presented in the format where assets, plus deferred outflows of resources, less liabilities, less deferred inflows of resources, equals net position. Assets and liabilities are presented in order of liquidity, and are classified as "current" (generally, those assets convertible into cash within one year), and "non-current".

Net position represents the difference between all other elements in a statement of financial position. It is reported in three broad categories:

Net Investment in Capital Assets: This component of net position consists of all capital assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted: This component of net position consists of restricted assets when constraints are placed on the asset by external forces such as creditors (e.g. debt covenants), grantors, contributors, laws, regulations, etc., net of any offsetting, associated liabilities and/or deferred inflows of resources. Restrictions on assets imposed voluntarily by KCHA do not result in a restricted net position.

Unrestricted: This component of net position consists of assets, deferred outflow of resources, liabilities, and deferred inflows of resources that are not included in the determination of "Net Investment in Capital Assets" or "Restricted".

The Authority-wide financial statements also include a *Statement of Revenues, Expenses and Changes in Net Position* (similar to an income statement). This statement includes operating revenues, such as rental income, operating expenses such as administrative, utilities, and maintenance, and non-operating revenue and expenses, such as grant revenue, investment income and interest expense. The focus of the Statement of Revenues, Expenses and Changes in Net Position is the "Change in Net Position" which is similar to Net Income or Loss.

Finally, a *Statement of Cash Flows* is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, capital and related financing activities, and investing activities.

Financial Analysis of the Authority

Condensed Statement of Net Position

Table A-1 presents the Authority's *Condensed Statement of Net Position* as of December 31, 2024 and 2023. The purpose of the statement is to provide a snapshot of the financial condition of the Authority at a certain point in time. Presented are the assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position of the Authority at the end of the year. Supplementary information is provided in the accompanying notes that further explain and support the data presented in table A-1.

Table A-1, Condensed Statement of Net Position [1]

	2024	2023
Assets:		
Current and other assets	$ 822,201,861	$ 792,241,334
Capital assets	1,450,504,169	1,444,153,595
Total Assets	2,272,706,030	2,236,394,929
Deferred Outflows of Resources:		
Deferred charge for defeasance of debt	224,807	306,555
Related to pensions & other post-employment benefits	14,080,624	10,869,036
	14,305,431	11,175,591
Liabilities:		
Current liabilities	54,372,266	51,332,621
Long-term debt, net of current	1,163,605,829	1,177,523,870
Other noncurrent liabilities	29,566,469	23,274,576
Total Liabilities	1,247,544,564	1,252,131,067
Deferred Inflows of Resources:		
Related to pensions & other post-employment benefits	12,082,797	13,997,417
	12,082,797	13,997,417
Net Position:		
Net Investment in Capital Assets	479,390,023	467,242,919
Restricted	68,632,663	71,200,587
Unrestricted	479,361,414	442,998,530
Total Net Position	**$ 1,027,384,100**	**$ 981,442,036**

(1) Discretely Presented Component Units are not included.

Current and other assets, excluding capital assets, for the year ended December 31, 2024 total $822.2 million and are comprised of $344 million in cash, cash equivalents, and investments and $462.7 million in accounts, interest, notes and financing lease receivables, and $15.5 million of other assets. Cash, cash equivalents and investments increased $34.7 million while accounts, notes, financing leases receivable, and other assets decreased by $2 million. The decrease is mainly attributable to an increase in KCHA subordinate loan totaling $28 million offset by payoff of lease principal totaling $30 million. The decrease in other assets is attributable to a decrease in Pension Asset balance.

Capital assets for the year ended December 31, 2024 are $1.45 billion. Included in this category are land and improvements, buildings and improvements, personal property, and construction-in-progress. Of the $57.7 million of additions to the capital assets, $9.9 million was related to the acquisition of Henry House Apartments, $14.5 million was additions related to the blending of Fairwind's Partnership capital assets (net of accumulated depreciation). In addition, $16.9 million of additions was attributable to the increase in construction-in-process. Another $10.1 million of additions was the result of upgrades and rehabilitation at various properties.

The $2.4 million of disposition of the capital assets represented capitalized building upgrades reclassified from construction-in-progress.

Total liabilities, excluding the non-current portion of long-term debt, totaled $83.9 million at December 31, 2024, an increase of $9.3 million from 2023. The increase is mainly attributable to increase in other noncurrent liabilities.

The Authority's current ratio reflects the relationship between current assets and current liabilities and is a measure of the Authority's ability to pay short-term obligations. At December 31, 2024, the Authority's current ratio was 7.2:1 a slight increase from the previous year's current ratio of 6.9:1. This means that for every dollar in current liabilities there is $7.2 in current assets.

Net position represents the Authority's equity, a portion of which is restricted for certain uses. Net position is divided into three major categories. The first category, net investment in capital assets, represents the Authority's equity in land, structures, construction in progress, and equipment, net of related capital debt outstanding. The next net position category is restricted net position; this shows the amounts subject to external restriction, which are primarily amounts restricted to service debts until they mature and restricted amounts held for PERS pension plan. The last category is unrestricted net position; these funds are available to use for any lawful and prudent purpose of the Authority. Total net position increased by $45.9 million during 2024. Net position represents the Authority's equity, a portion of which is restricted for certain uses. Restricted Net Position decreased by $2.6 million from 2023. Unrestricted net position increased by 8.2 percent from $443 million to $479 million primarily due to increase in HUD subsidies revenue, tenant revenues and investment income.

Condensed Statement of Revenues, Expenses, and Changes in Net Position

The purpose of the "Condensed Statement of Revenues, Expenses and Changes in Net Position" is to present the revenues earned by the Authority (both operating and non-operating) and the expenses incurred (operating and non-operating), and any other revenues, expenses, gains and losses received or spent by the Authority.

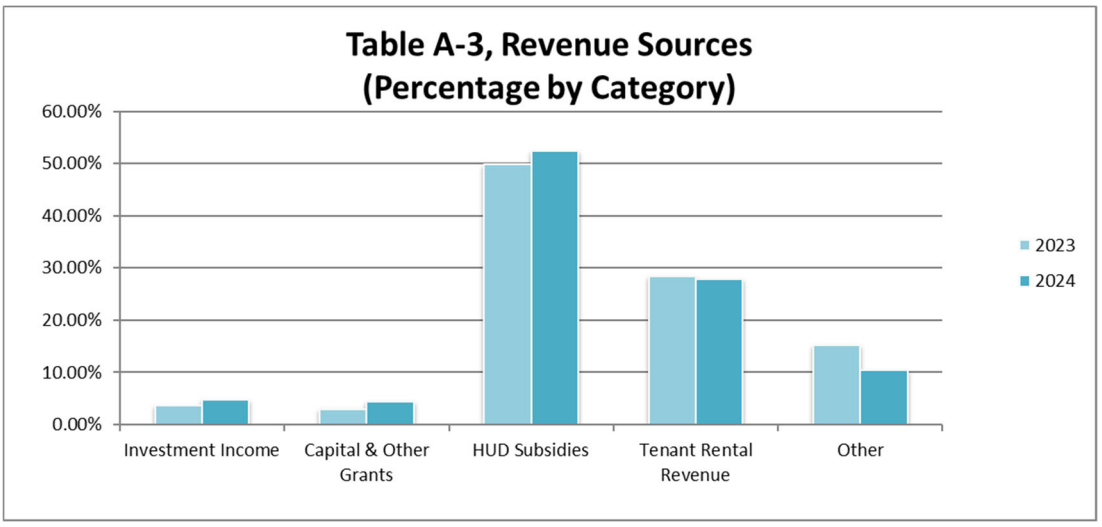
Table A-2 represents the Authority's *Condensed Statement of Revenues, Expenses, and Changes in Net Position* for 2024 and 2023.

Revenues are categorized as operating, non-operating, or capital grant contributions. In 2024, housing subsidies revenue increased due to additional HUD funding through the Renewal Funding Inflation Factor. Tenant revenue also rose, driven by the acquisition of new properties in 2024 and late 2023. However, other revenue declined due to reduced developer fee income and fewer home and lot sales.

Table A-2, Condensed Statement of Revenues, Expense, and Changes in Net Position [(1)]

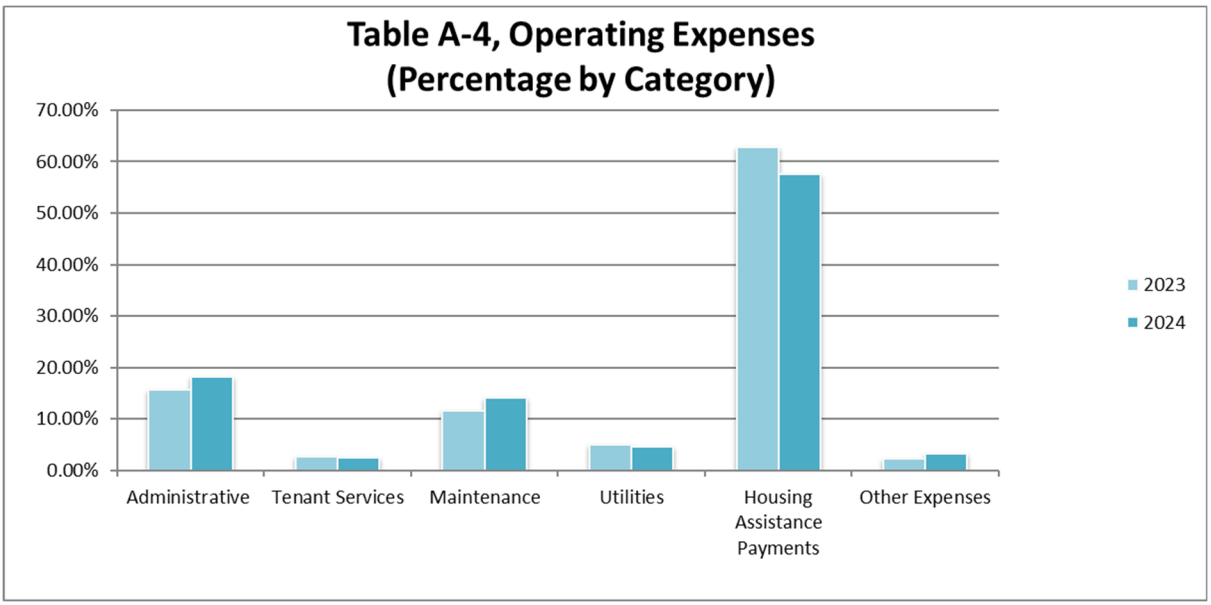
	2024	2023
Operating Revenues	$ 531,358,663	$ 513,272,932
Nonoperating revenues	42,733,948	72,356,034
Total Revenues	574,092,611	585,628,966
Operating expenses	510,605,347	451,261,042
Nonoperating expenses	35,400,080	27,615,801
Total Expenses	546,005,427	478,876,843
Excess or deficiency before contributions	28,087,184	106,752,123
Capital grant contributions	10,834,498	5,176,393
Change in Net Position	38,921,682	111,928,516
Beginning Net Position, as previously presented	981,442,036	869,513,520
Change in financial reporting entity	7,020,382	-
Beginning Net Position, as restated	988,462,418	869,513,520
Ending Net Position	**$ 1,027,384,100**	**$ 981,442,036**

(1) Discretely Presented Component Units are not included.



In 2024, the Authority's operating expenses (excluding depreciation and amortization) totaled $467.8 million, a 15% increase from 2023. The rise was driven by higher Housing Assistance Payments (HAP) due to rent increases in King County, increased maintenance costs from more completed projects,

and higher administrative expenses related to new hires, increased salaries and benefits, and the implementation of GASB 101, which raised compensated absences expenses.



Net Capital Assets

During 2024, net capital assets increased by $6.4 million. This net increase is primarily attributable to $8.8 million in capital asset additions (net of accumulated depreciation) offset by $2.4 million of disposals (net of accumulated depreciation.)

Capital asset additions include:

- $9.9 million related to the purchase of Henry House property,
- $14.5 million related Blending of Fairwind Apartments capital assets,
- $10.1 million related to building upgrades at various properties,
- $16.9 million related to increase in construction-in-progress

Capital asset disposals include:

- $2.4 million related to capitalized building upgrades reclassified from construction-in-progress,

Information about the Authority's capital assets is further presented in the financial statements Note 5 – Capital Assets.

Table A-5, Capital Assets, net of Accumulated Depreciation

	2024	2023
Land and improvements	389,043,632	383,376,990
Buildings and improvements	1,472,617,539	1,438,675,115
Furniture, equipment & machinery	18,815,872	17,943,141
Construction in progress	65,643,691	50,860,692
	1,946,120,734	1,890,855,938
Total accumulated depreciation and amortization	(495,616,565)	(446,702,344)
Net Capital Assets	**$1,450,504,169**	**$1,444,153,594**

Long-term Debt

The Authority has issued various forms of debt for the purpose of acquiring and rehabilitating projects located throughout King County. At year-end, the Authority had $1.2 billion in net long-term bonds and notes outstanding (as shown in table A-6) which represents a $13 million decrease over the prior year-end balance. For more information on the Authority's long-term debt, please see Note 7.

Table A-6, Long Term Debt

	2024	2023
Long-term, net of current portion	$ 1,163,605,829	$ 1,177,523,870

Net decrease to long-term debt is primarily attributable to increase due to advance of subordinate loan for Kirkland Heights rehab projects and draw from the Key Bank Line of Credit for the acquisition of Henry House apartments reduced by annually scheduled long-term debt principal payments.
.

Economic Factors Affecting the Authority's Future

The Authority receives the bulk of its operational funding from the United States Department of Housing and Urban Development (HUD) which, like all federal agencies, depends upon congressional appropriations. The current administration advocates severe funding cuts to programs administered by HUD; including completely defunding the Capital Fund Program. It is uncertain how much congress will appropriate.

While the pace of rent increases in the Seattle metropolitan region have slowed, rents remain some of the highest in the nation. The Fair Market Rent for a two-bedroom apartment in the Seattle-Bellevue stands at $2,455 in 2024. Outside of Seattle, the traditionally more affordable areas of South King County have seen some of the largest rent increases in the region.

The Seattle area continues to have one of the most expensive housing markets in the nation. The median listing price of homes currently on the market in King County exceeds $848,388.

As market pressures continue to increase, the need for the Authority's services remain in high demand at a time when funding is, by all indications, a low priority of the federal government.

Contacting the Authority's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the Housing Authority's finances and to demonstrate KCHA's accountability for its resources. Any questions about this report, or requests for additional information, should be directed to the Vice President of Finance of the King County Housing Authority.

Housing Authority of the County of King
Statement of Net Position
As of December 31, 2024

	AUTHORITY	COMPONENT UNITS
ASSETS:		
Current Assets		
Cash and cash equivalents	$ 219,755,951	$ 10,097,064
Restricted cash and cash equivalents	57,302,306	40,938,700
Receivables, net	15,905,940	862,383
Notes and leases receivable - current portion	28,478,424	-
Investments	61,170,159	-
Restricted investments	4,670,040	-
Other current assets	5,833,826	698,910
Total Current Assets	393,116,646	52,597,057
Noncurrent Assets		
Restricted cash and cash equivalents	1,114,616	-
Land, buildings and equipment, net		
Nondepreciable	400,642,119	77,363,458
Depreciable	1,049,862,050	383,686,079
Intangible assets, net	-	1,088,606
Interest receivable	15,244,496	-
Notes and leases receivable	403,047,230	-
Pension asset	9,224,701	-
Other noncurrent assets	454,172	-
Total Noncurrent Assets	1,879,589,384	462,138,143
Total Assets	2,272,706,030	514,735,200
DEFERRED OUTFLOWS OF RESOURCES:		
Deferred charge for defeasance of debt	224,807	-
Related to pensions & other post-employment benefits	14,080,624	-
Total Deferred Outflows	14,305,431	-
LIABILITIES:		
Current Liabilities		
Tenant security deposits	3,679,000	431,950
Current portion of long-term debt	20,187,976	2,211,313
Other current liabilities	30,186,367	9,834,732
Total other post-employment benefits	318,923	-
Total Current Liabilities	54,372,266	12,477,995
Noncurrent Liabilities		
Long-term debt, net of current	1,163,605,829	386,203,685
Pension & total other post-employment benefits	15,308,236	-
Other noncurrent liabilities	14,258,233	52,278,935
Total Noncurrent Liabilities	1,193,172,298	438,482,620
Total Liabilities	1,247,544,564	450,960,615
DEFERRED INFLOWS OF RESOURCES:		
Related to pensions & other post-employment benefits	12,082,797	-
Total Deferred Inflows	12,082,797	-
NET POSITION:		
Net investment in capital assets	479,390,023	72,634,539
Restricted for debt service, pension and program reserves	68,632,663	40,506,750
Unrestricted	479,361,414	(49,366,704)
Total Net Position	$ 1,027,384,100	$ 63,774,585

The accompanying notes are an integral part of these financial statements.

Housing Authority of the County of King
Statement of Revenues, Expenses, and Changes in Net Position
For the 12 Month Period Ended December 31, 2024

	AUTHORITY	COMPONENT UNITS
OPERATING REVENUES		
HUD subsidies and grant revenue	$ 306,569,788	$ -
Tenant revenue	163,494,230	21,331,485
Other revenue	61,294,645	1,177,759
Total Operating Revenues	531,358,663	22,509,244
OPERATING EXPENSES		
Administrative	78,936,730	3,873,645
Tenant services	10,823,482	396
Maintenance	64,580,498	3,111,271
Utilities	21,582,104	2,421,774
Housing assistance payments	274,504,098	-
Depreciation and amortization	42,754,428	13,747,603
Other expenses	17,424,007	908,299
Total Operating Expenses	510,605,347	24,062,988
Operating Income (Loss)	20,753,316	(1,553,744)
NONOPERATING REVENUE (EXPENSE)		
Other government grants	14,546,073	-
Investment income	28,187,875	3,603,846
Interest expense	(35,400,080)	(13,332,770)
Net Nonoperating Revenues (Expenses)	7,333,868	(9,728,924)
INCOME (LOSS) before contributions and special items	28,087,184	(11,282,668)
Capital grant contributions	10,834,498	-
CHANGE IN NET POSITION	38,921,682	(11,282,668)
Beginning Net Position, as previously presented	981,442,036	82,077,635
Change in financial reporting entity (discrete to blended)	7,020,382	(7,020,382)
Beginning Net Position, as restated	988,462,418	75,057,253
Ending Net Position	$ 1,027,384,100	$ 63,774,585

The accompanying notes are an integral part of these financial statements.

Housing Authority of the County of King
Statement of Cash Flows
For the 12 Month Period Ended December 31, 2024

	AUTHORITY
CASH FLOWS FROM OPERATING ACTIVITIES:	
Receipts from tenants	$ 166,877,630
Receipts from HUD	310,157,324
Payments to employees	(59,941,192)
Payments to suppliers of goods and services	(124,089,063)
Payments to landlords	(260,516,293)
Payments made to other housing authorities	(11,890,053)
Other receipts	53,579,245
Other payments	(7,424,605)
Net cash provided by operating activities	66,752,993
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Receipts from other governments	13,846,274
Net cash provided by noncapital financing activities	13,846,274
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Capital grant contributions	10,834,498
Purchase of capital assets	(41,284,472)
Repaymet of capital debt	(23,117,104)
Proceeds of capital debt	9,950,000
Interest paid on capital debt	(53,602,445)
Other payments	(245,242)
Net cash used in capital and related financing activities	(97,464,765)
CASH FLOWS FROM INVESTING ACTIVITIES:	
Net purchase of investments	1,602,201
Notes and financing leases advanced	(34,589,379)
Receipts form notes and financing leases advanced	39,539,494
Investment income (expense) - notes and financing leases	21,925,866
Investment income -- other	20,390,691
Other receipts	158,312
Net cash provided by investing activities	49,027,185
Net Increase in cash, restricted cash and cash equivalents	32,161,687
Cash, restricted cash and cash equivalents - beginning of the year	246,011,186
Cash, restricted cash and cash equivalents -- end of the year	$ 278,172,873
Supplementary schedule of non-cash investing, capital and related financing activities:	
Increase in capital assets	$ (13,980,323)
Equity transactions	5,021,748
Increase in notes payable	8,958,575
	$ -
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	20,753,316
Adjustment to reconcile operating income to net cash:	
Depreciation and amortization expense	42,754,428
Receivables and other assets	7,688,732
Accounts and other payables	(4,443,483)
Net cash provided by operating activities	$ 66,752,993

The accompanying notes are an integral part of these financial statements.

Note 1 – Reporting Entity and Summary of Significant Accounting Policies

Reporting Entity

Primary Government

The Housing Authority of the County of King (the "Authority") was created in 1939 as a municipal corporation under the provisions of the State Housing Authorities Law (RCW 35.82) and the Housing Cooperation Law (RCW 35.83) in response to the Federal Housing Act of 1937. The Act created the United States Housing Authority, empowering it to make loans and annual contributions to local public housing agencies to assist in the development, acquisition and administration of low rent projects. The programs authorized under the Act, as amended, are now administered by the Department of Housing and Urban Development (HUD). The Authority is not a component unit of King County.

The Authority operates in all of King County (except within the cities of Seattle and Renton) and in the city of Olympia. The Authority also serves as the management agent for the Housing Authority of the City of Sedro-Woolley in Skagit County. Of the State's 39 counties, King County ranks eleventh in geographical size and first in population. The County is the financial, economic and industrial center of the entire Pacific Northwest region. The Authority's jurisdiction encompasses an area of over 2,134 square miles and a population estimated at 2.2 million representing almost 30 percent of the state's total population. The Authority has its central office in Tukwila. A five-member Board of Commissioners, appointed for five-year terms by the Metropolitan-King County Council, governs the Authority. Commissioners serve without pay.

Summary of Significant Programs

The Authority has been granted a broad range of powers to provide housing assistance to low-income households. The nationally recognized definition of a low-income family is a household earning less than 80 percent of the area's median income, adjusted for family size. The Authority administers federally and locally financed housing programs that serve a variety of housing needs including the following:

Federally Assisted Housing Programs

Low Rent Public Housing – The Authority owns, operates or maintains 45 housing projects consisting of 2,441 units of public housing of which 1,486 units are for the low-income elderly and disabled. The properties were acquired through bonds and notes guaranteed by HUD and through grants from HUD. Revenues consist of rents and other fees collected from tenants and an operating subsidy received from HUD. Typically residents pay 28.3 percent of their adjusted income in rents. 88 percent of public housing residents earn less than 30 percent of the area median income, with almost 80 percent having some form of entitlement payment as their main source of income. The Authority's subsidy is received under an Annual Contributions Contract to offset the cost of operating the units. HUD also provides funds to maintain and improve the public housing projects under the Capital Fund Program. Historically, all additions to land, structures and equipment of public housing are accomplished through these capital grant funds.

Tenant Based Housing Choice Vouchers – The Authority provides rental assistance payments on behalf of over 11,600 households (this includes 2,120 port-in vouchers leased in KCHA's jurisdiction as of December 31, 2024) who live in private rental housing. 1,041 of these vouchers lease in KCHA-owned units, mostly in the tax-exempt bond properties. Funded by HUD pursuant to Section 8 of the U.S. Housing Act, this program allows participating families and individuals to choose their own housing with the use of a housing voucher. Generally, the participant pays no more than 28.3 percent of income towards rent and the Authority pays the remainder. The Authority targets this program to the elderly, disabled households and families that are homeless or at the risk of homelessness. Program participants average 15 percent of area median income.

Project Based Section 8 Housing - The Authority owns several developments where some or all of the units are subsidized under the Section 8 program. Under this program, subsidies attach to qualifying housing units rather than to qualifying individuals or families. KCHA's project-based program currently has 3,190 operational units. 2,046 are at KCHA-owned properties and the remainder are at non-profit owned sites. 509 units leased to Moving King County Residents Forward, and 329 project-based units are at properties owned by tax credit partnerships.

Unassisted Locally Financed Housing Programs

Tax-Exempt Bond and Line Of Credit Financed - The Authority owns 45 apartment complexes totaling 6,659 units through the issuance of tax-exempt bonds. These properties receive no operating subsidy from the Federal government or any other State or local source. The Authority acquired the properties in order to place selected housing developments within the public domain so that rents could be maintained as low as possible over time. Typically these units have a broad mix of residents with the majority having income below 80 percent of area median.

Homeownership - The Authority owns five mobile home parks; four located in South King County and one located in Redmond, comprising 654 manufactured home sites. Under this program, the residents own their manufactured homes and pay rent to the Authority for the land on which the home sits.

Tax Credit - In 1994, the Authority began partnering with limited partnerships and limited liability corporations (hereafter referred to as "partnerships") to acquire and develop additional affordable housing. The Authority is general partner/managing member (hereafter referred to as "general partner") in 16 partnerships representing 19 housing complexes comprising 2,285 units.

Miscellaneous Local Programs - The Authority has an inventory of 15 different housing developments comprising 144 units of housing. The units are generally leased to non-profit service providers for the benefit of the economically disadvantaged, developmentally disabled, transitional, homeless and other groups who have traditionally experienced barriers in finding housing.

Other Programs

Housing Repair and Weatherization **-** The Authority receives federal and state money to provide housing rehabilitation loans and weatherization grants to low-income homeowners and renters. The Authority has been administering these types of programs since 1975. In 2024, the Authority assisted 318 homes with structural upgrades, air quality improvements and energy efficiencies.

Social and Human Service Programs - The Authority serves a wide variety of people including families with children as well as individuals with special needs such as elders, people with disabilities, and people who have experienced prolonged housing instability and homelessness. The Authority's programs and services are designed around a commitment to support and partner with individuals and families served by the Authority in ways that promote enhanced life outcomes with dignity and respect. Provided directly by the Authority's staff or through contracts with non-profit human services providers, these services and programs fall into the following broad categories: Housing Access for our Housing Choice Voucher (HCV) clients; Housing Stability; Quality of Life; Workforce Development and Economic Independence; and Education Programs and Initiatives. For example, Head Start classrooms operate at two sites, Boys and Girls Club programs operate at four sites, and five career/computer centers are located in the Authority's developments. Counseling, HCV housing search, educational, recreational, and health services are provided by community-based organizations like the YWCA, Catholic Community Services, and Neighborhood House. These contracted services are partially funded using federal and private grants which the Authority receives.

Component Units

The governmental reporting entity consists of the Authority (the Primary Government) and its component units. Component units are legally separate organizations for which the Board is financially accountable, or other organizations whose nature and significant relationship with the Authority are such that exclusion would cause the Authority's financial statements to be misleading or incomplete. Financial accountability is defined as the appointment of a voting majority of the component unit's board, and (i) either the Authority's ability to impose its will on the organization or (ii) there is potential for the organization to provide a financial benefit to or impose a financial burden on the Authority.

The basic financial statements include both blended component units and discretely presented component units. The blended component units are legally separate entities, and should be, in substance, part of the Authority's operations, and so data from these units are combined with data of the primary government. The discretely presented component units, on the other hand, are reported in a separate column of financial statements to emphasize they are legally separate from the government.

Complete financial statements of individual component units can be obtained from the Finance Department of the Authority. Although the limited partnerships, limited liability companies, and non-profit corporations do not follow government accounting for presentation purposes, certain transactions may be reflected differently in these financial statements than in the separately issued information in order to conform to the presentation of the primary government.

Blended Component Unit

Moving King County Residents Forward (MKCRF) - A legally separate, 501(c)(3), non-profit organization. During 2012, the Authority leased property to MKCRF through a 30-year capital lease with lease payments of one dollar per year. As a result of this transaction, the Authority swapped subsidy from the Public Housing program for subsidy from the Section 8 program. The increased Section 8 subsidy was leveraged to complete $18 million of capital improvements at all 22 housing locations. Due to the fact that the governing body of MKCRF is identical to the governing body of the Authority and the management of the Authority has operational responsibility for MKCRF, MKCRF's balances and transactions are "blended" into the Authority's financial statements.

KCHA Initial Affiliate LLC and Northwest Affordable Communities LLC

KCHA Initial Affiliate LLC and Northwest Affordable Communities LLC are entities that are 100 percent owned by the Authority and act as limited partner or investor member in the following blended component unit entities. During 2024, the KCHA Initial Affiliate LLC and Northwest Affordable Communities LLC did not have activity.

Overlake TOD Housing Limited Partnership (Overlake)- A Washington State limited partnership formed in July 2000 to construct and operate a 308-unit apartment complex known as The Village at Overlake Station, and a "Park and Ride" facility in Redmond, Washington. The Authority serves as its sole general partner. Prior to March 31, 2018, its Limited Partners were Columbia Housing/PNC Institutional Fund V Limited Partnership (the Investment Limited Partner) and Columbia Housing SLP Corporation (the Special Limited Partner). Effective March 31, 2018 both limited partners withdrew, relinquishing their entire interest in the partnership, and were replaced by KCHA Initial Affiliate LLC, a Washington Limited Liability Company (the substitute Limited Partner). Due to the fact that KCHA Initial Affiliate LLC is 100% controlled by the Authority, the governing body of the Authority and the partnership are substantively the same which in turn gives the Authority operational responsibility for the Overlake partnership. Consequently, Overlake's balances and transactions are "blended" into the Authority's financial statements.

Nia Apartments LLC – A Washington State limited liability company that was formed in March 2007 to construct and operate an 82-unit apartment project, known as Nia Apartments in the unincorporated King County, Washington. The Authority serves as its sole managing member. Pursuant to the Operating Agreement dated March 15, 2007, NIA-Apollo Housing Capital, LLC as the Investor Member and Apollo Housing Manager II, Inc. as the Special Member, were admitted to the company. Effective August 12, 2020 both limited partners withdrew, relinquishing their entire interest in the partnership, and were replaced by KCHA Initial Affiliate LLC, a Washington Limited Liability Company (the substitute Limited Partner). Due to the fact that KCHA Initial Affiliate LLC is 100% controlled by the Authority, the governing body of the Authority and the partnership are substantively the same which in turn gives the Authority operational responsibility for the company. Consequently, Nia's balances and transactions are "blended" into the Authority's financial statements.

Seola Crossing LLC – A Washington State limited liability company formed in November 2005 to construct and operate a 187-unit apartment project, known as Seola Crossing Apartments in unincorporated King County, Washington. Phase I of the project includes 82 units and Phase II includes 105 units. The Authority serves as the sole Managing Member. Pursuant to the Amended and Restated Operating Agreement dated March 23, 2006, Boston Financial Housing Investments VIII Limited Partnership as the Investor Member and BFIM Special Limited Partner, Inc. as the Special Member were admitted to the company. Effective April 15, 2021 both limited partners withdrew, relinquishing their entire interest in the partnership, and were replaced by KCHA Initial Affiliate LLC, a Washington Limited Liability Company (the substitute Limited Partner). Due to the fact that KCHA Initial Affiliate LLC is 100% controlled by the Authority, the governing body of the Authority and the partnership are substantively the same which in turn gives the Authority operational responsibility for the company. Consequently, Seola Crossing's balances and transactions are "blended" into the Authority's financial statements.

Salmon Creek Housing LLC – Salmon Creek Housing LLC is a Washington State Limited Liability Company formed in March 2008, to construct and operate an 88-unit apartment project, known as Salmon Creek Apartments in unincorporated King County, Washington. The Authority serves as its sole managing member. Pursuant to the Operating Agreement dated March 25, 2008, Salmon Creek-Apollo Housing Capital, LLC as the Investor Member and Apollo Housing Manager II, Inc., (which changed its name to RBC Tax Credit Manager II, Inc.) as the Special Member, were admitted to the company. Effective December 31, 2021, both investor members withdrew, relinquishing their entire interest in the company, and were replaced by Northwest Affordable Communities LLC, a Washington

Limited Liability Company (the substitute member). Due to the fact that Northwest Affordable Communities LLC is 100% controlled by the Authority, the governing body of the Authority and the company are substantively the same which in turn gives the Authority operational responsibility for the company. Consequently, Salmon Creek's balances and transactions are "blended" into the Authority's financial statements.

Soosette Creek LLC – A Washington State limited liability company formed in October 2007, to lease, renovate, maintain and operate a 262-unit apartment complex in Kent, Washington, known as Birch Creek Apartments (formerly Springwood Apartments). The Authority serves as its sole Managing Member. Pursuant to the Operating Agreement dated April 1, 2008 and amended September 1, 2008, Soosette Creek-Apollo Housing Capital, LLC, a Delaware limited liability company as the Investor Member and RBC Tax Credit Manager II, Inc., a Delaware corporation as the Special Member were admitted to the company. Effective December 31, 2021, both investor member and Special members withdrew, relinquishing their entire interest in the company, and were replaced by Northwest Affordable Communities LLC, a Washington Limited Liability Company (the substitute member). Due to the fact that Northwest Affordable Communities LLC is 100% controlled by the Authority, the governing body of the Authority and the company are substantively the same which in turn gives the Authority operational responsibility for the company. Consequently, Soosette Creek's balances and transactions are "blended" into the Authority's financial statements.

Fairwind Apartments LLLP - a Washington state limited liability limited partnership, was formed on January 27, 2012 to acquire, construct, own, finance, lease, and operate an 87-unit apartment complex, known as Fairwind Apartments (the "Project") in King County, Washington. Pursuant to the Amended and Restated Agreement of Limited Partnership dated March 30, 2012 (the "Partnership Agreement"), the general partner is the Housing Authority of the County of King (the "General Partner"), the investment limited partner is BG Garden Midway Tax Credit Fund, and the special limited partner is BCCC, Inc., a Massachusetts corporation. Effective January 1, 2024, both investor member and Special members withdrew, relinquishing their entire interest in the company, and were replaced by Northwest Affordable Communities LLC, a Washington Limited Liability Company (the substitute member). Due to the fact that Northwest Affordable Communities LLC is 100% controlled by the Authority, the governing body of the Authority and the company are substantively the same which in turn gives the Authority operational responsibility for the company. Consequently, Fairwind Apartment's balances and transactions are "blended" into the Authority's financial statements. In accordance with GASB 100, the partnership's net assets of $7,020,382 were added to the Authority's beginning net position.

Discretely Presented Component Units

The discretely presented component units are low income housing tax credit partnerships whose limited partners or members have limited rights regarding the operations of the partnerships and the Authority as General Partner or Managing Member controls the day-to-day operations of the partnerships. As such, the Authority has certain rights and responsibilities which enable it to impose its will on the partnerships due to its significant influence as the General Partner or Managing Member and also its financial relationships with the partnerships. It is for this reason that they are discretely presented on the Authority's financial statements.

The partnerships are required to be operated in a manner necessary to qualify for federal low income housing tax credits and to be in compliance with regulations for tax exempt bonds as provided under Section 42 and 142 of the Internal Revenue Code. The Authority is allocated about .01 percent of all profits, losses, and tax credits pursuant to the terms of the partnership or operating agreement with the partnerships.

The following discretely presented component units have a December 31, 2024 year end:

- **ABBELL LLLP –** A Washington state limited liability limited partnership, was formed on October 17, 2019 to acquire, develop, rehabilitate, own, maintain, and operate two multifamily apartment complexes, known as Abbey Ridge and Bellevue Manor Apartments, totaling 212 units in King County, Washington. Pursuant to the second Amended and Restated Agreement of Limited Liability Partnership dated April 1, 2020, the Authority serves as the general partner, the special limited partner is RBC Community Investments Manager II, Inc., a Delaware corporation, and the investor limited partner is RBC- Abbey Ridge, LLC, a Delaware limited liability company.

- **Corinthian TOD LLLP –** A Washington State limited liability limited partnership formed in December 2015 to acquire, rehabilitate, lease, maintain and operate a 95-unit apartment complex in SeaTac, Washington, known as Corinthian Apartments. The Authority serves as its sole Managing Member. Pursuant to the second amended and restated Operating Agreement January 27th, 2018, RBC-Corinthian, LLC, a Delaware limited liability company, as the Investor Limited Partner and RBC Tax Credit Manager II, Inc., a Delaware corporation, as the Special Limited Partner, were admitted to the partnership.

- **Eastbridge Apartments LLC –** A Washington State limited liability company formed in March 2009 to construct and operate a 26-building, 91-unit housing project, known as Eastbridge Apartments in unincorporated King County, Washington. The Authority serves as sole Managing Member. Pursuant to the Amended and Restated Operating Agreement dated March 3, 2009, Bank of America, N.A. as the Investor Member and Banc of America CDC Special Holding Company, Inc. as the Special Member were admitted to the company.

- **Green River Homes 2 LLC –** A Washington State limited liability company that was formed on October 7, 2011 to acquire, construct, rehabilitate, develop, improve, maintain, operate, and lease a 59-unit apartment complex, known as Green River Homes in Auburn, Washington. The Authority serves as sole Managing Member. The Investor Member is RBC-Green River, LLC, a Delaware limited liability company and the Special Investor Member is RBC Tax Credit Manager II, Inc., a Delaware corporation.

- **New Kirkland Heights LLLP –** A Washington state limited liability limited partnership, was formed on January 24, 2023 to acquire, finance, develop, rehabilitate, own, maintain, and operate a multifamily apartment complex, known as Kirkland Heights Apartments, totaling 276 units in King County, Washington. Pursuant to the second Amended and Restated Agreement of Limited Liability Partnership dated September 1, 2023, the Authority serves as the general partner, the special limited partner is RBC Community Investments Manager II, Inc., a Delaware corporation, and the investor limited partner is RBC- Kirkland Heights, LLC, a Delaware limited liability company.

- **Sixth Place Apartments LLLP –** A Washington State limited liability limited partnership that was formed in June 2010 to acquire, construct, rehabilitate, develop, improve, maintain, operate, and lease a 24-unit apartment complex, known as Sixth Place Apartments in unincorporated King County, Washington. The Authority serves as sole General Partner. The Investment Limited Partner is Boston Capital Corporate Tax Credit Fund XXXIII, A Limited Partnership, a Massachusetts limited partnership and the Special Limited Partner is BCCC, Inc., a Massachusetts corporation.

- **Somerset Gardens Apartments LLLP –** A Washington state limited liability limited partnership, was formed on November 15, 2018 to acquire, develop, rehabilitate, own, maintain, and operate two multifamily apartment complexes, known as Somerset Gardens and Highland Village Apartments, totaling 286 units in King County, Washington. Pursuant to the

Amended and Restated Agreement of Limited Liability Partnership dated March 1, 2022, the Authority serves as the general partner, the special limited partner is RBC Tax Credit Manager II, Inc., a Delaware corporation, and the investor limited partner is RBC Somerset Highland, LLC, a Delaware limited liability company.

- **Spiritwood Manor LLLP -** A Washington State limited liability limited partnership formed in December 2015 to acquire, rehabilitate, lease, maintain and operate a 128-unit apartment complex in Bellevue, Washington, known as Spiritwood Manor Apartments. The Authority serves as its sole Managing Member. Pursuant to the second amended and restated Operating Agreement dated January 27th, 2018, RBC-Spiritwood, LLC, a Delaware limited liability company, as the Investor Limited Partner and RBC Tax Credit Manager II, Inc., a Delaware corporation, as the Special Limited Partner, were admitted to the partnership.

- **Vantage Point Apartments LLC –** A Washington State limited liability company formed in March 2013, to construct, lease, maintain and operate a 77-unit apartment complex in Renton, Washington, known as Vantage Point Apartments. The Authority serves as its sole Managing Member. Pursuant to the Operating Agreement dated June 2, 2014 and amended September 1, 2014, RBC-Vantage Point, LLC, a Delaware limited liability company as the Investor Member and RBC Tax Credit Manager II, Inc., a Delaware corporation as the Special Investor Member were admitted to the company.

- **Woodland North LLLP -** A Washington State limited liability limited partnership formed in October 2020 to develop, finance, construct, rehabilitate, own, maintain, operate, sell and otherwise deal with a 104-unit apartment complex in Lake Forest Park, Washington. Pursuant to the first amended and restated Agreement of Limited Partnership dated April 1, 2022, the general partner is the Housing Authority of the County of King, the special limited partner is BCCC, Inc., a Massachusetts Corporation and the investment limited partner is BCP/Woodland North, LLC, a Delaware limited liability company.

- **Zephyr Apartments LLLP –** A Washington State limited liability limited partnership that was formed in January 29, 2010 to acquire, hold, invest in, secure financing for, construct, rehabilitate, develop, improve, maintain, operate, and lease a 25-unit apartment complex, known as Zephyr Apartments in unincorporated King County, Washington. Pursuant to the partnership Agreement dated January 29, 2010, the Authority serves as sole General Partner. The Investment Limited Partner is Boston Capital Corporate Tax Credit Fund XXXII, a Limited Partnership, a Massachusetts limited partnership, and the Special Limited Partner is BCCC, Inc., a Massachusetts corporation.

Summary of Significant Accounting Policies

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies are described below.

Basis of Accounting

Accounting records are maintained according to the proprietary fund model that is similar to private business enterprises. The Authority applies all relevant GASB pronouncements.

Use of Estimates
The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of income and expenses during the reporting period. Actual results could differ from those estimates.

Revenues and Expenses
Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating expenses for KCHA are administrative and maintenance expenses, depreciation, and Housing Choice Voucher program Housing Assistance Payments to landlords. The principal operating revenues of the Authority are tenant revenues and HUD operating subsidies for the Public Housing and Housing Choice Voucher programs. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The basis for recognition of revenues and expenses is the accrual basis of accounting. Revenues are recorded when earned. Expenses are recorded when incurred. Revenue from other subsidies and grants is classified as non-operating revenue. Revenue from capital grants is classified as capital grant contributions.

Cash, Cash Equivalents, and Investments
Cash consists of Federal Depository Insurance Corporation (FDIC) insurable deposits with original maturities of less than three months. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash. Investments include deposits with original maturities exceeding three months, and securities and other assets held by trustees.

Restricted Assets
In accordance with bond resolutions (and certain related agreements) separate restricted accounts are required to be established. The assets held in these accounts are restricted for specific uses, including construction, debt service and other special reserve requirements. Restricted resources at December 31, 2024 include the following:

	Restricted		
	Cash & Cash Equivalents	Investments	Total
Debt Service Reserves	$ 13,214,763	$ -	$ 13,214,763
Program Income for Hope VI Lot Sales	32,090,087	4,670,040	36,760,127
Tenant Security Deposits	3,722,391	-	3,722,391
Replacement Reserves	2,085,678	-	2,085,678
Operating Reserves	383,693	-	383,693
FSS Reserves	1,834,239	-	1,834,239
Excess Cash Reserves	718,814	-	718,814
HAP Reserve	2,539,553	-	2,539,553
Other	1,500,000	-	1,500,000
Emergency Housing Vouchers	327,704	-	327,704
	$ 58,416,922	$ 4,670,040	$ 63,086,962

Receivables
Receivables consist primarily of rents due from tenants, cost reimbursements due from grantors, and loans and accrued interest due from the tax credit properties. Annually, tenant receivables are analyzed and the allowance for doubtful accounts adjusted. Other receivable allowances are

established for uncertain collectibles. No allowances existed at December 31 other than the allowance for tenant accounts receivable.

Capital Assets
Capital assets are recorded at historical cost in the land, structures, and equipment accounts and at acquisition value at date of receipt if contributed. The Authority defines capital assets as tangible items with an initial individual cost of at least $5,000 if the item is equipment and $100,000 if the item is real property or a capital improvement. Capital assets are depreciated using the straight-line method with depreciation commencing in the acquisition year and ceasing in the disposal year. Capital project costs clearly associated with the acquisition, development, and construction of a real estate project, including indirect costs are capitalized as a cost of that project. See Note 5 for the capital asset components and balances at December 31, 2024 and fiscal year activity.

Depreciable lives for the capital asset categories follow:

Land	No depreciation
Buildings	20 – 40 years
Improvements	15 years
Equipment	3 – 10 years
Construction-in-process	No depreciation

Maintenance and repairs are charged to expense when incurred. At year-end some maintenance may be capitalized in accordance with the Authority's capital asset policy. Management reviews property, plant, and equipment for possible impairment to determine if a decline in service utility is significant and unexpected. If a capital asset is considered impaired the amount of impairment loss is determined in accordance with GASB Statement No. 42, Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries, using either the Restoration Cost Approach, the Service Units Approach, or the Deflated Depreciated Replacement Cost Approach. Upon retirement or other disposition of property and equipment the cost and related accumulated depreciation are removed from the respective accounts and any gains or losses are included in non-operating revenues and expenses. As of December 31, 2024, there was no impairment of capital assets.

Pensions
For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of all state sponsored pension plans and additions to/deductions from those plans' fiduciary net position have been determined on the same basis as they are reported by the Washington State Department of Retirement Systems. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

Tax Liability
The Authority is by law exempt from all federal, state, and local taxes and assessments. Several developments make a Payment in Lieu of Taxes (PILOT) based on contracts with local jurisdictions.

Compensated Absences
The liability for compensated absences reported on the statement of net position consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash. It is the Authority's policy to pay 100 percent of accumulated annual leave when an employee terminates employment from the Authority. As such, the value of annual leave earned but not used at year-end is accrued. Sick leave does not vest and a portion of sick leave is paid to those separating from the Authority as retirees as defined by the state pension system. Because the amount of such payments is difficult to estimate, an accrual is made only when an employee becomes eligible for retirement.

Inter-fund Accounts
The Authority maintains a master paying and receiving account. All cash receipts and disbursements flow through this master account, except for disbursements to landlords under the Section 8 Voucher program, which flows through a separate checking account (Section 8 Fund). Inter-fund payables and receivables (due to/from relationships) are created and used to account for ownership of the funds. The inter-fund accounts are eliminated for financial reporting purpose.

Deferred Outflows/Inflows of Resources
Transactions that result in the consumption or acquisition of net assets in one period that are applicable to future periods are presented as *deferred outflows of resources* and *deferred inflows of resources*, respectively, on the Statement of Net Position.

Commitments
The Authority has entered into various long-term contracts for the development of various housing projects. As of December 31, 2024, the Authority was obligated under these contracts to purchase approximately $1.2 million of goods and services.

Note 2 – New Accounting Standards

a) New Accounting Standards Adopted

During 2024, the Authority adopted GASB Statement No. 100, Accounting Changes and Error Corrections – an amendment of GASB statement No. 62, will improve the clarity of the accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The adoption of GASB Statement No. 100 had no material impact on the financial statements.

During 2024, the Authority adopted GASB Statement No. 101, Compensated Absences, will result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will promote comparability between governments that offer different types of leave.

New Accounting Standards to be Adopted in Future Years

GASB Statement No. 102, Certain Risk Disclosures, the objective of this Statement defines concentration and constraints related to inflows and outflows of resources which may limit a government's ability to acquire resources or control spending. This Statement requires a government to assess and disclose on whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. This Statement is effective for fiscal years beginning after June 15, 2024.

GASB Statement No. 103, Financial Reporting Model Improvements, the objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement is effective for fiscal years beginning after June 15, 2025.

GASB Statement No. 104, Disclosure of Certain Capital Assets, the objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement is effective for fiscal years beginning after June 15, 2025.

The Authority's management is currently evaluating these new standards to determine what impact they will have on the Authority.

Note 3 – Cash Deposits and Investments

The Authority is restricted in its cash deposits and investments to those allowed by RCW 35.82.070(6). In general, deposits must be made with qualified financial institutions whose deposits are insured by the Federal Deposit Insurance Corporation (FDIC).

Insurance and Collateralization

Deposits that are in excess of the $250,000 insured amount must be continuously and fully (100%) secured. Collateral comprised of identifiable U.S. Government securities as prescribed by HUD are pledged or set aside to secure these deposits. The Public Deposit Protection Act in effect in the State of Washington set up a multiple financial institution collateral pool to insure public deposits. This protection is in the form of securities pledged as collateral to the Public Deposit Protection Commission (PDPC) by all qualified depositories. In 1994, the Authority received a waiver from HUD that enabled it to make deposits in excess of $250,000 in a qualified public depository because HUD determined that there were "adequate safeguards against the loss of Public Housing Authority funds."

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the maximum maturity of an investment to not greater than three years. Exceptions may be made for collateralization of repurchase agreements using investments not exceeding 30 years and for the investment of reserve funds, which can be invested up to 30 years if matched to an anticipated future cash flow. Interest rate risk is the risk that Authority may face should interest rate variances affect the fair value of investments. The Authority's policy is to select investments of varied maturities to mitigate this risk. None of the investments of the Authority exceeds one year.

Credit Risk

Credit risk is the risk that the issuer or other counterparty will not meet its obligations. This credit risk is measured by the credit quality rating of investments in debt securities, as described by a national statistical rating organization such as Standard and Poor's (S&P). To limit credit risk, the Authority's investment policy does not allow for the investment in corporate bonds or other fixed income securities that are not guaranteed or insured by the U.S. Government or have not been issued by a state or local government.

The Department of Housing and Urban Development (HUD), Washington State law, and the Authority's investment policy all limit the instruments in which the Authority may invest. Not all Authority funds have the same restrictions. Following are some of the instruments in which any Authority funds, including Federal funds, may be invested:

1) Direct obligations of the Federal government backed by the full faith and credit of the United States
   a) U.S. Treasury Bills.
   b) U.S. Treasury Notes and Bonds.

2) Obligations of Federal government agencies, such as:
   a) Government National Mortgage Association (GNMA) mortgage-backed securities.
   b) GNMA participation securities.
   c) Maritime Administration Bonds.
   d) Small Business Administration Bonds.
3) Securities of Government Sponsored Agencies, such as:

a) Federal Home Loan Mortgage Corporation (FHLMC) notes and bonds.
b) Federal National Mortgage Association (FNMA) notes and bonds.
c) Federal Home Loan Bank (FHLB) notes and bonds.
d) Federal Farm Credit Bank (FFCB) notes and bonds.
e) Student Loan Marketing Association (SLMA) notes and bonds.

4) Demand and savings accounts.
5) Money Market Deposit accounts.
6) Certain mutual funds.

In addition to the above, non-federal funds and federal funds subject to the Authority's Moving To Work Agreement with HUD may be invested in the following which are allowed by the State of Washington:

7) Banker's acceptances purchased on the secondary market.
8) Commercial paper.
9) Bonds of the State of Washington or any local government of the State of Washington that have one of the three highest credit ratings of a nationally recognized rating agency.
10) General obligation bonds of a state other than the State of Washington and general obligation bonds of a local government of a state other than the State of Washington that have one of the three highest credit ratings of a nationally recognized rating agency.
11) Utility revenues bonds or warrants of any city of town in the State of Washington.
12) Bonds or warrants of a local improvement district that is within the protection of the local improvement guaranty fund law.

Concentration of Credit Risk

The Authority diversifies its investments by security type and institution. The investment policy states: "With the exception of U.S. Treasury securities, investment agreements for trustee held funds, and authorized pools, no more than 15% of the Authority's total investment portfolio will be invested in a single security type or with a single financial institution." As of December 31, 2024, the Authority's deposits were exposed to custodial credit risk because the amounts were in excess of FDIC insurance limits; however, the accounts were collateralized by the State of Washington through the Public Deposit Protection Commission.

Other Information:

The Authority has established arrangements with Federal Home Loan Bank for safekeeping of investments.

Valuation and Classification

Cash equivalents include deposits and investments that are readily convertible to cash. Instruments with an original maturity date of over 3 months are classified as investments. Cash and investments held for the future payment of long-term liabilities are classified as non-current assets. Cash and investments legally or contractually restricted as to use are classified as restricted.

The Authority is a voluntary participant in the Local Government Investment Pool, an external investment pool operated by the Washington State Treasurer. The pool is not rated and not registered with the SEC. Rather, oversight is provided by the State Finance Committee in accordance with RCW 43.250. Investments in the LGIP are reported at amortized cost, which is the same as the value of the pool per share. The LGIP does not impose any restrictions on participant withdrawals. As of December 31, 2024, the pool had an average days-to-maturity of 24 days.

The Office of the State Treasurer prepares a stand-alone financial report for the pool. A copy of the report is available from the Office of the State Treasurer, PO Box 40200, Olympia, Washington 98504-0200, online at www.tre.wa.gov.

A summary of cash and investments at December 31, 2024 follows:

	Unrestricted	Restricted	Total
Cash and cash equivalents:			
Cash on hand	$ 34,678	$ -	$ 34,678
Depository	42,426,178	11,657,190	54,083,368
WA State Local Government Investment Pool	177,295,095	32,826,155	210,121,250
U.S. Treasury Money Market	-	13,933,577	13,933,577
Total Cash & Cash Equivalents	$ 219,755,951	$ 58,416,922	$ 278,172,873
Investments:			
Government-Sponsored Entities	$ 60,951,111	$ 4,670,040	$ 65,621,151
REDI Loan	219,048	-	219,048
Total Investments	61,170,159	4,670,040	65,840,199
Total	**$ 280,926,110**	**$ 63,086,962**	**$ 344,013,072**

Investments Measured at Fair Value

The Authority measures and reports investments at fair value using valuation input hierarchy established by generally accepted accounting principles, as follows:

- Level 1; Quoted prices in active markets for identical assets or liabilities;
- Level 2: These are quoted market prices for similar assets or liabilities, quoted prices for identical or similar assets or liabilities in markets that are not active, or other quoted prices that are not observable;
- Level 3: Unobservable inputs for an asset or liability.

Investment by Fair Value Level	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Unobservable Inputs (Level 2)
Federal Agency Securities	$ 65,621,151	$ 65,621,151	$ -	$ -
REDI Loan	219,048	219,048	-	-
	$ 65,840,199	$ 65,840,199	$ -	$ -

Investments Measured at Amortized Costs

Investments in the State Treasurer's Local Government Investment Pool (LGIP), a qualified external investment pool, are valued at amortized cost, which approximates fair value. The LGIP is an unrated external investment external investment pool. The LGIP portfolio is invested in a manner that meets the maturity, quality, diversification and liquidity requirements set forth by the Governmental Accounting Standards Board in Statement No. 79 for external investment pools that elect to measure, for the financial reporting purposes, investments at amortized costs. The LGIP does not have any legally binding guarantees of share values. The LGIP does not impose liquidity fees or redemption gates on participant withdrawals. Participants in the LGIP are offered 100 percent liquidity on a daily basis, provided notification is made within specified times. Each month, earnings from the LGIP are deposited to the entity's bank account.

The State Investment Pool was authorized by State statute Chapter 294, Laws of 1986, and is managed and operated by the State Treasurer. The State Finance Committee is the administrator of the statute that created the pool and adopts rules. The State Treasurer is responsible for establishing the investment policy for the pool and reviews the policy annually and proposed changes are reviewed by the LGIP advisory Committee.

The Office of the state Treasurer prepares a stand-along LGIP financial report. A copy of the report is available from the Office of the State Treasurer, PO Box 40200, Olympia, Washington 98504-0200, online at http://www.tre.wa.gov.

Note 4 - Notes and Financing Lease Receivables

The notes and financing leases held by the Authority are primarily the result of the Authority's transactions with the tax credit partnerships. At December 31, 2024, all of the developer fee notes, all of the financing leases, and $376.5 million of the other notes were receivable from tax credit partnerships. The notes are received for fees earned by the Authority from developing the rental properties and for funds advanced to the partnerships to purchase and rehabilitate the properties. The notes earn interest at varying rates up to 8.5 percent per annum. The Authority acquires financing leases when it purchases or develops rental properties then transfers substantially all of the risks and benefits of ownership to the partnerships under financing lease. See Note 8 – Component Units, for further discussion of the Authority's financial relationship with the partnerships. The notes and financing leases held by the Authority are payable to the extent of surplus cash available from the tax credit partnerships.

A summary of the notes and direct financing leases receivable at December 31, 2024 follows:

	Beginning Balance	Additions	Payments	Ending Balance	*Current Portion*
Developer fee notes	$ 19,431,336	$ 6,189,859	$ (626,898)	$ 24,994,297	*$ 2,710,809*
Other Notes					
Real Estate:					
Multifamily	293,273,553	28,399,520	-	321,673,073	*23,978,740*
Other	29,894,657	-	(12,314)	29,882,343	-
Total Notes	342,599,546	34,589,379	(639,212)	376,549,713	*26,689,549*
Financing Leases, net					
Real Estate: Multifamily	93,876,223	-	(38,900,282)	54,975,941	*1,788,875*
Notes & Financing Leases Receivable	**$ 436,475,769**	**$ 34,589,379**	**$ (39,539,494)**	**$ 431,525,654**	***$ 28,478,424***

The maturity schedule for notes receivables is as follows:

FISCAL YEAR	PRINCIPAL	INTEREST **	TOTAL
2025	$ 26,689,549	$ 436,254	$ 27,125,803
2026	321,889,321	425,499	322,314,820
2027	2,173,293	414,323	2,587,616
2028	2,285,557	308,121	2,593,678
2029	3,908,285	196,263	4,104,548
2030-2034	1,974,813	324,280	2,299,093
2035-2039	2,373,443	175,654	2,549,097
2040-2044	1,956,786	123,779	2,080,565
2045-2049	786,355	59,823	846,178
2050-2054	5,719,657	35,773	5,755,430
2055-2059	-	-	-
2060-2064	6,792,654	-	6,792,654
NOTE RECEIVABLE BALANCE	**$ 376,549,713**	**$ 2,499,769**	**$ 379,049,482**

** On amortizing notes.

The maturity schedule for financing lease receivables is as follows:

FISCAL YEAR	PRINCIPAL	INTEREST **	TOTAL
2025	$ 1,788,875	-	$ 1,788,875
2026	29,439,426	-	29,439,426
2027	8,234,422	-	8,234,422
2028	8,234,422	-	8,234,422
2029	7,278,796	-	7,278,796
FINANCING LEASE RECEIVABLE BALANCE	**$ 54,975,941**	**$ -**	**$ 54,975,941**

** Unearned interest.

Note 5 – Capital Assets

Primary Government

The components and fiscal year activity of land, structures and equipment follow.

	Beginning Balances	Additions and Transfers In	Disposals and Transfers Out	Ending Balances
NONDEPRECIABLE:				
Land	$ 329,132,129	$ 3,118,000	$ -	$ 332,250,129
Land Improvements	2,748,299	-	-	2,748,299
Construction-in-progress				
Greenbridge Project	23,960	331,290		355,250
Other	50,836,732	16,887,550	(2,435,841)	65,288,441
Total Nondepreciable	382,741,120	20,336,840	(2,435,841)	400,642,119
DEPRECIABLE:				
Land Improvements	51,496,563	2,548,642	-	54,045,205
Buildings and Improvements	1,434,693,919	33,942,423		1,468,636,342
Personal Property and Equipment	17,943,141	885,143	(12,412)	18,815,872
Leasehold Improvements	3,981,196		-	3,981,196
Total Depreciable	1,508,114,819	37,376,208	(12,412)	1,545,478,615
TOTAL CAPITAL ASSETS:	1,890,855,939	57,713,048	(2,448,253)	1,946,120,734
Accumulated Depreciation - Land Improvements	(26,709,876)	(3,716,951)	-	(30,426,827)
Accumulated Depreciation - Buildings and Improvements	(403,891,399)	(43,181,574)	-	(447,072,973)
Accumulated Depreciation - Personal Property and Equipment	(14,852,709)	(1,385,088)	12,412	(16,225,385)
Total Accumulated Depreciation	(445,453,984)	(48,283,613)	12,412	(493,725,185)
Accumulated Amortization	(1,248,360)	(643,020)	-	(1,891,380)
Total accumulated depreciation and amortization	(446,702,344)	(48,926,633)	-	(495,616,565)
NET CAPITAL ASSETS	**$ 1,444,153,595**	**$ 8,786,415**	**$ (2,435,841)**	**$ 1,450,504,169**

Capital asset activity resulted primarily from the purchase of new properties and current property upgrades and rehabilitation.

Of the $57.7 million of additions to the capital assets, $9.9 million was related to the acquisition of Henry House property, $14.5 million additions related to the blending of Fairwind Partnership assets (net of accumulated depreciation). In addition, $16.9 million of additions was attributable to the increase in construction-in-process. Another $10.1 million of additions was the result of upgrades and rehabilitation at various properties.

The $2.4 million of disposition of the capital assets represent capitalized building upgrades reclassified from construction-in-progress.

Discretely Presented Component Units

	Beginning Balances	Additions	Disposals	Ending Balances
NONDEPRECIABLE:				
Land	$ 51,106,363	$ -	$ (730,000)	$ 50,376,363
Construction-in-progress	36,265,468	(9,278,373)		26,987,095
Total Nondepreciable	87,371,831	(9,278,373)	(730,000)	77,363,458
DEPRECIABLE:				
Land Improvements	28,910,758	7,973,366	(2,245,898)	34,638,226
Buildings	377,510,605	61,458,611	(16,996,486)	421,972,730
Equipment	6,491,211	4,634,741	(718,436)	10,407,516
Off-site Work	5,125,716	-	-	5,125,716
Total Depreciable	418,038,290	74,066,718	(19,960,820)	472,144,188
Intangible Assets	1,792,762		139,711	1,932,473
Total Capital Assets	507,202,883	64,788,345	(20,551,109)	551,440,119
Accumulated Depreciation	(80,991,049)	(13,639,265)	6,172,205	(88,458,109)
Accumulated Amortization	(817,074)	(109,127)	82,334	(843,867)
	$ 425,394,760	**$ 51,039,953**	**$ (14,296,570)**	**462,138,143**

Note 6 – Subscription-Based IT Arrangements

On April 1, 2023, the Authority entered into a 5-year information Technology Arrangements with Yardi Systems, Inc. During 2023, the Authority recorded Subscription Asset of $3,215,101 included in Leasehold Improvements. In addition, the Authority recognized Subscription Liability of $3,215,101 in Other noncurrent liabilities. As of December 31, 2024, the liability balance was $2,244,250. The discount rate was 5 percent. The required disclosures under GASB standard 96 are noted below.

A summary of the Subscription Asset at December 31, 2024 follows:

Subscription Asset and Accumulated Amortization

SBITA Description	Status	Gross Asset Balance	Accumulated Amortization	Net Asset Balance
Yardi - SBITA	Active, Original	$ 3,215,101	$ 1,125,285	$ 2,089,816

A summary of maturity analysis of with principal and interest requirements to maturity, presented separately, for the subscription liability for each of the five subsequent fiscal years follows:

Subscription Liability - Maturity Analysis

Yardi - SBITA	Payment	Interest Expense	Liability Reduction
2026	$ 776,150	$ 88,568	$ 687,582
2027	779,434	52,602	726,832
2028	823,418	13,582	809,836
Total	**$ 2,379,002**	**$ 154,752**	**$ 2,224,250**

Variable payments are not included in the measurement of the subscription liability as these are subject to unit total and number of users.

Note 7 – Long-Term Debt Obligations

Changes to the Authority's long-term obligations are as follows:

	Beginning Balance	Additions	Retirements/ Payments	Ending Balance	*Current Portion*
Revenue Bonds	$ 764,974,444	$ -	$ (16,753,366)	$ 748,221,078	*$ 16,908,989*
Demand Bonds	22,375,000	-	(1,780,000)	20,595,000	*235,000*
Mortgage Notes	665,105	-	(46,832)	618,273	*46,832*
Lines of Credit	56,445,995	9,950,000	(4,230,000)	62,165,995	-
Notes Payable	352,500,365	-	(306,906)	352,193,459	*2,997,155*
	1,196,960,909	9,950,000	(23,117,104)	1,183,793,805	20,187,976
Net Pension & OPEB Liability	17,405,099		(1,777,940)	15,627,159	*318,923*
Other Noncurrent Liabilities	6,196,983	-	(861,236)	5,335,747	-
Compensated Absences	4,407,950	10,108,968	(4,603,045)	9,913,873	*991,387*
	$ 1,224,970,941	**$ 20,058,968**	**$ (30,359,325)**	**$ 1,214,670,584**	***$ 21,498,286***

Additional debt incurred in 2024 includes:

- $9.5 million drawn on the $80 million Key Bank line of credit to finance the acquisition of Henry House Apartments. The line of credit matures in 2027 and has a variable interest rate that will be adjusted based on the index to the 30 day SOFR index found on the website of the Federal Reserve Bank of New York, currently at http://www.newyorkfed.org, or any successor source as defined:

  Tax-Exempt Rate: (Three-Month SOFR * 1.16%)*(1-Federal Corporate Tax Rate) which equals 4.47% as of December 31, 2024.

	Fiscal Year Issued	Amount Issued	Interest Rates	Fiscal Year Maturity	Amount Outstanding	Current Portion
Revenue Bonds:						
Tax Credit:						
Greenbridge - Nia	2006	$ 3,000,000	4.45-4.75%	2037	$ 2,370,000	$ 60,000
Seola Crossing 1	2006	1,650,000	6.38%	2047	1,491,157	16,007
Seola Crossing 2	2006	5,050,000	6.38%	2047	4,563,843	48,993
Soosette Creek	2008	37,500,000	0.65%	2058	13,800,647	690,000
Eastbridge Apts.	2008	7,120,000	3.50%-5.65%	2029	6,080,000	115,000
Corinthian	2016	7,000,000	4.00%	2029	5,590,000	185,000
Somerset	2019	14,875,000	4.50%	2039	13,519,549	325,000
Highland Village	2020	12,500,000	4.50%	2040	11,339,625	250,000
Abbey Ridge	2020	19,691,212	3.57%	2040	19,402,770	437,500
Bellevue Manor	2020	8,439,091	3.57%	2040	8,315,343	187,500
Woodland North Partnership	2020	9,999,462	3.32%	2040	9,117,701	223,294
Kirkland Heights 2023A1-3	2023	115,995,270	4.63%-5.00%	2041	115,995,271	-
Total tax credit		$ 242,820,035			$ 211,585,906	$ 2,538,294
Other:						
Rural Housing	1997	$ 2,230,000	4.50%-5.75%	2028	$ 535,218	$ 125,000
EPC - Hannon Armstrong QECB	2016	10,464,529	4.23%	2037	7,282,566	1,670,695
2018 AA Pool Housing Ref Rev Bonds	2018	74,710,000	2.00%-3.75%	2038	63,723,453	1,765,000
2018 AAA Rev Bonds (Ballinger Commons)	2018	90,000,000	1.90%-4.00%	2038	80,723,848	1,705,000
2019 AA Pooled Housing Ref Rev Bonds	2019	63,235,000	3.00-5.00%	2039	58,291,775	1,380,000
2019 AAA Pooled Housing Ref Rev Bonds	2019	72,510,000	3.00-5.00%	2039	68,022,674	1,260,000
2020 Pooled Housing Ref Rev Bonds	2020	140,772,472	3.50%	2040	131,378,420	1,930,000
2021 Pooled Housing Ref Rev Bonds	2021	87,287,709	2.00-4.00%	2041	77,209,053	3,325,000
2021 WFHP Pooled Ref Rev Bonds	2021	53,683,643	2.00-4.00%	2041	49,468,165	1,210,000
Total other		$ 594,893,353			$ 536,635,172	$ 14,370,695
Total revenue bonds		$ 837,713,388			$ 748,221,078	$ 16,908,989
Demand Bonds:						
Tax Credit:						
Overlake	2000	$ 28,000,000	0.05-2.61%	2040	$ 17,205,000	$ 150,000
Salmon Creek	2008	4,250,000	0.05-2.61%	2047	3,390,000	85,000
Total tax credit		$ 32,250,000			$ 20,595,000	$ 235,000
Other:						
Total demand bonds		$ 32,250,000			$ 20,595,000	$ 235,000
Mortgage Notes:						
Rural Housing	1998	$ 1,350,949	7.25%	2033	$ 618,273	$ 46,832
Total mortgage notes		$ 1,350,949			$ 618,273	$ 46,832

	Fiscal Year Issued	Amount Issued	Interest Rates	Fiscal Year Maturity	Amount Outstanding	Current Portion
Lines of Credit:						
KeyBank	2015	$ 80,000,000		2027	$ 62,165,995	$ -
Patricia Harris					*3,400,000*	-
Vashon Terrace					*1,120,000*	-
Juanita View					*3,250,000*	-
Plum Court					*2,440,995*	-
Sterling Ridge					*28,000,000*	-
Henry House					*9,950,000*	-
Issaquah Trailhead					*14,005,000*	-
Seola Crossing I&II - WA CTED						
Total Other		$ 80,000,000			$ 62,165,995	$ -
Total lines of credit		$ 80,000,000			$ 62,165,995	$ -
Notes Payable:						
Tax Credit:						
Overlake - 4	2001	$ 1,500,000	1.00%	2050	$ 1,500,000	$ -
Overlake - 5	2001	500,000	0.00%	2050	500,000	-
Seola Crossing I&II - WA CTED	2006	1,000,000	1.00%	2057	1,094,552	-
Seola Crossing I&II - KC DC	2006	2,000,000	1.00%	2058	2,000,000	-
Birch Creek	2010	1,950,000	0.65%	2066	1,950,000	-
Highland Village - DOC	2022	1,500,000	0.00%	2072	1,500,000	-
Vantage Point	2017	2,000,000	0.00%	2066	2,000,000	-
Corinthian Apartments KC TOD	2019	3,076,377	1.00%	2056	3,076,377	-
Riverstone KC TOD	2021	13,000,000	1.00%	2072	13,000,000	-
Juanita View KC TOD	2021	5,800,000	1.00%	2072	5,800,000	-
Kirkland Heights KC TOD	2021	11,200,000	1.00%	2072	11,200,000	-
Abbey Ridge KC TOD	2022	2,635,000	1.00%	2056	2,635,000	-
Kirkland Heights KC	2023	1,075,725	1.00%	2072	1,075,724	-
Kirkland Heights ARCH	2023	1,056,300	1.00%	2072	1,056,300	-
Plum Court - KCHA Weatherization	2023	102,113	0.50%	2072	102,113	-
Plum Court - WA DOC	2023	800,000	1.00%	2044	489,516	19,470
Plum Court - KC	2023	1,070,000	1.00%	2072	1,070,000	-
Plum Court - KC	2023	158,354	0.00%	2072	158,354	-
Plum Court - Other ARCH	2023	890,924	1.00%	2072	890,924	-
Total tax credit		$ 51,314,793			$ 51,098,860	$ 19,470
Other:						
Hidden Village - State	1992	$ 292,157	5.00%	2044	$ 292,157	$ -
Windsor Heights - WA State	1999	1,040,000	1.00%	2039	654,750	-
Windsor Heights - King County	1999	950,000	1.00%	2049	950,000	-
Windsor Heights - SeaTac	1999	90,000	1.00%	2049	90,000	-
Fairwind - King County	2012	2,500,000	1.00%	2064	2,500,000	-
Si View - DOC	1999	93,860	1.00%	2049	51,494	1,909
Rainier View 1 - DOC	1999	227,240	1.00%	2049	123,585	4,582
Rainier View 2 - DOC	1999	172,900	1.00%	2049	92,694	3,437
FHLB	2013	18,000,000	3.97%	2033	7,862,903	900,000
2018 Columbia Pool	2018	29,600,000	3.40%	2048	27,923,581	767,020
Bellevue Manor - ARCH Loan	2015	775,998	1.00%	2054	775,998	-
Patricia Harris - ARCH Loan	2015	224,002	1.00%	2054	224,002	-
Harrison House - King County	2015	750,000	1.00%	2054	750,000	-
Arbor Heights - WA State CTED	2004	775,000	1.00%	2043	635,082	28,832
Arbor Heights - King County HOME	2005	775,000	1.00%	2054	775,000	-
Valley Park, KC	2005	750,000	1.00%	2054	750,000	-
Microsoft 2019 Revenue Note	2019	60,000,000	1.00%	2034	60,000,000	-
2021 Ref Rev Columbia Note	2021	35,532,802	2.00%	2041	31,893,351	1,271,905
2021 Amazon Note	2021	161,500,000	1.88%	2041	161,500,000	-
Birch Creek - CTED	2009	2,000,000	1.00%	2050	2,000,000	-
Nia - CTED	2007	1,250,000	1.00%	2058	1,250,000	-
Total other		$ 317,298,959			$ 301,094,598	$ 2,977,685
Total notes payable		$ 368,613,752			$ 352,193,459	$ 2,997,155
TOTAL LONG-TERM DEBT		**$ 1,319,928,089**			**$ 1,183,793,805**	**$ 20,187,976**
Net Pension & OPEB Liability					$ 15,627,159	$ 318,923
Other Noncurrent Liabilities					$ 5,335,747	$ -
Compensated Absences					$ 9,913,873	$ 991,387
TOTAL LONG-TERM OBLIGATIONS		**$ 1,319,928,089**			**$ 1,214,670,584**	**$ 21,498,286**

The schedule of principal payments follows:

Debt Service - Principal	Revenue Bonds	Demand Bonds	Mortgage Notes	Lines of Credit	Notes	Total
2025	$ 16,908,989	$ 235,000	$ 46,832	$ -	$ 2,997,155	$ 20,187,976
2026	19,548,223	235,000	46,832	62,165,995	3,100,087	85,096,137
2027	21,799,477	240,000	46,832	-	3,155,207	25,241,516
2028	84,613,541	245,000	46,832	-	4,204,684	89,110,057
2029	20,971,203	250,000	430,945	-	3,269,634	24,921,782
2030-2034	105,216,644	1,315,000	-	-	76,493,478	183,025,122
2035-2039	274,522,777	1,445,000	-	-	15,837,670	291,805,447
2040-2044	203,625,223	15,810,000	-	-	178,085,306	397,520,529
2045-2049	1,015,000	820,000	-	-	8,461,817	10,296,817
2050-2054	-	-	-	-	5,526,192	5,526,192
2055-2059	-	-	-	-	7,420,929	7,420,929
2060-2064	-	-	-	-	6,450,000	6,450,000
2065-2069	-	-	-	-	2,000,000	2,000,000
2070-2074	-	-	-	-	34,135,000	34,135,000
2075-2079	-	-	-	-	1,056,300	1,056,300
Total	**$ 748,221,078**	**$ 20,595,000**	**$ 618,273**	**$ 62,165,995**	**$ 352,193,459**	**$ 1,183,793,805**

The schedule of interest payments follows:

Debt Service - Interest	Revenue Bonds	Demand Bonds	Mortgage Notes	Lines of Credit	Notes	Total
2025	$ 21,054,905	$ 702,907	$ 40,363	$ -	$ 2,997,155	$ 24,795,330
2026	20,414,522	700,782	35,359	-	2,513,272	23,663,935
2027	19,685,433	698,594	29,980	-	2,424,058	22,838,065
2028	18,848,313	696,282	21,734	-	2,333,385	21,899,714
2029	18,036,272	693,844	-	-	2,241,212	20,971,328
2030-2034	78,348,603	3,428,531	-	-	9,768,591	91,545,725
2035-2039	51,558,011	3,350,401	-	-	5,342,665	60,251,077
2040-2044	4,662,957	2,635,135	-	-	2,825,305	10,123,397
2045-2049	85,220	37,402	-	-	853,068	975,690
2050-2054	-	-	-	-	77,721	77,721
2055-2059	-	-	-	-	9,625	9,625
2060-2064	-	-	-	-	-	-
2065-2069	-	-	-	-	-	-
2070-2074	-	-		-	-	-
2075-2079	-	-		-	-	-
Total	**$ 232,694,236**	**$ 12,943,878**	**$ 127,436**	**$ -**	**$ 31,386,057**	**$ 277,151,607**

The schedule of debt service payments follows:

Debt Service - Total	Revenue Bonds	Demand Bonds	Mortgage Notes	Lines of Credit	Notes	Total
2025	$ 37,963,894	$ 937,907	$ 87,195	$ -	$ 5,994,310	$ 44,983,306
2026	39,962,745	935,782	82,191	62,165,995	5,613,359	108,760,072
2027	41,484,910	938,594	76,812	-	5,579,265	48,079,581
2028	103,461,854	941,282	68,566	-	6,538,069	111,009,771
2029	39,007,475	943,844	430,945	-	5,510,846	45,893,110
2030-2034	183,565,427	4,743,531	-	-	86,261,889	274,570,847
2035-2039	326,080,788	4,795,401	-	-	21,180,335	352,056,524
2040-2044	208,288,180	18,445,135	-	-	180,910,611	407,643,926
2045-2049	1,100,220	857,402	-	-	9,314,885	11,272,507
2050-2054	-	-	-	-	5,603,913	5,603,913
2055-2059	-	-	-	-	7,430,554	7,430,554
2060-2064	-	-	-	-	6,450,000	6,450,000
2065-2069	-	-	-	-	2,000,000	2,000,000
2070-2074	-	-	-	-	34,135,000	34,135,000
2075-2079	-	-	-	-	1,056,300	1,056,300
Total	**$ 980,915,493**	**$ 33,538,878**	**$ 745,709**	**$ 62,165,995**	**$ 383,579,336**	**$ 1,460,945,411**

Revenue Bonds (Tax Credit):

- The Authority issued Affordable Housing Revenue Bonds, Series 2023 A-1 in the aggregate principal and premiums (discount) amount of $42.00 million, its 2023 A-2 in the aggregate principal and premiums (discount) amount of $24.00 million, and its Affordable Housing Revenue Bonds, Series 2023 A-3 in the aggregate principal and premiums (discount) amount of $49.99 million the proceed of which was to New Kirkland Heights LLLP, a Washington limited liability limited partnership of which the Authority is the sole general partner. The debt service payment is secured by the loan payment by the Partnership, a pledge of the Authority's general revenue, and any other funds available under the Trust Estate. The loan has interest rate range from 4.63 to 5.00 percent. If an event of default occurs that is not otherwise cured in accordance with the terms of the Trust Indenture, the Trustee will be entitled to declare the principal of all of the Bonds then outstanding and the interest accrued thereon to be due and payable immediately. The maturity date for Series 2023 A-1 and 2023 A-2 is January 1, 2028 while that of Series 2023 A-3 is January 1, 2041.

- The Authority issued $3.0 million 2006 Revenue Bond, the proceeds of which was used to finance the construction of 82 dwelling units as part of Nia Apartments. The bond has coupon rate that range between 4.45 to 4.75% and matures in 2037. The Authority has pledged its General Revenues as security to the Bonds. Upon the occurrence of an event of default the outstanding amount due under the agreement could be declared immediately due and payable.

- The Authority issued $6.7 million 2006 Taxable Revenue Bond, the proceeds of which was used to provide loan to Seola Crossing LLC, a Washington limited liability company of which the Authority is the managing member. The bond has coupon interest rate of 6.38% and matures in 2047. The bond is secured by a pledge of General Revenues of the Authority and money and investment earnings on deposit in certain funds and accounts created under the Indenture. Upon the occurrence of an event of default the Trustee at its own discretion require the Authority to carry out the agreements, bring suit upon the bonds, or exercise any of its rights and remedies under the Contingent Loan Agreement.

- The Authority issued $37.5 million 2008 Revenue Bond, the proceeds of which was used to finance the Soosette Creek Apartments. The bond has coupon rate of 0.65% and matures in 2058. The bond is secured by the leasehold deed of trust on certain property located in Kent, Washington. Upon the occurrence of an event of default the Note shall become immediately due and payable without presentment, demand, protest or notice of any kind.

- The Authority issued its $7.12 million 2008 revenue bonds to finance the construction of 91 dwelling units as part of the Eastbridge Apartments. The bond has coupon interest rate ranging from 3.5 to 5.65 percent and matures in 2029. The Authority has covenanted that it will use any available General Revenues for payment of the principal of and interest on the Bonds. Upon the occurrence of an event of default the Trustee at its own discretion require the Authority to carry out the agreements, bring suit upon the bonds, or exercise any of its rights and remedies under the Contingent Loan Agreement.

- The Authority issued its $7 million of revenue bonds to rehabilitate Corinthian Apartments. The bonds have a 15-year maturity and interest rates of 4 percent. The General Revenues of the Authority is pledged to the payments the bonds. If an event of default shall occur, the Trustee will be entitled to declare the principal of all of the Bonds then outstanding and the interest accrued thereon to be due and payable immediately.

- The Authority issued its $14.9 million Refunding Revenue Bond for Somerset Gardens. The bond has average coupon rate of 4.5% and matures in 2039. The Authority has pledged its General Revenues as security to the Bonds. Upon the occurrence of an event of default the outstanding amount due under the agreement could be declared immediately due and payable.

- The Authority issued its $12.5 million Refunding Revenue Bonds for Highland Village. The bond matures in 2040 and has average coupon rate of 4.5%. The General Revenues of the Authority are pledged to the payment of the Bonds. In the event of default the Trustee is entitled, upon written notice to the Authority, to declare the principal of all of the Bonds then outstanding and interest accrued thereon to be due and payable immediately.

- The Authority issued a $28.1 million Revenue Bonds Series 2020 the proceeds of which was used to make a loan to Abbell LLP, a Washington limited liability limited partnership of which the Authority is the sole general partner. The bond matures in 2040 and has average coupon rate of 3.57%. The General Revenues of the Authority are pledged to the payment of the Bonds. In the event of default the Trustee is entitled, upon written notice to the Authority, to declare the principal of all of the Bonds then outstanding and interest accrued thereon to be due and payable immediately.

- The Authority issued a $9.9 million Revenue Bonds Series 2020, the proceeds of which was used to make a loan to Woodland North LLP, a Washington limited liability limited partnership of which the Authority is the sole general partner. The bond matures in 2040 and has average coupon rate of 3.32%. The General Revenues of the Authority are pledged to the payment of the Bonds. In the event of default the Trustee is entitled, upon written notice to the Authority, to declare the principal of all of the Bonds then outstanding and interest accrued thereon to be due and payable immediately.

- The Authority issued its $140.8 million Pooled Housing Refunding Revenue Bonds 2020 to refinance five existing lines of credit. The bond matures in 2040 and has average coupon rate of 3.5%. In the event of default the Beneficiary may at its option and without notice to or demand upon Grantor but subject to the terms of the Indenture including but not limited to

declare any or all indebtedness secured by the Deed of Trust to be due and payable immediately.

- The Authority issued its $87.3 million Pooled Housing Revenue and Refunding Revenue Bonds, 2021 the proceeds of which were used to finance the acquisition of Salish Place Apartments and refinance of the Key Government Finance 2013 Pool. The bonds matures in 2041 and have an average coupon rate of 3.16%. The Bonds are special obligations of the Authority payable solely from net operating income, from the General Revenues of the Authority, and from the money and investments held in the funds an accounts held by the Trustee. The Bonds are also secured by the Deeds of Trust. If an event of default shall occur, the outstanding and the interest accrued shall become immediately due and payable.

- The Authority issued its $53.7 million Workforce Housing Preservation Pooled Refunding Bonds, 2021 the proceeds of which were used to refund a portion of the Revenue Note, 2021 Note A with Key Government Finance and a portion of the $30 million 2015 line of credit with Key Bank National Association. The bonds mature in 2041 and have an average coupon rate of 3.11%. The debt service of the Bonds will be payable from the Net Operating Income of the Pledged Projects, General Revenues of the Authority, and money and investments held in the Funds maintained by the Trustee and all Investment Earnings thereon. If an event of default shall occurs, the Trustee will be entitled to declare the principal of all of the Bonds then outstanding and the interest accrued thereon to be due and payable immediately.

Revenue Bonds (Other):

- The Authority issued tax exempt bonds in the amount of $2.23 million to provide a portion of the financing for the acquisition of 104 units of existing multifamily housing encompassing the Si View, Rainier View I and Rainier View II complexes. The bond has coupon rate that range between 4.50 to 5.75%, matures in 2028 and secured by first lien against the money and investments held by the trustee and a leasehold deed of trust. Upon the occurrence of an event of default, among other things, the trustee may declare the entire principal balance of the loan (if not then due and payable) to be due and payable immediately.

- The Authority issued its $10.5 million Qualified Energy Conservation Bonds (QECB) were issued to support the Energy Performance Contract (EPC). The bond has 4.23% interest rate and matures in 2037.

- The Authority issued its $164.7 million in tax exempt municipal bonds to refinance the Ballinger Commons line-of-credit and pooled demand bond issue that supported outstanding debt on eight other KCHA properties (known as the 2005 Pool). The bonds have an average interest rate of 3.5% and mature in 2038. The Bonds are special obligations of the Authority payable solely from net operating income, from the General Revenues of the Authority, and from the money and investments held in the funds an accounts held by the Trustee. The Bonds are also secured by the Deeds of Trust. In the event of default the Trustee is entitled, upon written notice to the Authority, to declare the principal of all of the Bonds then outstanding and interest accrued thereon to be due and payable immediately.

- The Authority issued its $63.2 million Pooled Housing Refunding Revenue Bonds 2019 AA, to refinance the acquisition of three properties – Kendall Ridge, Emerson, and Riverstone Apartments. The bond matures in 2039 and has average coupon rate of 3.34%. The Bonds are secured by a pledge of general revenues of the Authority. In the event of default the

Trustee is entitled, upon written notice to the Authority, to declare the principal of all of the Bonds then outstanding and interest accrued thereon to be due and payable immediately.

- The Authority issued $72.5 million Pooled Housing Refunding Revenue Bonds 2019 AAA, to refinance the acquisition of three properties – Kendall Ridge, Emerson, and Riverstone Apartments. The bond matures in 2039 and has average coupon rate of 3.23%. The Bonds are secured by a pledge of general revenues of the Authority. In the event of default the Trustee is entitled, upon written notice to the Authority, to declare the principal of all of the Bonds then outstanding and interest accrued thereon to be due and payable immediately.

Mortgage Notes:

- The Authority received $1.35 million loan from State of Washington Department of Community, Trade and Economic Development (CTED) to finance the Rural Preservation Projects (Si View, Rainier View 1, and Rainier View 2 Apartments). The Note has 7.25% interest rate, is secured by Deed of Trust and matures in 2033. In case the Authority defaults in payment of the Note, the Authority agrees to pay all of the Lender's costs of collection, including but not limited to, reasonable attorney's fees incurred by the Seller or the holder of the Note whether or not suit is instituted.

Notes Payable (Tax Credit):

- The Authority received $2.0 million loan from King County which was used to refinance Vantage Point line of credit. The Note matures in 2066 and in the event of default the County shall notify in writing the nature of default and the Authority shall submit the corrective action plan to the County within ten business days from the receipt of the County's notice.

- The Authority received $3.08 million loan (note payable) from King County which was used to finance a portion of the acquisition of Corinthian Apartments. The Note has 1% interest rate and matures in 2056. After any breach, default or violation the unpaid principal of the Note shall bear interest at 12% per annum or the highest rate allowed by applicable law, whichever is less.

- The Authority received a $1.1 million loan from A Regional Coalition for Housing (ARCH), which is a partnership of East King County cities including the city of Bellevue, city of Bothell, city of Clyde Hill, city of Hunts Point, city of Issaquah, city of Kenmore, city of Kirkland, city of Medina, city of Mercer Island, city of Newcastle, city of Redmond, city of Sammamish, city of Woodinville, and city of Yarrow Point (collectively the "City") to finance the redevelopment of the Kirkland Heights housing project located at 13310 NE 133rd St, Kirkland, Washington, 98034. The Note has interest rate of 1% annually and the term for the payment of principal is 55 years (principal and interest payable on September 30, 2078). Unless deferred or adjusted the Authority will make annual payment of $25,062 beginning September 30, 2033. The Note is secured by a pledged of the Authority's general revenues. If an event of default occur that is not otherwise cured in accordance with the loan documents, the holder of the Note shall have the right, without notice or demand, to declare all amounts owing immediately due and payable.

Notes Payable (Other):

- A deferred loan was obtained from the State of Washington to assist in the acquisition of Hidden Village Apartments. The loan amount to the State of Washington is $292,157 and is

repayable commencing in the year 2024 for a 20 year term. Interest will not accrue until the year 2024 and the rate thereafter will be 5%. The note is secured by a deed of trust and in the event of defaults the Authority agrees to pay all of Seller's costs of collection, including but not limited to reasonable attorney's fees incurred by Seller or the holder of the Note whether or not suit is instituted.

- The Authority received $30.0 million loan (note payable) from King County which was used to refinance a portion of the acquisition financing of the Riverstone Apartments, Kirkland Heights and Juanita View Apartments from the 2011 $80 million and $30 million 2015 KeyBank lines of credit with Key Bank National Association. This loan has an interest rate of 1.0% and the principal amount and any accrued interest shall be due and payable on March 30, 2072. The loan is secured by a pledge of the Authority's general revenues Authority. Default in the part of the Borrower under the Contract or the Covenant shall be a default and after any default and any applicable notice and cure period, King County has the right at its option and without notice, to declare the entire balance immediately due and payable.

- The Authority received $2.64 million loan (note payable) from King County which was used to refinance a portion of the $80 million KeyBank line of credit which was used for the acquisition of Abbey Ridge Apartments. This loan has an interest rate of 1 percent and the principal amount and any accrued interest shall be due and payable on March 31, 2056. The loan is secured by a pledge of the Authority's general revenues. Default in the part of the Borrower under the Contract or the Covenant shall be a default and after any default and any applicable notice and cure period, King County has the right at its option and without notice, to declare the entire balance immediately due and payable. The Authority may pay the Note in full or in part at any time without penalty.

- The Authority refinanced its 2015 Columbia State Bank Pool Note with Columbia State Bank in the amount of $35.5 million, lowering the interest rate from 2.68% to 2.00%. The note matures in 2041 and the debt service payment is secured by a pledge of the project revenues and the general revenues of the Authority. If the Note is not redeemed when properly presented at its maturity, if the Authority fails to pay any installment of principal or interest when due under the Note, or if interest on the Note is no longer exempt from federal income taxation, at the election of the Bank, the Authority shall be obligated to pay interest on the Note at an increased rate based on the tax factor of 0.79 (the "Grossed-Up Rate"), until both principal and interest on the Note is paid in full.

- The Authority issued its $161.5 million Workforce Housing Preservation Tax-Exempt Housing Revenue Note, 2021 the proceeds of which were used to refund all or a portion of the Revenue Note, 2021 Note A and Revenue Note, 2021 B with Key Government Finance. The note matures in 2041 and has a 1.875% fixed rate. The general revenues of the Authority are pledged to the debt service payment of the Note. In the event that the Authority fails to comply with the covenant, the Lender may, at its option, require that the Authority record a Deed of Trust encumbering the Authority's fee interest in one or more of the Project, which Deed of Trust would secure the Authority's obligation to repay the Note, and would subject to the use restrictions, bond covenants, deeds of trust, and other encumbrances then of record with respect to the applicable project.

- The Authority received a combined loan amount of $3.0 million from State of Washington Department of Community, Trade and Economic Development (CTED) and King County to finance the construction of Seola Crossing Apartments. The State of Washington Department of Community, Trade and Economic Development (CTED) loan of $1 million has a 35-year maturity, interest rate of 1% and secured by Deed of Trust and matures in 2057. In case the

Authority defaults in payment of the Note, the Authority agrees to pay all of the Lender's costs of collection, including but not limited to, reasonable attorney's fees incurred by the Seller or the holder of the Note whether or not suit is instituted. On the other hand, the $2 million King County loan has a 1% interest rate, matures in 2058 and secured by Deed of Trust. After any breach, default or violation the unpaid principal of the Note shall bear interest at 12% per annum or the highest rate allowed by applicable law, whichever is less.

- The Authority received $1.04 million loan from State of Washington Department of Community, Trade and Economic Development (CTED) to finance Windsor Heights Apartments. The Note has 1% interest rate and matures in 2039. In case the Authority defaults in payment of the Note, the Authority agrees to pay all of the Lender's costs of collection, including but not limited to, reasonable attorney's fees incurred by the Seller or the holder of the Note whether or not suit is instituted.

- The Authority received $2.5 million loan (note payable) from King County which was used to finance the construction of Fairwind Apartments. The Note has 1% interest rate and matures in 2064. If an event of default or violation occur, the obligation shall bear interest at twelve (12) percent per annum or the highest rate allowed by applicable law, whichever is less. The note is secured by a Deed of Trust and the Authority may prepay in full or in part at any time without penalty.

- The Authority received $494,090 loan from State of Washington Department of Community, Trade and Economic Development (CTED) to finance the Rural Preservation Projects (Si View, Rainier View 1, and Rainier View 2 Apartments). The Note has 1% interest rate and matures in 2049. In case the Authority defaults in payment of the Note, the Authority agrees to pay all of the Lender's costs of collection, including but not limited to, reasonable attorney's fees incurred by the Seller or the holder of the Note whether or not suit is instituted.

- The Authority received $18 million loan from Federal Home Loan Bank. The note has a 20-year term and an interest rate of 3.97%. Proceeds from the loan are being used to finance capital improvements at 22 properties operated by KCHA on behalf of Moving King County Residents Forward.

- The Authority issued $29.6 million tax-exempt Refunding Revenue Note 2018, for the purpose of refinancing three existing multifamily housing projects – Fairwood, Southwood Square, and Village at South Station Apartments. The Note has 3.4% interest rate and matures in 2048. The Bonds are secured by a pledge of general revenues of the Authority. In the event of default the Trustee is entitled, upon written notice to the Authority, to declare the principal of all of the Bonds then outstanding and interest accrued thereon to be due and payable immediately.

- The Authority received a $775,998 ARCH loan (A Regional Coalition for Housing) to partially finance the development of Bellevue Manor Apartments. A 65 units of affordable senior housing. The Note has 1% interest rate and matures in 2054. If an event of default occur, the holder of the Note shall have the right, without notice or demand, to declare all amounts owing hereunder immediately due and payable.

- The Authority received $224,002 ARCH loan (A Regional Coalition for Housing) to partially finance the development of Patricia Harris Manor Apartments, a 40 units of affordable senior housing. The Note has 1% interest rate and matures in 2054. If an event of default occur, the holder of the Note shall have the right, without notice or demand, to declare all amounts owing hereunder immediately due and payable.

- A $750,000 note payable to King County was assumed when assets and liabilities of Harrison House Apartments LLC were acquired from the tax credit partnership. This Note matures in 2054 and has an interest rate of 1%. The Note is secured by a Deed of Trust and if an event of default occur the holder of the Note shall have the right, at its option and without notice, to declare the entire balance immediately due and payable.

- A $775,000 note payable to King County was acquired from the KCHA – Cones Limited Partnership. The note accrues interest at a rate of 1 percent per annum, compounded annually. Payments of principal and interest shall be deferred until April 1, 2054, the maturity date, at which time the full balance of principal and accrued interest shall be due and payable. The Note is secured by a Deed of Trust and if an event of default occur the obligation shall bear interest at 12% per annum or the highest rate allowed by applicable law, whichever is less.
- A $775,000 note payable to Washington State Department of Commerce was acquired from the KCHA – Cones Limited Partnership. The Note matures in 2043 and accrues interest at a rate of 1 percent per annum, compounded quarterly. The Note is secured by a Deed of Trust covering property situated in King County, Washington and in case of defaults in payment of this Note, the Authority agrees to pay all of Lender's cost of collection.

- The Authority received $750,000 loan (note payable) from King County which was used to partially finance the rehabilitation of Valley Park Apartments. The Note has 1% interest rate and matures in 2054. If an event of default occur, the holder of the Note shall have the right, without notice or demand, to declare all amounts owing hereunder immediately due and payable.

- The Authority issued a $60 million Affordable Housing Preservation Tax-Exempt Housing Revenue Note, 2019 (Microsoft Corporation, 2019) the proceeds of which was used to refinance a portion of the cost of acquiring some or all of the Emerson Apartments, the Kendall Ridge Apartments, and the Riverstone Apartments. The note has an interest rate of 1.00 percent and matures in 2034. If the Note is not paid when properly presented at its maturity date, the Authority shall be obliged to pay interest on the Note at the default rate of interest thereon from and after the maturity date until the Note, both principal and interest, is paid in full. The loan is secured by a pledge of the Authority's general revenues.

- The Authority received $1.25 million loan from State of Washington Department of Community, Trade and Economic Development (CTED) to finance Windsor Heights Apartments. The Note has 1% interest rate, secured by Deed of Trust and matures in 2058. In case the Authority defaults in payment of the Note, the Authority agrees to pay all of the Lender's costs of collection, including but not limited to, reasonable attorney's fees incurred by the Seller or the holder of the Note whether or not suit is instituted.

- During the acquisition of Plum Court Apartments, the Authority assumed KCHA Weatherization loan in the amount of $102,113 and Washington State Department of Commerce loan of $800,000. In addition, the Authority assumed ARCH and King County loans totaling $890,924 and $1,228,354, respectively. The interest rate for these loans rage from 0.0 to 1.0 percent.

Line of Credit:

- $28.0 million drawn on the $80 million Key Bank line of credit to finance the acquisition of Sterling Ridge Apartments. As of December 31, 2024, the outstanding balance was $28

million. The line of credit matures in 2027 and has a variable interest rate that will be adjusted based on the index to the 30 day SOFR index found on the website of the Federal Reserve Bank of New York, currently at http://www.newyorkfed.org, or any successor source as defined:

Tax-Exempt Rate: (Three-Month SOFR * 1.16%)*(1-Federal Corporate Tax Rate)

which equals 4.47% as of December 31, 2024.

- $2.4 million drawn on the $80 million Key Bank line of credit to finance the acquisition of Plum Court Apartments. As of December 31, 2024, the outstanding balance was $2.4 million. The line of credit has matures in 2027 and has a variable interest rate that will be adjusted based on the index to the 30 day SOFR index found on the website of the Federal Reserve Bank of New York, currently at http://www.newyorkfed.org, or any successor source as defined:

  Tax-Exempt Rate: (Three-Month SOFR * 1.16%)*(1-Federal Corporate Tax Rate)

  which equals 4.47% as of December 31, 2024.

- $1.5 million drawn on Key Bank $80 million line of credit to finance the acquisition of Vashon Terrace Apartments. As of December 31, 2024, the outstanding balance was $1.1 million. The line of credit has variable interest rate and the outstanding principal of the line of credit may be repaid in part or whole without penalty on any date.

- $33.7 million drawn on Key Bank $80 million line of credit to finance the acquisition of Juanita View and Henry House Apartments. As of December 31, 2024, the outstanding balance was $13.2 million. The line of credit has variable interest rate and the loan is secured by the general revenue of the Authority.

- $14 million draw on the 2015 $80 million Key Bank National Association line of credit the proceeds of which were used for the acquisition of Issaquah Trailhead. As of December 31, 2024, the outstanding balance was $14 million. The line of credit which matures in 2027 has variable interest rate and the loan is secured by the general revenue of the Authority. The outstanding principal of the line of credit may be repaid in part or whole without penalty on any date.

- $4.0 million draw on the 2015 $80 million Key Bank National Association line of credit the proceeds of which were used to refinance the Patricia Harris Manor Apartments loan out the Key Government Finance 2013 Pool. As of December 31, 2024, the outstanding balance was $3.4 million. The line of credit which matures in 2027 has variable interest rate and the loan is secured by the general revenue of the Authority. The outstanding principal of the line of credit may be repaid in part or whole without penalty on any date.

Demand Bonds

The Authority had $20.6 million in outstanding variable rate demand bonds on two projects. The Village at Overlake Station (Overlake) had $17.2 million, Salmon Creek Apartments had $3.4 million. The bonds for each have the following common characteristics:

- Credit enhancements have been obtained for each of the bond issuances. For Overlake the credit enhancement is in the form of a Letter of Credit (LOC) and is equal to the outstanding bond balance plus one interest payment, priced at 0.20 percent of the facility.

- The credit enhancements are intended to not only provide security to bondholders, but also to make periodic interest payments for which the Authority regularly reimburses the credit enhancement providers.

- The Banc of America Securities LLC acts as remarketing agent, reselling at market rates any bonds sold by bondholders. It has committed to repurchasing bonds for its own portfolio if the bonds cannot be resold on the open market.

- Interest rates are recalculated weekly, based on the rate at which bonds can be remarketed.

- The bonds are subject to an annual remarketing fee of 0.05 percent of the outstanding amount of the bonds or $5,000 whichever is greater.

- Underlying source of repayment for the bonds is the revenues produced by the respective properties.

- Bonds are convertible to fixed rate at the Authority's option.

The Overlake bonds mature in 2040. At December 31, 2024, the variable rate on the bonds was 2.7 percent. The Overlake variable rate demand note bonds have a year-end principal balance of $17,205,000. The Letter of Credit expires on November 20, 2026 and supports the variable rate bonds only.

The bonds are secured by loan payments from the Project and amounts held in the funds and accounts until disbursed, with respect to variable rate bonds only, proceeds of draws under the Letter of Credit. Upon conversion of all or a portion of the Bonds to Fixed Rate Bonds, the Fixed Rate Bonds shall have a lien on the Project and Loan Payments prior to the lien of the Variable Rate Bonds. In the event of default the Trustee shall be entitled to declare the principal of all of the bonds then outstanding and interest accrued thereon to be due and payable immediately.

Salmon Creek Apartments bond matures in 2047. At December 31, 2024, the variable rate on the bond was 2.14 percent. The Salmon Creek variable rate demand bond had a year-end principal balance of $3,390,000. This bond has a swap agreement in place, but not held by the Authority. The interest the Authority pays through the swap agreement is 3.988 percent.

The bonds are secured by the deed of trust and the related Uniform Commercial Code (UCC) financing statement. If an event of default shall occur, the holder may declare the entire principal balance of the Loan to be due and payable immediately, and upon any such declaration the principal of the Loan shall become and be immediately due and payable, together with all interest accrued thereon to the date of such acceleration.

Recoverable Grants

Overlake 4 - Washington State Convention and Trade Center

In 2001, the Authority received a $1,500,000 recoverable grant from the Washington State Convention and Trade Center which was conditional on the Overlake Transit-Oriented Development constructing 300 units of affordable housing for low income households with annual gross income at or below 80 percent of the local median income for the Seattle, Bellevue, and Everett Primary Metropolitan Statistical Area. The length of commitment to serve the target population will be fifty years ending February 28, 2051. The Note has a 1.0% interest rate and secured by a Deed of Trust. If event of default occur, all amounts owed under the Note, including all accrued but unpaid interest, shall at the option of the holder thereafter bear interest at the rate of 5% per annum. All funds are recoverable if the conditions in the agreement are not met.

Overlake 5 - King County Department of Community and Health Services

In 2001, the Authority received a $500,000 recoverable grant from the King County Department of Community and Health Services which is conditional on the Overlake project renting a minimum of 40 percent of their units to households that make less than 60 percent of area median income. Rents charged to tenants may not exceed 30 percent of the monthly income of the target population. This commitment to serve the target population matures on January 1, 2052. The Note has zero interest rate unless there is a breach, default, or violation under the Contract. After such breach, default, or violation, the obligation shall bear interest at 12% per annum or the highest rate allowed by applicable law, whichever is less. In addition, if default occurs, the holder of the Note shall have the right, at its option and without notice, to declare the entire balance immediately due and payable. All funds are recoverable if conditions in the agreement are not met.

Highland Village – City of Bellevue

In 2020, the Authority received a $2,000,000 recoverable grant from City of Bellevue to reimburse for the acquisition of a 76 units of affordable housing for low income households with annual gross income at or below 80 percent of the local median income for the Seattle, Bellevue, and Tacoma Primary Metropolitan Statistical Area. The length of commitment to serve the target population will be forty years ending February 28, 2058. All funds are recoverable if the conditions are not met.

Forgivable Loans

Birch Creek

In 2010, the Authority received a forgivable loan of $1,950,000 from the King County Department of Community and Human Services which is conditional on the Birch Creek project renting a minimum of 40 percent of their units to households that make less than 60% of area median income. Rents charged to tenants may not exceed 30 percent of the monthly income of the target population. This commitment to serve the target population matures on August 31, 2066. The Note has 0.65% interest rate unless there is a breach, default, or violation under the Contract. After any breach, default or violation the unpaid principal of the Note shall bear interest at 12% per annum or the highest rate allowed by applicable law, whichever is less. The full amount of the loan is to be repaid if the conditions for forgiveness are not met.

Windsor Heights

In 1999, the Authority received a forgivable loan of $1,040,000 from the King County Department of Community and Human Services which is conditional on the Windsor Heights project renting a minimum of 40 percent of their units to households that make less than 60 percent of area median income. Rents charged to tenants may not exceed 30 percent of the monthly income of the target population. This commitment to serve the target population matures on June 15, 2039. The Note has 1% interest rate unless there is a breach, default, or violation under the Contract and matures in 2039. The Note is secured by a Deed of Trust and if an event of default occur, the holder of the Note shall have the right, at its option and without notice, to declare the entire balance immediately due and payable. The full amount of the loan is to be repaid if the conditions for forgiveness are not met.

Highland Village

In 2020, the Authority received a forgivable loan of $1,500,000 from the King County Department of Community and Human Services which is conditional on the Highland Village project renting 75 of their units to households that make less than 60 percent of area median income. Rents charged to tenants may not exceed 30 percent of the monthly income of the target population. This commitment to serve the target population matures on February 29, 2072. The Note is interest free unless there is

a breach, default, or violation under the Contract. After such breach, default, or violation, the obligation shall bear interest at 12% per annum or the highest rate allowed by applicable law, whichever is less. The Note matures in 2072 and is secured by the general revenue of the Authority. The full amount of the loan is to be repaid if the conditions for forgiveness are not met.

Kirkland Heights

The Authority received $1.1 million forgivable loan from King County which was used to refinance the predevelopment costs related to the redevelopment of the Kirkland Heights housing project located at 13310 NE 133rd St, Kirkland, Washington, 98034. The Note has a term of 15 years from the date on which the County issued the final warrant and is interest free unless there is a default. When the term of the Promissory Note expires, the conditions of the loan will be considered fulfilled and the debt to the County will be forgiven. If an event of default occur, the holder of the Note shall have the right, at its option and without additional notice, to declare the entire balance immediately due and payable

Note 8 – Component Units

Blended Component Units

Moving King County Residents Forward (MKCRF)

As the governing body of MKCRF is identical to the governing body of the Authority and the management of the Authority has operational responsibility for MKCRF, MKCRF's balances and transactions are "blended" with those of the Authority pursuant to GASB Statement 14, *The Financial Reporting Entity* and GASB Statement 61*The Financial Reporting Entity: Omnibus*.

When combining MKCRF and the Authority's financial data, the capital lease was eliminated, as well as other payables to the Authority, in order to prevent overstatement of debt and receivables.

Overlake TOD Housing Limited Partnership (Overlake)

The Authority serves as Overlake's sole general partner. Overlake's limited partner is KCHA Initial Affiliate LLC which is 100% controlled by the Authority. As such, the governing body of the Authority and the partnership are substantively the same which in turn gives the Authority operational responsibility for the Overlake partnership. Consequently, Overlake's balances and transactions are "blended" with those of the Authority pursuant to GASB Statement 14, *The Financial Reporting Entity* and GASB Statement 61*The Financial Reporting Entity: Omnibus*.

Nia Apartments LLC

The Authority serves as Nia's sole Managing member. Nia Apartments LLC investor member is KCHA Initial Affiliate LLC which is 100% controlled by the Authority. As such, the governing body of the Authority and the company are substantively the same which in turn gives the Authority operational responsibility for Nia Apartments LLC. Consequently, Nia Apartments LLC's balances and transactions are "blended" with those of the Authority pursuant to GASB Statement 14, *The Financial Reporting Entity* and GASB Statement 61*The Financial Reporting Entity: Omnibus*.

Seola Crossing Apartments LLC

The Authority serves as Seola Crossing's sole Managing member. Seola Crossing Apartments LLC investor member is KCHA Initial Affiliate LLC which is 100% controlled by the Authority. As such, the

governing body of the Authority and the company are substantively the same which in turn gives the Authority operational responsibility for Seola Crossing Apartments LLC. Consequently, Seola Crossing LLC's balances and transactions are "blended" with those of the Authority pursuant to GASB Statement 14, *The Financial Reporting Entity* and GASB Statement 61*The Financial Reporting Entity: Omnibus*.

Salmon Creek Housing LLC

The Authority serves as Salmon Creek Housing LLC's sole Managing member. Salmon Creek Housing LLC, investor member is Northwest Affordable Communities LLC which is 100% controlled by the Authority. As such, the governing body of the Authority and the company are substantively the same which in turn gives the Authority operational responsibility for Salmon Creek Housing LLC. Consequently, Salmon Creek Housing LLC's balances and transactions are "blended" with those of the Authority pursuant to GASB Statement 14, *The Financial Reporting Entity* and GASB Statement 61*The Financial Reporting Entity: Omnibus*.

Soosete Creek LLC

The Authority serves as Soosete Creek LLC's sole Managing member. Soosete Creek LLC's, investor member is Northwest Affordable Communities LLC which is 100% controlled by the Authority. As such, the governing body of the Authority and the company are substantively the same which in turn gives the Authority operational responsibility for Soosete Creek LLC. Consequently, Soosete Creek LLC's balances and transactions are "blended" with those of the Authority pursuant to GASB Statement 14, *The Financial Reporting Entity* and GASB Statement 61*The Financial Reporting Entity: Omnibus*.

Fairwind Apartments LLLP

The Authority serves as Fairwind Apartments LLLP's sole general partner. Fairwind Apartments LLLP's, limited partner is Northwest Affordable Communities LLC which is 100% controlled by the Authority. As such, the governing body of the Authority and the company are substantively the same which in turn gives the Authority operational responsibility for Fairwind Apartments LLLP. Consequently, Fairwind Apartments LLLP's balances and transactions are "blended" with those of the Authority pursuant to GASB Statement 14, *The Financial Reporting Entity* and GASB Statement 61*The Financial Reporting Entity: Omnibus*.

	Moving King County Residents Forward	Overlake TOD Housing Limited Partnership	Nia Housing Limited Partnership	Seola Crossing Housing Limited Partnership	Salmon Creek Housing Limited Partnership	Fairwind Housing Limited Partnership	Birch Creek Housing Limited Partnership
CONDENSED STATEMENT OF NET POSITION							
ASSETS							
Cash and Investments	$ -	$ 4,962,863	$ 752,550	$ 2,634,834	$ 933,016	$ 1,609,583	$ 4,255,354
Receivables and other, net	-	153,630	163,225	531,650	546,427	101,012	155,196
Capital Assets	36,993,917	19,145,533	11,190,552	20,631,072	13,538,796	13,980,323	60,778,336
Total Assets	$ 36,993,917	$ 24,262,026	$ 12,106,327	$ 23,797,556	$ 15,018,239	$ 15,690,918	$ 65,188,886
DEFERRED OUTFLOWS OF RESOURCES:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:	**$ 36,993,917**	**$ 24,262,026**	**$ 12,106,327**	**$ 23,797,556**	**$ 15,018,239**	**$ 15,690,918**	**$ 65,188,886**
LIABILITIES:							
LIABILITIES							
Long-Term Debt	$ 10,517,753	$ 17,119,539	$ 8,635,283	$ 19,840,878	$ 10,049,589	$ 6,162,728	$ 51,389,230
Other Liabilities	10,030	297,371	1,391,549	3,702,234	264,133	2,876,373	2,846,529
Total Liabilities	$ 10,527,783	$ 17,416,910	$ 10,026,832	$ 23,543,112	$ 10,313,722	$ 9,039,101	$ 54,235,759
DEFERRED INFLOWS OF RESOURCES:	$ -	$ -	$ 75,927	$ -	$ 327,429	$ -	$ -
NET POSITION:							
Net investment in capital assets	$ 26,476,164	$ 2,025,994	$ 2,555,269	$ 790,194	$ 3,489,207	$ 7,817,595	$ 9,389,106
Restricted	-	$ 176,840	$ 184,478	$ 45,445	$ 195,343	$ 385,915	$ 777,593
Unrestricted	(10,030)	4,642,282	(736,179)	(581,195)	692,538	(1,551,693)	786,428
Total Net Position	$ 26,466,134	$ 6,845,116	$ 2,003,568	$ 254,444	$ 4,377,088	$ 6,651,817	$ 10,953,127
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	**$ 36,993,917**	**$ 24,262,026**	**$ 12,106,327**	**$ 23,797,556**	**$ 15,018,239**	**$ 15,690,918**	**$ 65,188,886**
CONDENSED STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION							
OPERATING REVENUES	$ 2,189,760	$ 4,771,672	$ 974,731	$ 2,774,267	$ 1,284,961	$ 633,698	$ 6,176,376
OPERATING EXPENSES							
Adminstrative	$ 1,744	$ 727,920	$ 308,801	$ 701,708	$ 406,743	$ 320,250	$ 1,258,720
Operating and Maintenance	-	1,742,189	360,327	1,120,944	650,768	730,871	2,391,038
Depreciation and Amortization	1,668,502	1,134,591	479,244	1,198,211	557,426	548,199	2,474,825
Total Operating Expenses	**$ 1,670,246**	**$ 3,604,700**	**$ 1,148,372**	**$ 3,020,863**	**$ 1,614,937**	**$ 1,599,320**	**$ 6,124,583**
Total Operating Income (Loss)	**$ 519,514**	**$ 1,166,972**	**$ (173,641)**	**$ (246,596)**	**$ (329,976)**	**$ (965,622)**	**$ 51,793**
NONOPERATING REVENUES (EXPENSES)							
Interest Expense	$ (660,182)	$ (753,746)	$ (450,380)	$ (1,150,150)	$ (523,486)	$ (234,570)	$ (567,762)
Other revenue (expense)		$ 1,497,941	$ 25,309	$ (9,746)	$ 93,551	$ 831,624	$ (366,919)
Total nonoperating revenues (expenses)	**$ (660,182)**	**$ 744,195**	**$ (425,071)**	**$ (1,159,896)**	**$ (429,935)**	**$ 597,054**	**$ (934,681)**
Total Net Income (Loss)	**$ (140,668)**	**$ 1,911,167**	**$ (598,712)**	**$ (1,406,492)**	**$ (759,911)**	**$ (368,568)**	**$ (882,888)**
Transfer in							
CHANGE IN NET POSITION							
Beginning Net Position	26,606,802	4,933,949	2,602,280	1,660,936	5,136,999	7,020,385	11,836,015
Total Ending Net Position	**$ 26,466,134**	**$ 6,845,116**	**$ 2,003,568**	**$ 254,444**	**$ 4,377,088**	**$ 6,651,817**	**$ 10,953,127**

Blended Component Units
Statement of Cash Flows
For the 12 Month Period Ended December 31, 2024

CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from tenants	$	16,227,530
Payments to employees		(2,007,416)
Payments to suppliers of goods and services		(10,015,868)
Receipt from other housing authorities		1,626
Other receipts		5,073,689
Other payments		(805,924)
Net cash provided by operating activities		8,473,637
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Purchase of capital assets		(747,147)
Payment on capital debt		(3,257,113)
Payment of interest on capital debt		(1,480,785)
Other receipts		153,818
Net cash used in capital and related financing activities		(5,331,227)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Receipts from notes and financing leases advanced		108,601
Investment income -- other		59,488
Other receipts		48,371
Net cash provided by investing activities		216,460
Net Increase in Cash and Cash Equivalents		3,358,870
Cash, restricted cash and cash equivalents - beginning of the year		11,789,330
Cash, restricted cash and cash equivalents -- end of the year	$	15,148,200
Supplementary schedule of non-cash investing, capital and related financing activities:		
Increase in capital assets	$	(13,980,323)
Equity transactions		5,021,748
Increase in notes payable		8,958,575
	$	-
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:		
Operating income (loss)	$	22,444
Adjustment to reconcile operating income (loss) to net cash:		
Depreciation and amortization expense		8,060,998
Receivables and other assets		(291,794)
Accounts and other payables		681,989
Net cash provided by (used in) operating activities	$	8,473,637

Discretely Presented Component Units

The discretely presented component units are Low Income Housing Tax Credit partnerships whose limited partners or members have limited rights regarding the operations of the partnerships and the Authority as General Partner or Managing Member controls the day-to-day operations of the partnerships. As such, the Authority has certain rights and responsibilities which enable it to impose its will on the partnerships due to its significant influence as the General Partner or Managing Member and also its financial relationships with the partnerships. It is for this reason that they are discretely presented on the Authority's financial statements.

Partnership Name	Corinthian TOD LLLP	Eastbridge Apartments LLC	Fairwind Apartments LLLP	Green River Homes 2 LLC
Fiscal Year Acquired / Sold	2016	2010	2013	2012
ASSETS, LIABILITIES AND NET POSITION:				
ASSETS				
Cash and investments	$ 903,503	$ 1,238,760	$ -	$ 801,744
Receivables and other	79,200	228,988	-	33,491
Capital assets, net	14,495,173	10,085,868	-	12,402,920
Total Assets	**$ 15,477,876**	**$ 11,553,616**	**$ -**	**$ 13,238,155**
LIABILITIES & NET POSITION				
LIABILITIES				
Current liabilities	$ 184,773	$ 951,480	$ -	$ 576,054
Long-term liabilities	10,287,559	8,472,004	-	8,671,596
NET POSITION	**5,005,544**	**2,130,132**	**-**	**3,990,505**
Total Liabilities & Net Position	**$ 15,477,876**	**$ 11,553,616**	**$ -**	**$ 13,238,155**
REVENUE, EXPENSES AND CHANGE IN NET POSITION:				
OPERATING REVENUES	**$ 1,397,265**	**$ 1,834,697**	**$ -**	**$ 1,111,834**
OPERATING EXPENSES				
Administrative	263,182	346,873	-	214,875
Operating and maintenance	478,332	623,002	-	430,091
Depreciation and amortization	539,347	944,472	-	458,154
Total Operating Expense	**1,280,861**	**1,914,347**	**-**	**1,103,119**
Total Operating Income (Loss)	**116,404**	**(79,650)**	**-**	**8,715**
NONOPERATING REVENUES (EXPENSES)				
Investment income	840	6,924	-	-
Interest expense	(407,427)	(559,316)	-	(55,594)
Other revenue (expense)	-	-	-	-
Total nonoperating revenues (expenses)	**(406,587)**	**(552,392)**	**-**	**(55,594)**
Total Net Income (Loss)	**(290,183)**	**(632,042)**	**-**	**(46,879)**
Transfer out			(7,020,382)	
CHANGE IN NET POSITION	**(290,183)**	**(632,042)**	**(7,020,382)**	**(46,879)**
Beginning Net Position	5,295,727	2,762,174	7,020,382	4,037,384
Total Ending Net Position	**$ 5,005,544**	**$ 2,130,132**	**$ -**	**$ 3,990,505**

Partnership Name	Sixth Place Apartments LLLP	Somerset Gardens Apartments LLLP	Abbell LLLP	Spiritwood Manor LLLP
Fiscal Year Acquired / Sold	2010	2017	2019	2016
ASSETS, LIABILITIES AND NET POSITION:				
ASSETS				
Cash and investments	$ 706,583	$ 1,529,621	$ 1,243,734	$ 2,660,703
Receivables and other	104,300	329,423	614,332	143,706
Capital assets, net	5,480,015	66,244,017	87,992,427	34,595,369
Total Assets	**$ 6,290,898**	**$ 68,103,061**	**$ 89,850,493**	**$ 37,399,778**
LIABILITIES & NET POSITION				
LIABILITIES				
Current liabilities	$ 90,380	$ 191,997	$ 137,094	$ 2,072,855
Long-term liabilities	6,792,147	62,001,696	69,637,945	20,042,591
NET POSITION	**(591,629)**	**5,909,368**	**20,075,454**	**15,284,333**
Total Liabilities & Net Position	**$ 6,290,898**	**$ 68,103,061**	**$ 89,850,493**	**$ 37,399,778**
REVENUE, EXPENSES AND CHANGE IN NET POSITION:				
OPERATING REVENUES	**$ 394,183**	**$ 4,537,525**	**$ 4,023,868**	**$ 3,336,399**
OPERATING EXPENSES				
Administrative	96,643	943,539	381,320	437,793
Operating and maintenance	117,371	1,246,738	984,135	777,432
Depreciation and amortization	312,612	2,981,147	2,633,453	1,210,247
Total Operating Expense	**526,626**	**5,171,424**	**3,998,908**	**2,425,472**
Total Operating Income (Loss)	**(132,443)**	**(633,899)**	**24,960**	**910,928**
NONOPERATING REVENUES (EXPENSES)				
Investment income	-	-	-	-
Interest expense	(7,485)	(2,262,395)	(2,203,317)	(751,274)
Other revenue (expense)	-	-	-	-
Total nonoperating revenues (expenses)	**(7,485)**	**(2,262,395)**	**(2,203,317)**	**(751,274)**
Total Net Income (Loss)	**(139,928)**	**(2,896,294)**	**(2,178,357)**	**159,654**
Transfer out				-
CHANGE IN NET POSITION	**(139,928)**	**(2,896,294)**	**(2,178,357)**	**159,654**
Beginning Net Position	(451,701)	8,805,662	22,253,811	15,124,679
Total Ending Net Position	**$ (591,629)**	**$ 5,909,368**	**$ 20,075,454**	**$ 15,284,333**

Partnership Name	Vantage Point Apartments LLC	Woodland North Apartments LLLP	Zephyr Apartments LLLP	New Kirkland Heights LLLP	GRAND TOTAL
Fiscal Year Acquired / Sold	2013	2019	2010	2010	
ASSETS, LIABILITIES AND NET POSITION:					
ASSETS					
Cash and investments	$ 981,871	$ 480,447	$ 1,053,896	$ 39,434,901	$ 51,035,764
Receivables and other	85,900	243,799	31,555	755,206	2,649,899
Capital assets, net	20,108,946	37,713,311	4,740,414	167,191,077	461,049,537
Total Assets	**$ 21,176,717**	**$ 38,437,557**	**$ 5,825,864**	**$ 207,381,184**	**$ 514,735,200**
LIABILITIES & NET POSITION					
LIABILITIES					
Current liabilities	$ 129,286	$ 619,201	$ 35,815	$ 7,489,060	$ 12,477,995
Long-term liabilities	13,467,882	28,242,162	6,122,731	204,744,307	438,482,620
NET POSITION	**7,579,548**	**9,576,193**	**(332,680)**	**(4,852,183)**	**63,774,585**
Total Liabilities & Net Position	**$ 21,176,717**	**$ 38,437,557**	**$ 5,825,864**	**$ 207,381,184**	**$ 514,735,200**
REVENUE, EXPENSES AND CHANGE IN NET POSITION:					
OPERATING REVENUES	**$ 1,164,603**	**$ 1,592,835**	**$ 492,844**	**$ 2,623,190**	**$ 22,509,244**
OPERATING EXPENSES					
Administrative	234,340	425,508	92,757	436,815	3,873,645
Operating and maintenance	491,766	321,347	216,158	755,368	6,441,739
Depreciation and amortization	764,348	1,194,016	234,706	2,475,101	13,747,603
Total Operating Expense	**1,490,455**	**1,940,871**	**543,621**	**3,667,284**	**24,062,987**
Total Operating Income (Loss)	**(325,852)**	**(348,036)**	**(50,777)**	**(1,044,094)**	**(1,553,743)**
NONOPERATING REVENUES (EXPENSES)					
Investment income	-	-	-	3,596,082	3,603,846
Interest expense	(268,448)	(627,639)	(10,988)	(6,178,888)	(13,332,771)
Other revenue (expense)	-	-	-		-
Total nonoperating revenues (expenses)	**(268,448)**	**(627,639)**	**(10,988)**	**(2,582,806)**	**(9,728,925)**
Total Net Income (Loss)	**(594,300)**	**(975,675)**	**(61,765)**	**(3,626,900)**	**(11,282,668)**
Transfer out	-		-		(7,020,382)
CHANGE IN NET POSITION	**(594,300)**	**(975,675)**	**(61,765)**	**(3,626,900)**	**(18,303,050)**
Beginning Net Position	8,173,848	10,551,868	(270,915)	(1,225,283)	82,077,635
Total Ending Net Position	**$ 7,579,548**	**$ 9,576,193**	**$ (332,680)**	**$ (4,852,183)**	**$ 63,774,585**

Note 9 – Related Party Transactions

Low Income Housing Tax Credit (LIHTC)

The tax credit program is the result of Federal legislation, which allows investors certain tax incentives for investing in low-income housing. Investors also are allowed to deduct any losses passed through to them from the partnerships. The Authority is allocated about .01 percent of all profits, losses, and tax credits pursuant to the terms of the partnership or operating agreement. Under terms of the tax code, the buildings must continue to serve the targeted population for 15 years. The Authority has the option to purchase them at the expiration of this compliance period.

Typically, at the time of closing, the Authority will earn a developer's fee for its role in bringing the project to fruition. Developer fees are paid primarily from available cash flows and development proceeds. Under the various partnership agreements, any outstanding developer fees are generally required to be paid within 10 to 15 years of the project's placed-in-service date and may accrue interest on unpaid balances. Developer fee income reflected in the Authority's operating income totaled $6.2 million in 2024.

The financing for the tax credit partnerships was structured as direct financing leases from the Authority to the partnerships. Upon issuance of the bonds, the Authority purchases the projects. The Authority retains ownership of the buildings, and leases them to the partnerships under terms of a long-term financing lease, which is treated as a sale for tax purposes. Payments from the Partnerships are sufficient to pay the outstanding bonds, but the Authority remains contingently liable for their payment. The debt interest expense and an offsetting amount of interest income are reflected on the Authority's books and total $12,752,484 for the year.

Although the bonds are the primary source of funds for the purchase of the developments, other funding is usually required. Lines of credit, both taxable and non-taxable, are secured by the Authority to pay some of the acquisition costs and most of the rehabilitation costs. These lines are retired primarily using proceeds from the sale of Low Income Housing Tax Credits to the limited partners usually within two to three years of the partnership's inception. The Authority also may receive grant funds or other loans to assist in purchasing the properties and in preserving affordability within the projects. Because of limitations posed by the Internal Revenue Service, all such funds are lent to the partnerships. These advances are accounted for as part of the financing lease if the proceeds are used for purchasing the property and are accounted for as notes receivable from the partnerships if the proceeds are used for rehabilitating the property. A summary of the Authority's long-term debt is presented in Note 7. A summary of notes receivable and investments in direct financing leases with the partnerships is presented in Note 4.

ABBELL LLLP

Lease agreement

On February 12, 2020, the Partnership entered into a financing lease agreement (the "Lease Agreement") with the Authority to lease land, buildings, and other improvements comprising the Project. The Lease Agreement is for the period from February 12, 2020 through January 31, 2073. Pursuant to the guidance for accounting for leases, the Partnership accounts for the lease as a capital lease. The assets and liabilities under capital leases are recorded at the lower of the present value of the minimum lease payments or the fair market value of the asset. The assets are depreciated over their estimated useful lives. Pursuant to the Lease Agreement, the base rent is one hundred dollars ($100). In addition to the annual base rent, the Partnership was required to make additional lease payments in the total amount of $48,600,000 ("Financing Lease Payable"), of which $28,900,000 and $19,700,000 represent the values of Abbey Ridge and Bellevue Manor, respectively. The Financing

Lease Payable bears interest at 5.00% compounded annually. The outstanding principal and accrued interest on the Financing Lease were paid in full during 2023.

Developer fee

On April 1, 2020, the Partnership entered into a development agreement (the "Development Agreement") with the Authority. Pursuant to the Development Agreement, the Developer will perform services in connection to the development and rehabilitation of the Project including additional duties and responsibilities within the general scope of services. The developer fee is $12,286,169 and will be earned in accordance with Section 1 of the Development Agreement.

Payment of the developer fee will be made in installments upon satisfactions of the conditions stated in the Development Agreement. Any unpaid developer fee will be paid from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement. The unpaid developer fee bears no interest. Any unpaid developer fee will be paid in full by the end of the 15-year tax credit compliance period. As of December 31, 2024, the outstanding balance of the developer fee was $2,465,348.

Bridge loans

The loan is in the maximum principal amount of $11,400,000 (the "Taxable Bridge Loan"). The Taxable Bridge Loan bears interest at 3.10% per annum, compounding monthly. The Taxable Bridge Loan is secured by a Deed of Trust, as defined in the Bridge Loan Agreement. Interest will be payable on the 15th day of each calendar month. Any unpaid principal and interest on the Taxable Bridge Loan will be paid in its maturity on March 31, 2024.The outstanding principal and accrued interest on the Taxable Bridge Loan was paid in full during 2023.

KCHA Subordinate loan

On April 10, 2020, the Partnership entered into a loan agreement (the "KCHA Subordinate Loan Agreement") with the Authority, in the maximum principal amount of $36,000,000 (the "KCHA Subordinate Loan"). The KCHA Subordinate Loan bears interest at 3.20% per annum, compounding annually. The KCHA Subordinate Loan is secured by the Leasehold Deed of Trust, as defined in the KCHA Subordinate Loan Agreement. Payments of principal and interest will be made from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement. Any unpaid principal and interest on the KCHA Subordinate Loan will be paid in its maturity on April 1, 2070. As of December 31, 2024, the outstanding principal and accrued interest on the KCHA Subordinate Loan was $36,000,000 and $3,367,576, respectively.

Bond loan

On July 29, 2020, the Partnership entered into a loan agreement (the "Bond Loan Agreement") with the Authority, in the maximum principal amount of $30,400,000 (the "Bond Loan"). The Bond Loan bears simple interest at 3.50%. The Bond Loan is secured by a Leasehold Deed of Trust, as defined in the Bond Loan Agreement. Payments of principal and interest commenced in September 2020 as set forth in the Bond Loan Agreement. Any unpaid principal and interest on the Bond Loan will be paid in its maturity on August 1, 2040. As of December 31, 2024, the outstanding principal of the Bond Loan was $27,717,810.

Minimum future annual principal payments are as follows:

Year ending December 31,		
2025	$	678,812
2026		702,956
2027		727,958
2028		753,849
2029		780,661
Thereafter		24,073,574
Total	$	27,717,810

Funding agreement

The Authority entered into a funding agreement (the "Funding Agreement") on March 2nd, 2020 with City of Bellevue, City of Clyde Hill, Town Of Hunts Point, City of Issaquah, City of Kenmore, City of Kirkland, City of Medina, City of Mercer Island, City of Newcastle, City of Sammamish, City of Woodinville and Town Of Yarrow Point, collectively referred to as City and administered by A Regional Coalition of Housing (ARCH). Under the Funding Agreement, the Authority is subject to a Regulatory Agreement and Declaration of Restrictive Covenants entered into on April 24th, 2020 and which runs with the land. The regulatory agreement limits sixty five (65) units to households that at time of occupancy qualify for Section 8 or, if Section 8 is no longer available, with incomes at or below sixty-percent (60%) of King County median income.

Property management fee

Pursuant to the Property Management Agreement with the Authority, the Partnership will pay a property management fee (the "Property Management Fee") for property management services provided to Bellevue Manor including ensuring its compliance with applicable affordability requirements. The monthly Property Management Fee is equal to 5% of Gross Collections, as defined in the Property Management Agreement. For the year ended December 31, 2024, Property Management Fee to the Authority was $172,153.

Partnership management fee

Pursuant to the Partnership Agreement, the Partnership will pay the Authority an annual noncumulative partnership management fee (the "Partnership Management Fee") in the amount of $10,000, increasing at 3% per annum. The Partnership Management Fee is to compensate the Authority for its services in connection with the oversight and management of the Partnership's business. The Partnership Management Fee will be paid commencing in 2020. Payments are to be made from available Net Cash Flow, as defined in the Partnership Agreement. For the year ended December 31, 2024, Partnership Management Fee was $11,255.

HAP contract

On February 3, 2014, the Authority entered a project-based rental assistance payment contract ("HAP Contract") for Bellevue Manor. Pursuant to the HAP Contract, the Authority will make rental assistance payments on behalf of residents for up to sixty-five (65) units. The HAP Contract was amended effective July 1, 2016 adding one (1) additional unit, bringing the total number of project-based units to sixty-six (66). The initial term of the HAP Contract was ten (10) years from the effective date and was later amended to extend the initial term to 30 years, which ends on February 3, 2044. The Partnership assumed the HAP Contract effective February 12th, 2020. The HAP Contract is renewable subject to the availability of sufficient appropriated federal funds and program requirement. As of

December 31, 2024, sixty-six (66) units were under contract. For the year ended December 31, 2024, payments received under the HAP Contract was $1,075,380.

Due to KCHA

The Authority made loan payments in behalf of the Partnership. Advances from the Authority do not bear interest and are to be reimbursed by operations. As of December 31, 2024, the total amount due to the Authority was $38,185.

Corinthian TOD LLLP

Lease Agreement

On January 27, 2016, Corinthian TOD LLLP ("the Partnership") entered into a financing lease agreement with the Authority to lease the land, buildings, land improvements, and personal property, comprising the Project. The Lease Agreement is for the period from January 2, 2016 through December 31, 2115. The Lease Agreement is treated as a capital lease. Pursuant to the Lease Agreement, the base rent is ten dollars ($10) per year, payable on January 1 of each year commencing January 1, 2018.

KCHA Subordinate Loan

On January 27, 2016, the Partnership entered into a loan agreement with the Authority, in the maximum principal amount of $6,500,000. The KCHA Subordinate Loan bears interest at 3.75%. The KCHA Subordinate Loan matures on December 31, 2057. The KCHA Subordinate Loan is secured by the Leasehold Deed of Trust, as defined in the KCHA Subordinate Loan Agreement. Payments of principal and interest will be made from Net Cash Flow, as defined and in accordance with the Partnership Agreement.

As of December 31, 2024, the outstanding principal and accrued interest on the KCHA Subordinate Loan was $4,468,336 and $125,671, respectively.

Tax-Exempt Permanent Loan

On September 29, 2016, the Partnership entered into a loan agreement with the Authority, in the maximum principal amount of $7,000,000. The Tax-Exempt Permanent Loan bears interest at 4%. The Tax-Exempt Permanent Loan is secured by Deed of Trust. Payments of principal and interest are made on the first business day of each calendar month commencing on November 1, 2016 in level principal and interest payments amortized over a 30-year period. The Tax-Exempt Permanent Loan matures on September 1, 2036. The Tax-Exempt Permanent Loan principal balance as of December 31, 2024 was $5,819,223.

Partnership management fee

Pursuant to the Partnership Agreement, the Partnership will pay the Authority, an annual cumulative partnership management fee in the amount of $6,250, increasing at 3% per annum. The Partnership Management Fee will be paid commencing in 2016. The Partnership Management Fee is to compensate the Authority for its services in connection with the oversight and management of the Partnership's business. For year ended December 31, 2024, Partnership Management Fee was $7,917.

Eastbridge Apartments, LLC

Bonds Payable

In November 2008, the Authority as Managing Member entered into a tax-exempt revenue bond trust indenture (the "Revenue Bonds") with The Bank of New York Mellon Trust Company, N.A. The aggregate principal amount of the Revenue Bonds is $7,120,000, with an interest rate equal to approximately 3.50 to 5.625 percent per annum. The Revenue Bonds proceeds were loaned to Eastbridge Apartments, LLC by the Authority through the Financing Agreement (the "Financing Agreement"). The Financing Agreement is secured by a leasehold deed of trust encumbering Eastbridge Apartments' interests in the property and will be nonrecourse to the Company and its members. Interest is payable semiannually on each June 1 and December 1, commencing June 1, 2009, to maturity or earlier redemption of the Revenue Bonds, as set forth in the trust indenture.

As of December 31, 2024, the outstanding principal balance on the Bonds Payable, net of unamortized original issue discount was $6,017,593. Minimum future annual principal payments are as follows:

Year ending December 31,	
2025	$ 115,000
2026	120,000
2027	1,845,000
2028	1,945,000
2029	2,055,000
Total	$6,080,000

KCHA Loan

On March 9, 2009, the Company received a loan of $3,800,000 from the Authority to finance the construction of the project. The loan accrues interest at an annual rate of 6.5 percent and is compounded annually if interest is not paid in full. Interest is payable from Net Cash Flow, as defined in the Operating Agreement, in the order set forth in the Operating Agreement. The principal and accrued interests are due and payable on the maturity date of March 31, 2059. The KCHA Loan is secured by a single leasehold deed of trust encumbering the Company's interests in the property and will be nonrecourse to the Company and its members. As of December 31, 2024, the outstanding balance on the loan was $2,004,242.

Hope VI Loan

The Authority received a HOPE VI grant of $470,556 from the Department of Housing and Urban Development. On February 19, 2010, the Authority loaned the proceeds of the HOPE VI grant (the "Hope VI Loan") to the Company. The loan accrues interest at an annual rate of 6.5 percent and is compounded if interest is not paid in full. Interest is payable from Net Cash Flow, as defined in the Operating Agreement, in the order set forth in the Operating Agreement. The principal and accrued interests are due and payable at maturity. The Hope VI Loan matures on March 31, 2059. The Hope VI Loan is secured by a single leasehold deed of trust encumbering the Company's interests in the property and is nonrecourse to the Company and its members.

As of December 31, 2024, the outstanding balance on the Hope VI Loan was $470,556.

Project-based rental assistance payment contract

In 2009, the Company entered into a project-based rental assistance payment contract (the "HAP Contract") with the Authority for a period of ten years. Pursuant to the HAP Contract, the Authority will make rental assistance payments on behalf of residents for 31 units. The rental assistance payments are included in rental income in the accompanying statement of operations.

Regulatory and Operating Agreement

On March 3, 2009, the Company entered into a Regulatory and Operating Agreement (the "R&O Agreement") with the Authority. Pursuant to the R&O Agreement, 13 units are obligated to be maintained and operated continuously as public housing units in accordance with applicable public housing requirements, as defined in the R&O Agreement. The Authority will make operating subsidy payments to the Project up to the amount it receives from U.S. Department of Housing of Urban Development with respect to the project, provided the units remain in compliance with applicable public housing requirements. For the year ended December 31, 2024, operating subsidy payments of $126,000 was received by the Company from the Authority.

Green River Homes 2 LLC

KCHA Loan 1

On December 29, 2011, the Authority issued tax-exempt bonds in the amount of $9,500,000 (the "KCHA Loan 1") and loaned the proceeds to the Company. The KCHA Loan 1 bears simple interest rate equal to 0.6 percent per annum with a maturity date of January 1, 2067. The KCHA Loan 1 is not secured by the property. As of December 31, 2024, the outstanding principal on the KCHA Loan 1 was $9,147,412.

KCHA Loan 2

On December 29, 2011, the Authority loaned $3,000,000 (the "KCHA Loan 2") to the Company. The KCHA Loan 2 bears simple interest rate equal to 0.6 percent per annum with a maturity date of January 1, 2067. The KCHA Loan 2 is not secured by the property. During 2024, the outstanding principal on the KCHA Loan 2 was paid in full.

Property management fee

On May 1, 2012, the Company entered into a property management agreement with the Authority (the "Property Management Agreement"). Pursuant to the Property Management Agreement, the Company will pay the Authority for its management services. The fee will be paid by the 15th of the month following the month in which the services were rendered. The monthly fee will be the greater of 7 percent of collected rents. For the year ended December 31, 2024, the property management fee was $77,828.

Property purchase option

The Authority has an option to purchase the project at the end of the low-income housing tax compliance period at a price specified in the Operating Agreement. In order to exercise this option, the Authority must meet certain requirements outlined in the Operating Agreement.

Housing assistance subsidy

On February 1, 2013, the Company entered into a Project-based Rental Assistance Contract (the "Assistance Contract") with the Authority. Under the terms of the contract, the Authority will provide rental assistance on behalf of all 59 units at the property. For the year ended December 31, 2024, rental assistance of $744,100 was received from the Managing Member.

Due to KCHA

The Authority pays certain miscellaneous expenses on behalf of the Company. The advances bear no interest and are repayable on demand. The advances are not secured. As of December 31, 2024, $56,628 was due to the Authority.

New Kirkland Heights LLLP

Lease agreement

On June 29, 2023, the Partnership entered into a financing lease agreement (the "Lease Agreement") with the Authority to lease land, buildings, and other improvements comprising the Project. The Lease Agreement is for the period from June 29, 2024 through December 31, 2122. Pursuant to the guidance for accounting for leases, the Partnership accounts for the lease as a financing lease. The assets and liabilities under financing leases are recorded at the lower of the present value of the minimum lease payments or the fair market value of the asset. The leased assets are included in fixed assets and are amortized over their estimated useful lives. Pursuant to the Lease Agreement, the base rent is one hundred dollars ($100). In addition to the annual base rent, the Partnership was required to make additional lease payments in the total amount of $64,396,735 ("Financing Lease Payable. The Financing Lease bears interest at 4.43% compounded annually. Payments of principal and interest will be made from Cash Flow, as defined and in accordance with the terms of the Partnership Agreement. As of December 31, 2024, the outstanding principal on the Financing Lease and the related accrued interest were $24,700,000 and $3,375,182, respectively.

Developer fee

On September 1, 2023, the Partnership entered into a development agreement (the "Development Agreement") with the General Partner. Pursuant to the Development Agreement, the Developer will perform services in connection to the acquisition, development and rehabilitation of the Project including additional duties and responsibilities within the general scope of services. The developer fee is $30,949,283 and will be earned in accordance with Section 5 of the Development Agreement. As of December 31, 2024, the outstanding balance of the developer fee was $22,283,487.

KCHA Subordinate loan

On June 29, 2023, the Partnership entered into a loan agreement (the "KCHA Subordinate Loan Agreement") with the General Partner, in the maximum principal amount of $87,000,000 (the "KCHA Subordinate Loan"). The KCHA Subordinate Loan bears interest at 1.00% per annum, compounding annually. The KCHA Subordinate Loan is secured by the Leasehold Deed of Trust, as defined in the KCHA Subordinate Loan Agreement. Payments of principal and interest will be made from Cash Flow, as defined and in accordance with the terms of the Partnership Agreement. Any unpaid principal and interest on the KCHA Subordinate Loan will be paid at its maturity on June 30, 2073. As of December 31, 2024, the outstanding principal on the KCHA Subordinate Loan was $42,234,520. As of December 31, 2024, the accrued interest on the KCHA Subordinate Loan was $309,490.

Bond loan

On September 13, 2023, the Partnership entered into a loan agreement (the "Bond Loan Agreement") with the General Partner, in the maximum principal amount of $114,615,000 (the "Bond Loan"). The Bond Loan consists of Series 2023A1 Bonds, Series 2023-A2 Bonds, and Series 2023-A3 Bonds, in the amount of $40,975,000, $23,185,000, and $50,455,000, respectively. The Bond Loan bore interest at 5.00%. The Bond Loan is secured by a Leasehold Deed of Trust, as defined in the Bond Loan Agreement. Payments of interest will commence in January 2024 as set forth in the Bond Loan Agreement. Series 2023A1 Bonds and Series 2023A2 Bonds will mature on January 1, 2028. Any

remaining unpaid principal and interest on the Bond Loan will be paid in accordance with the redemption schedule and mature on January 1, 2041.

As of December 31, 2024, the outstanding principal on the Bond Loan was $114,615,000. As of December 31, 2024, the accrued interest on the Bond Loan was $3,615,637.

Minimum future annual principal payments are as follows:

Year ending December 31,		
2025	$	-
2026		-
2027		-
2028		64,625,000
2029		485,000
Thereafter		49,505,000
Total	$	114,615,000

Partnership management fee

Pursuant to the Partnership Agreement, the Partnership will pay the General Partner an annual partnership management fee (the "Partnership Management Fee") in the amount of $10,000, increasing at 3% per annum. The Partnership Management Fee is to compensate the General Partner for its services in connection with the oversight and management of the Partnership's business. Payments are to be made from available Cash Flow, as defined in the Partnership Agreement. As of December 31, 2024, Partnership Management Fee payable was $12,800. For the year ended December 31, 2024, Partnership Management Fee was $10,300.

HAP contract

On October 1, 2020, the General Partner entered a project-based rental assistance payment contract ("HAP Contract") for the Project. Pursuant to the HAP Contract, the General Partner will make rental assistance payments on behalf of residents for up to one-hundred and six (106) units, split and floating between 2, 3 and 4-bedroom units. The initial term of the HAP Contract is twenty (20) years from the effective date and ends on October 1, 2040. The Partnership assumed the HAP Contract effective June 29, 2023.

Sixth Place Apartments LLLP

Lease Agreement

On June 22, 2010, Sixth Place Apartments LLLP ("the Partnership") entered into a financing lease agreement (the "Lease Agreement") with the Authority to lease buildings and other improvements comprising the project. The Lease Agreement is for the period from January 29, 2010 through December 31, 2098. The Lease Agreement is treated as a capital lease.

Pursuant to the Lease Agreement, the base rent is one dollar ($1) per year, payable on January 1 of each year commencing January 1, 2011. In addition, the Partnership is responsible for all cost related to constructing the project.

KCHA First Loan and KCHA Second Loan

The Authority received a grant from the Department of Housing and Urban Development. On June 22, 2010, the Authority entered into a master loan agreement (the "Master Loan Agreement") with the Partnership. Pursuant to the Master Loan Agreement, the Authority made two loans (the "KCHA First Loan" and the "KCHA Second Loan") to the Partnership in an amount not to exceed $300,000 and $6,679,129, respectively. The KCHA First Loan and the KCHA Second Loan are evidenced by two promissory notes and are secured by a single leasehold deed of trust. The KCHA First Loan accrues interest at 4.0 percent compounded annually. The KCHA First Loan is payable from the available Cash Flow, as defined in the Partnership Agreement. The KCHA First Loan matures on June 22, 2060. The KCHA Second Loan accrues no interest and the outstanding principal is due on June 22, 2060.

As of December 31, 2024, the outstanding principal balance on the KCHA First Loan was $113,428. For the year ended December 31, 2024, interest expense on the KCHA First Loan was $7,137. As of December 31, 2024, the outstanding principal balance on the KCHA Second Loan was $6,673,372.

Regulatory and Operating Agreement

On June 22, 2010, the Partnership entered into a Regulatory and Operating Agreement ("R&O Agreement") with the Authority. Pursuant to the R&O Agreement, all of the project units are obligated to be maintained and operated continuously as public housing units in accordance with applicable public housing requirements, as defined in the R&O Agreement. The Authority will make operating subsidy payments to the project up to the amount it receives from U.S. Department of Housing and Urban Development with respect to the project, provided the units remain in compliance with applicable public housing requirements. For the year ended December 31, 2024, operating subsidy payments of $180,000 was received from the Authority.

Somerset Gardens Apartments LLLP

Sponsor subordinate loans

On March 29, 2018, the Partnership entered into loan agreements (collectively, the "Sponsor Subordinate Loan Agreements") with the Authority, in the maximum principal amount of $14,500,000 for Somerset Gardens and $27,000,000 for Highland Village Apartments (collectively, the "Sponsor Subordinate Loans"). The Sponsor Subordinate Loans bear interest at 3.25%. The Sponsor Subordinate Loans are secured by Leasehold Deeds of Trust, as defined in the Sponsor Subordinate Loan Agreements. Payments of principal and interest will be made from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement.

Sponsor Subordinate Loans outstanding principal and accrued interest consist of the following as of December 31, 2024.

	Outstanding Principal	Accrued Interest
Somerset Gardens	$ 11,626,103	$ 346,381
Highland Village Apartments	22,011,972	3,550,696
Tax-Exempt Interim Loans	$ 33,638,075	$ 3,897,077

Bonds payable – Somerset Gardens

On January 8, 2019, the Partnership entered into a loan agreement (the "Bonds Payable Agreement SG") with the Authority, in the maximum principal amount of $14,875,000 for Somerset Gardens (the "Bonds Payable – SG"). The Bonds Payable – SG is secured by the Partnership's interests in the money and investments in the Bond Fund, the Costs of Issuance Fund, Refunding Fund, and the Deed of Trusts, as defined in the Bonds Payable Agreement – SG. The Bonds Payable – SG accrue interest at 4.50% per annum. The Partnership makes monthly principal and interest payments of $75,988 from Net Cash Flow that commenced on February 1, 2019. All unpaid principal and interest will be due and payable at maturity on January 1, 2039. As of December 31, 2024, Bonds Payable – SG, net totaled $13,285,497. For the year ended December 31, 2024, interest on the Bonds Payable – SG was $622,175.

Bonds payable – Highland Village

On January 8, 2020, the Partnership entered into a loan agreement (the "Bonds Payable Agreement – HV") with the Authority, in the maximum principal amount of $12,500,000 for Highland Village (the "Bonds Payable – HV"). The Bonds Payable – HV is secured by the Partnership's interests in the money and investments in the Bond Fund, the Costs of Issuance Fund, Refunding Fund, and the Deed of Trusts, as defined in the Bonds Payable Agreement – HV. The Bonds Payable – HV accrue interest at 3.85% per annum. The Partnership makes monthly principal and interest payments of $58,601 from Net Cash Flow that commenced on February 1, 2019. All unpaid principal and interest will be due and payable at maturity on January 1, 2040. As of December 31, 2024, Bonds Payable – HV, net totaled $11,162,269. For the year ended December 31, 2024, interest on the Bonds Payable – HV was $454,425.

Future minimum principal payment requirements over the next five years are as follows:

	Somerset Gardens	Highalnd Village	Total
2025	$ 315,585	$ 272,919	$ 588,504
2026	330,082	283,614	613,696
2027	345,246	294,728	639,974
2028	361,107	306,277	667,384
2029	377,696	318,279	695,975
Thereafter	11,664,183	9,824,853	21,489,036
	$ 13,393,899	$ 11,300,670	$ 24,694,569

Partnership management fee

Pursuant to the Partnership Agreement, the Partnership will pay the Authority, an annual cumulative partnership management fee (the "Partnership Management Fee") in the amount of $11,250, increasing at 3% per annum. The Partnership Management Fee will be paid commencing in 2018. The Partnership Management Fee is to compensate the Authority for its services in connection with the oversight and management of the Partnership's business. The fee accrues each year, and any outstanding fee does not bear interest. As of December 31, 2024, Partnership Management Fee payable was $13,434.

Project-based rental assistance payment contract

The Partnership executed project-based rental assistance payment contracts (the "HAP Contracts") with the General Partner covering 8 3-bedroom units at Somerset Gardens and another 8 3-bedroom units at Highland Village Apartments. The Somerset Gardens HAP Contract commenced in May 2019 with a 30-year initial term. The Highland Village Apartments HAP Contract commenced in May 2020 with a 15-year initial term.

Spiritwood Manor LLLP

Lease agreement

On January 27, 2018, the Partnership entered into a financing lease agreement with the Authority to lease land, buildings, and other improvements comprising the Project. The Lease Agreement is for the period from January 27, 2018 through December 31, 2115. The Lease Agreement is treated as a capital lease. The assets are depreciated over their estimated useful lives. Pursuant to the Lease Agreement, the base rent is ten dollars ($10) per year, payable on January 1 of each year commencing January 1, 2022.

In addition to the annual base rent, the Partnership is required to make additional lease payment in the total amount of $26,530,000. The total principal amount is payable in installments as follows: $100 upon execution of the Lease Agreement, $34,900 upon execution of the Lease Agreement on or before February 15, 2016, $11,900,000 on or before October 15, 2016 but no later than the date the rehabilitation is placed in service, and with the remaining balance (the “Financing Lease Payable”) due and payable no later than December 31, 2056. The Financing Lease Payable bears interest at a compounding rate of 3.35%. The Financing Lease Payable will be paid from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement. As of December 31, 2024, the outstanding balance on the Financing Lease Payable was $4,833,248. During year ended December 31, 2024, $176,455 of interest expense was incurred.

KCHA subordinate loan

On January 27, 2016, the Partnership entered into a loan agreement with the Authority, in the maximum principal amount of $13,000,000. The KCHA Subordinate Loan bears interest at 3.5%. The KCHA Subordinate Loan matures on December 31, 2057. The KCHA Subordinate Loan is secured by the Leasehold Deed of Trust, as defined in the KCHA Subordinate Loan Agreement. Payments of principal and interest will be made from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement.

As of December 31, 2024, the outstanding principal and accrued interest on the KCHA Subordinate Loan was $13,000,000 and $3,998,217 respectively.

Property management fee

Pursuant to the Property Management Agreement, the Partnership will pay the Authority a property management fee. The monthly Property Management Fee is equal to 5% of Gross Collections, as defined in the Property Management Agreement. The Property Management Fee is to compensate the Authority for property management services provided to the Project, including ensuring its compliance with applicable affordability requirements. For the year ended December 31, 2024, the property management fee was $166,820.

Partnership management fee

Pursuant to the Partnership Agreement, the Partnership will pay the Authority, an annual cumulative partnership management fee in the amount of $5,000, increasing at 3% per annum. The Partnership

Management Fee will be paid commencing in 2016. The Partnership Management Fee is to compensate the Authority for its services in connection with the oversight and management of the Partnership's business. As of December 31, 2024, Partnership Management Fee payable was $6,334. For the year ending December 31, 2024, Partnership Management Fee was $6,334.

Due to KCHA

The Authority advanced funds to the Partnership to pay certain development and operational costs. Advances from the Authority do not bear interest and are to be reimbursed by operations. As of December 31, 2024, the total amount due to the Authority for funds advanced to pay certain development and operational costs was $86,084.

Housing assistance subsidy

On January 27, 2018, the Partnership executed an Assignment, Assumption and Consent Agreement with the Authority related to the Housing Assistance Payments Contract between King County Housing Authority and Spiritwood Manor which was originally dated February 1, 2010 for a term of 10 years. Under the terms of the contract, the Authority will provide rental assistance on behalf of all 128 units at the property. For the year ended December 31, 2024, rental assistance of $2,454,742 was received from the Authority and is included in rental revenue on the accompanying statement of operations.

Vantage Point Apartments LLC

Master loans

On September 19, 2014, the Company entered into a master loan agreement (the "Master Loan Agreement") with the Managing Member. The Master Loan Agreement consists of four loans ("Master Loans"): Master Loan A in the amount of $5,000,000 bearing 3.75% annual interest; Master Loan B in the amount of $3,000,000 bearing 0.1% annual interest; Master Loan C in the amount of $2,000,000 bearing 0.1% annual interest; and Master Loan D in the amount of up to $2,500,000 bearing 0.1% annual interest. The Master Loans will be repaid from Net Cash Flow, as defined and in accordance with the Operating Agreement.

As of December 31, 2024, the outstanding principal and accrued interest on the Master Loan A was $5,000,000 and $2,255,325 respectively. For the year ended December 31, 2024, interest on the Master Loan A was $262,241.

As of December 31, 2024, the outstanding principal and accrued interest on the Master Loan B was $3,000,000 and $25,598, respectively. For the year ended December 31, 2024, interest on the Master Loan B was $3,023.

As of December 31, 2024, the outstanding principal and accrued interest on the Master Loan C was $2,000,000 and $17,064, respectively. For the year ended December 31, 2024, interest on the Master Loan C was $2,015.

As of December 31, 2024, the outstanding principal and accrued interest on the Master Loan D was $1,160,000 and $9,897, respectively. For the year ended December 31, 2024, interest on the Master Loan D was $1,169.

Property management fee

Pursuant to the Property Management Agreement, the Company will pay the Authority for its management services. The monthly property management fee is equal to the greater of $49.47 per unit or other amount as permitted by HUD. The property management fee is to compensate the Authority for property management services provided to the project, including ensuring compliance

with applicable affordability requirements. For the year ended December 31, 2024, the property management fee was $66,094.

Due to KCHA

The Authority advanced funds to the Company to pay certain operational costs. Advances from the Managing Member do not bear interest and are to be reimbursed by operations. As of December 31, 2024, the total amount due to the Managing Member was $108,440.

Regulatory and Operating Agreement

On December 1, 2018, the Company entered a Regulatory and Operating Agreement ("R&O Agreement") with the Authority. Pursuant to the R&O Agreement, all of the Project units will be maintained and operated continuously as public housing units in accordance with Applicable Public Housing Requirements, as defined in the R&O Agreement. The Managing Member will make operating subsidy payments (the "Operating Subsidy") to the project up to the amount it receives from HUD with respect to the project, provided the units remain in compliance with Applicable Public Housing Requirements. For the year ended December 31, 2024, Operating Subsidy of $882,000 was received from the Authority.

Woodland North LLLP

Lease Agreement

On April 10, 2020, the Partnership entered into a financing lease agreement (the "Lease Agreement") with the Authority to lease land, buildings and other improvements comprising the project. The Lease Agreement is for the period from April 10, 2020 through January 1, 2095. Pursuant to the guidance for accounting leases, the Partnership accounts for the lease as capital lease. . Pursuant to the Lease Agreement, the base rent is hundred dollar ($100) for the entire lease term. In addition to the annual base rent, the Partnership was required to make additional lease payments in the total amount of $24,400,000. The Financing Lease Payable bears interest at 1.5% compounded annually.

As of December 31, 2024, the outstanding principal and accrued interest on the Financing Lease Payable was $12,043,852 and $309,130 respectively. For year ended December 31, 2024, interest on Financing Lease payable totaled $183,963.

KCHA subordinate loan

On April 10, 2022, the Partnership entered into a loan agreement with the Authority, in the maximum principal amount of $7,500,000. The KCHA Subordinate Loan bears interest at 1.5%. The KCHA Subordinate Loan matures on April 1, 2060. The KCHA Subordinate Loan is secured by the Leasehold Deed of Trust, as defined in the KCHA Subordinate Loan Agreement. Payments of principal and interest will be made from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement.

As of December 31, 2024, the outstanding principal and accrued interest on the KCHA Subordinate Loan was $7,092,936 and $228,085, respectively.

Bonds Loan

On July 29, 2022, the Partnership entered into a loan agreement (the "Bonds Loan Agreement) with the Authority, in the maximum principal amount of $10,000,000. The Bonds Loan is secured by a Leasehold Deed of Trust, as defined in the Bond Loan Agreement. The Bonds Loan accrue interest at 3.50% per annum. Payments on principal and interest commenced in August 2020 as set forth in the Bond Loan Agreement. All unpaid principal and interest will be due and payable at maturity on

August 1, 2040. As of December 31, 2024, the outstanding principal on the Bond Loan was $9,117,701.

Future minimum principal payment requirements over the next five years are as follows:

2025	$	223,294
2026		231,235
2027		239,460
2028		247,977
2029		256,796
Thereafter		7,918,939
Total	$	9,117,701

Partnership management fee

Pursuant to the Partnership Agreement, the Partnership will pay the Authority, an annual cumulative partnership management fee in the amount of $10,000, increasing at 3% per annum. The Partnership Management Fee will be paid commencing in 2016. The Partnership Management Fee is to compensate the Authority for its services in connection with the oversight and management of the Partnership's business. The Partnership Management Fee will be paid commencing in 2023. Payments are to be made from available Cash Flow, as defined in the Partnership Agreement. For the year ended December 31, 2024, Partnership Management Fee was $10,609.

Zephyr Apartments LLLP

Lease Agreement

On January 29, 2010, Zephyr Apartments LLLP ("the Partnership") entered into a financing lease agreement (the "Lease Agreement") with the Authority to lease buildings and other improvements comprising the project. The Lease Agreement is for the period from January 29, 2010 through December 31, 2098. The Lease Agreement is treated as a capital lease.

Pursuant to the Lease Agreement, the base rent is one dollar ($1) per year. In addition, the Partnership is responsible for all costs related to constructing the Project.

HOPE VI Funds

The Authority received a HOPE VI grant in the amount of $20,000,000 from the Department of Housing and Urban Development. On January 29, 2010, the Authority entered into a master loan agreement (the "Master Loan Agreement") with the Partnership. Pursuant to the Master Loan Agreement, the Authority made two loans (the "KCHA Second Loan" and the "KCHA Third Loan") to the Partnership in an amount not to exceed $5,300,000 and $500,000, respectively. The KCHA Second Loan and the KCHA Third Loan mature on January 31, 2050 and are secured by a single leasehold deed of trust. The KCHA Second Loan and the KCHA Third Loan are evidenced by two promissory notes and accrue interest at 0.2 percent annually. Interest is paid from available cash flow, as defined in the Partnership Agreement.

As of December 31, 2024, the outstanding principal balance and accrued interest on the KCHA Second Loan was $5,300,000 and $141,294, respectively. For the year ended December 31, 2024, interest expense on the KCHA Second Loan was $11,274.

As of December 31, 2024, the outstanding principal balance and accrued interest on the KCHA Third Loan was $194,062 and $5,598, respectively. For the year ended December 31, 2024, interest expense on the KCHA Third Loan was $423.

Property management fee

Pursuant to the Property Management Agreement, the Company will pay the Authority for its management services. The monthly property management fee will be the lesser of the fees offered by non-affiliated persons of the Partnership which are competitive in price and terms or 5% of gross revenues, as defined in the partnership agreement. For the year ended December 31, 2024, the property management fee was $21,282.

Due to KCHA

The Authority advanced funds to the Partnership to pay certain operational costs. In addition during 2022, the Authority provided services related to unit upgrades and Energy Performance Contract ("EPC"). Advances from the Authority do not bear interest. As of December 31, 2024, advances from the Authority was $20,288.

Regulatory and Operating Agreement

On January 29, 2010, the Partnership entered a Regulatory and Operating Agreement ("R&O Agreement") with the Authority. Pursuant to the R&O Agreement, all of the project units shall be maintained and operated continuously as public housing units in accordance with applicable public housing requirements, as defined in the R&O Agreement. The Authority will make operating subsidy payments to the project up to the amount it receives from HUD with respect to the project, provided the units remain in compliance with applicable public housing requirements. For the year ended December 31, 2024, operating subsidy payments of $302,867 was received from the Authority.

Note 10 – Supplemental Financial Information

Current Receivables:		
Grants: DOE		$ 153,446
Grants: HUD, Section 8 program		393,651
Grants: HUD, ROSS & FSS		26,898
Grants: HUD, FSS		172,033
Grants: HUD, Capital Funds Program		1,156,751
Grants: HHS		304,775
Grants: USDA		12,313
Grants: State of Washington Matchmaker		1,283,731
Grants:PSE		5,239
Grants:BPA		65,687
Grants: State - O & M Grant		1,906
Grants: Bellevue CDBG		20,262
Interest: Notes and financing lease		7,144,912
Other Housing Authorities - Portability		311,768
Tenants, net of allowance of $195,144		3,972,158
Other		880,410
	Total	**$ 15,905,940**
Other Current Assets:		
Prepaid expense		$ 4,989,581
Materials & mobile home inventory		844,245
	Total	**$ 5,833,826**
Other Noncurrent Assets:		
Other		454,172
		$ 454,172
Other Current Liabilities:		
Accounts payable		$ 4,139,708
Interest payable		7,088,902
Accrued compensated absences		991,387
Accrued wages and benefits		13,935,412
Family Self Sufficiency escrow		1,816,588
Contract Retentions		945,320
Other		1,269,050
	Total	**$ 30,186,367**

Note 10 – Supplemental Financial Information (continued)

Other Noncurrent Liabilities:		
Noncurrent interest		$ 1,594,170
Unearned revenue		379,077
Accrued compensated absences		8,922,486
Subscription Liability-GASB 96		2,244,250
Other		1,118,250
	Total	**$ 14,258,233**
Other Revenue:		
Portability administrative fee from other authorities		$ 2,080,494
Other portability income		40,313,826
Non-dwell rent		757,149
Home and lot sales revenue		758,640
Property management fees		985,640
Developer fees		6,189,859
Conduit loan fees		100,258
Unit upgrade		3,089,244
Central Maintenance Fees		815,448
Other		6,204,087
	Total	**$ 61,294,645**

Note 11 – Restricted Net Position

Restricted Net Position as of December 31, 2024 consisted of the following:

Public Housing reserves	$ 238,549
Component Units	2,056,731
Development program	4,326,131
Section-8 Housing Assistance program	1,508,433
Section 8 Special Vochers	2,539,553
Moving to Work	463,823
Emergency Housing Vochers	327,704
Workforce Housing	15,127,481
Greenbridge - Program Income Reserves	26,096,908
Seola Gardens - Program Income Reserves	6,377,048
Pension Net Asset	9,224,701
Other Low Income Housing program	345,601
	$ 68,632,663

Note 12 – Pension Plans

The following table represents the aggregate pension amounts for all plans subject to the requirements of the GASB Statement 68, *Accounting and Financial Reporting for Pensions* for the year 2024:

Aggregate Pension Amounts – All Plans	
Pension liabilities	$ 3,833,439
Pension assets	$ 9,224,701
Deferred outflows of resources	$ 12,523,236
Deferred inflows of resources	$ 4,311,856
Pension expense/expenditures	$ ($843,281)

State Sponsored Pension Plans

Substantially all Authority's full-time and qualifying part-time employees participate in one of the following statewide retirement systems administered by the Washington State Department of Retirement Systems, under cost-sharing, multiple-employer public employee defined benefit and defined contribution retirement plans. The state Legislature establishes, and amends, laws pertaining to the creation and administration of all public retirement systems.

The Department of Retirement Systems (DRS), a department within the primary government of the State of Washington, issues a publicly available Annual Comprehensive Financial Report (ACFR) that includes financial statements and required supplementary information for each plan. The DRS ACFR may be obtained by writing to:

Department of Retirement Systems
Communications Unit
P.O. Box 48380
Olympia, WA 98540-8380

Or the DRS ACFR may be downloaded from the DRS website at www.drs.wa.gov.

Public Employees' Retirement System (PERS)

PERS members include elected officials; state employees; employees of the Supreme, Appeals and Superior Courts; employees of the legislature; employees of district and municipal courts; employees of local governments; and higher education employees not participating in higher education retirement programs. PERS is comprised of three separate pension plans for membership purposes. PERS plans 1 and 2 are defined benefit plans, and PERS plan 3 is a defined benefit plan with a defined contribution component.

PERS Plan 1 provides retirement, disability and death benefits. Retirement benefits are determined as two percent of the member's average final compensation (AFC) times the member's years of service. The AFC is the average of the member's 24 highest consecutive service months. Members are eligible for retirement from active status at any age with at least 30 years of service, at age 55 with at least 25 years of service, or at age 60 with at least five years of service. Members retiring from active status prior to the age of 65 may receive actuarially reduced benefits. Retirement benefits are actuarially reduced to reflect the choice of a survivor benefit. Other benefits include duty and non-duty

disability payments, an optional cost-of-living adjustment (COLA), and a one-time duty-related death benefit, if found eligible by the Department of Labor and Industries. PERS 1 members were vested after the completion of five years of eligible service. The plan was closed to new entrants on September 30, 1977.

Contributions

The **PERS Plan 1** member contribution rate is established by State statute at 6 percent. The employer contribution rate is developed by the Office of the State Actuary (OSA) and includes an administrative expense component that is currently set at 0.20 percent. Each biennium, the state Pension Funding Council adopts Plan 1 employer contribution rates. The PERS Plan 1 required contribution rates (expressed as a percentage of covered payroll) for 2024 were as follows:

PERS Plan 1		
Actual Contribution Rates	**Employer**	**Employee***
January – August 2024:		
PERS Plan 1	6.36%	6.00%
PERS Plan 1 UAAL	2.97%	
Administrative Fee	0.20%	
Total	**9.53%**	**6.00%**
September – December 2024:		
PERS Plan 1	6.36%	6.00%
PERS Plan 1 UAAL	2.97%	
Administrative Fee	0.20%	
Total	**9.53%**	**6.00%**

* For employees participating in JBM, the contribution rate was 12.26%.

PERS Plan 2/3 provides retirement, disability and death benefits. Retirement benefits are determined as two percent of the member's average final compensation (AFC) times the member's years of service for Plan 2 and 1 percent of AFC for Plan 3. The AFC is the average of the member's 60 highest-paid consecutive service months. There is no cap on years of service credit. Members are eligible for retirement with a full benefit at 65 with at least five years of service credit. Retirement before age 65 is considered an early retirement. PERS Plan 2/3 members who have at least 20 years of service credit and are 55 years of age or older, are eligible for early retirement with a benefit that is reduced by a factor that varies according to age for each year before age 65. PERS Plan 2/3 members who have 30 or more years of service credit and are at least 55 years old can retire under one of two provisions:

- With a benefit that is reduced by three percent for each year before age 65; or
- With a benefit that has a smaller (or no) reduction (depending on age) that imposes stricter return-to-work rules.

PERS Plan 2/3 members hired on or after May 1, 2013 have the option to retire early by accepting a reduction of five percent for each year of retirement before age 65. This option is available only to those who are age 55 or older and have at least 30 years of service credit. PERS Plan 2/3 retirement benefits are also actuarially reduced to reflect the choice of a survivor benefit. Other PERS Plan 2/3 benefits include duty and non-duty disability payments, a cost-of-living allowance (based on the CPI),

capped at three percent annually and a one-time duty related death benefit, if found eligible by the Department of Labor and Industries. PERS 2 members are vested after completing five years of eligible service. Plan 3 members are vested in the defined benefit portion of their plan after ten years of service; or after five years of service if 12 months of that service are earned after age 44.

PERS Plan 3 defined contribution benefits are totally dependent on employee contributions and investment earnings on those contributions. PERS Plan 3 members choose their contribution rate upon joining membership and have a chance to change rates upon changing employers. As established by statute, Plan 3 required defined contribution rates are set at a minimum of 5 percent and escalate to 15 percent with a choice of six options. Employers do not contribute to the defined contribution benefits. PERS Plan 3 members are immediately vested in the defined contribution portion of their plan.

Contributions

The **PERS Plan 2/3** employer and employee contribution rates are developed by the Office of the State Actuary to fully fund Plan 2 and the defined benefit portion of Plan 3. The Plan 2/3 employer rates include a component to address the PERS Plan 1 UAAL and an administrative expense that is currently set at 0.20 percent. Each biennium, the state Pension Funding Council adopts Plan 2 employer and employee contribution rates and Plan 3 contribution rates. The PERS Plan 2/3 required contribution rates (expressed as a percentage of covered payroll) for 2024 were as follows:

PERS Plan 2/3		
Actual Contribution Rates:	**Employer 2/3**	**Employee 2***
January – August 2024:		
PERS Plan 2/3	6.36%	6.36%
PERS Plan 1 UAAL	2.97%	-
Administrative Fee	0.20%	-
Employee PERS Plan 3	-	varies
Total	**9.53%**	**6.36%**
September – December 2024:		
PERS Plan 2/3	6.36%	6.36%
PERS Plan 1 UAAL	2.97%	-
Administrative Fee	0.20%	-
Employee PERS Plan 3	-	varies
Total	**9.53%**	**6.36%**

* For employees participating in JBM, the contribution rate was 15.90%

The Authority's actual PERS plan contributions were $1,248,321 to PERS Plan 1 and $2,891,885 to PERS Plan 2/3 for the year ended December 31, 2024.

Actuarial Assumptions

The total pension liability (TPL) for each of the DRS plans was determined using the most recent actuarial valuation completed in 2024 with a valuation date of June 30, 2023. The actuarial assumptions used in the June 30, 2023 valuation were based on the results of the 2013-2018 Demographic Experience Study Report and the 2023 Economic Experience Study.

Additional assumptions for subsequent events and law changes are current as of the 2023 actuarial valuation report. The TPL was calculated as of the valuation date and rolled forward to

the measurement date of June 30, 2024. Plan liabilities were rolled forward from June 30, 2023, to June 30, 2024, reflecting each plan's normal cost (using the entry-age cost method), assumed interest and actual benefit payments.

- **Inflation:** 2.75% total economic inflation; 3.25% salary inflation

- **Salary increases**: In addition to the base 3.25% salary inflation assumption, salaries are also expected to grow by service-based salary increases.

- **Investment rate of return:** 7%

Mortality rates were developed using the Society of Actuaries' Pub. H-2010 mortality rates, which vary by member status, as the base table. The OSA applied age offsets for each system, as appropriate, to better tailor the mortality rates to the demographics of each plan. OSA applied the long-term MP-2017 generational improvement scale, also developed by the Society of Actuaries, to project mortality rates for every year after the 2010 base table. Mortality rates are applied on a generational basis; meaning, each member is assumed to receive additional mortality improvements in each future year throughout their lifetime.

Change in Assumptions and Methods

Actuarial results that OSA provided within this publication reflect the following changes in assumptions and methods:

Assumption Changes

- Assumptions did not change from the prior contribution rate setting June 30, 2022 Actuarial Valuation Report (AVR).

Method Changes

- OSA adjusted their methods for calculating UAAL contribution rates in PERS 1 and TRS 1 to reflect the delay between the measurement date of calculated Plan 1 rates and when the rates are collected.

- OSA made an adjustment to their model to reflect past inflation experience when modeling future COLAs for current annuitants in all plans except PERS 1 and TRS 1.

Discount Rate

The discount rate used to measure the total pension liability for all DRS plans was 7 percent.

To determine that rate, an asset sufficiency test was completed to test whether each pension plan's fiduciary net position was sufficient to make all projected future benefit payments for current plan members. Based on OSA's assumptions, the pension plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return of 7 percent was used to determine the total liability.

Long-Term Expected Rate of Return

The long-term expected rate of return on the DRS pension plan investments of 7 percent was determined using a building-block-method. In selecting this assumption, the OSA reviewed the historical experience data, considered the historical conditions that produced past annual investment returns, and considered Capital Market Assumptions (CMA's) and simulated expected investment returns provided by the Washington State Investment Board (WSIB). The WSIB uses the CMA's and their target asset allocation to simulate future investment returns at various future times.

Estimated Rates of Return by Asset Class

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2024, are summarized in the table below. The inflation component used to create the table is 2.5 percent and represents the WSIB's most recent long-term estimate of broad economic inflation.

Asset Class	Target Allocation	% Long-Term Expected Real Rate of Return Arithmetic
Fixed Income	19%	2.10%
Tangible Assets	8%	4.50%
Real Estate	18%	4.80%
Global Equity	30%	5.60%
Private Equity	25%	8.60%
	100%	

Sensitivity of the Net Pension Liability/ (Asset)

The table below presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6 percent) or 1-percentage point higher (8 percent) than the current rate.

	1% Decrease (6%)	Current Discount Rate (7%)	1% Increase (8%)
PERS 1	$ 5,638,893	$ 3,833,439	$ 2,250,013
PERS 2/3	$ 16,629,285	$ (9,224,701)	$ (30,458,041)

Pension Plan Fiduciary Net Position

Detailed information about the State's pension plans' fiduciary net position is available in the separately issued DRS financial report.

Pension Liabilities (Assets), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2024, the Authority reported its proportionate share of the net pension liabilities (asset) as follows:

	Liability (or Asset)
PERS 1	$ 3,833,439
PERS 2/3	$ (9,224,701)

At June 30, the Authority's proportionate share of the collective net pension liabilities was as follows:

	Proportionate Share 6/30/23	Proportionate Share 6/30/24	Change in Proportion
PERS 1	.217397%	.215745%	.001652%
PERS 2/3	.273021%	.279827%	.006806%

Employer contribution transmittals received and processed by the DRS for the fiscal year ended June 30, 2024 are used as the basis for determining each employer's proportionate share of the collective pension amounts reported by the DRS in the *Schedules of Employer and Nonemployer Allocations* for all plans except LEOFF 1.

The collective net pension liability (asset) was measured as of June 30, 2024, and the actuarial valuation date on which the total pension liability (asset) is based was as of June 30, 2023, with update procedures used to roll forward the total pension liability to the measurement date.

Pension Expense (Income)

For the year ended December 31, 2024, the Authority recognized pension expense (income) as follows:

	Pension Expense(Income)
PERS 1	$ (149,821)
PERS 2/3	$ (693,461)
TOTAL	$ (843,281)

Deferred Outflows of Resources and Deferred Inflows of Resources

At December 31, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

PERS 1	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ -
Net difference between projected and actual investment earnings on pension plan investments	$ -	$ 306,742
Changes of assumptions	$ -	$ -
Changes in proportion and differences between contributions and proportionate share of contributions	$ -	$ -
Contributions subsequent to the measurement date	$ 624,636	$ -
TOTAL	$ 624,636	$ 306,742

PERS 2/3	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 5,241,672	$ 21,358
Net difference between projected and actual investment earnings on pension plan investments	$	$2,643,537
Changes of assumptions	$ 5,093,898	$ 584,475
Changes in proportion and differences between contributions and proportionate share of contributions	$ 7,357	$ 755,745
Contributions subsequent to the measurement date	$ 1,555,673	$-
TOTAL	$ 11,898,600	$ 4,005,115

Total of All Plans	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 5,241,672	$ 21,358
Net difference between projected and actual investment earnings on pension plan investments	$ -	$2,950,278
Changes of assumptions	$ 5,093,898	$ 584,476
Changes in proportion and differences between contributions and proportionate share of contributions	$ 7,357	$ 755,745
Contributions subsequent to the measurement date	$2,180,309	$ -
TOTAL	$12,523,236	$4,311,857

Deferred outflows of resources related to pensions resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	PERS 1	PERS 2/3
2025	$ (507,635)	$ (2,185,274)
2026	$ 260,798	$ 3,881,497
2027	$ (27,614)	$ 1,620,338
2028	$ (32,291)	$ 1,602,729
2029		$ 739,992
2030		$ 678,530

Note 13 – Other Post-Employment Benefits (OPEB)

The Governmental Accounting Standards Board (GASB) released new accounting standard for public postemployment benefit plans other than pension (OPEB) and participating employers in 2015. The standard, GASB Statements No. 75, has substantially revised the accounting requirements previously mandated under GASB Statements 45.

The Authority's Actuarial Valuation Report for the OPEB plan was prepared by Milliman. Inc. of Seattle. Actuarial computations presented in the report under GASB 75 of the Governmental Accounting Standards Board are for purposes of assisting the housing authority in fulfilling its financial accounting requirements. The Actuarial Valuation Report is for fiscal year January 1, 2024 to December 31, 2024. For full review of the Actuarial valuation Report, please visit the Authority's website.

Plan Description: Eligible retirees and spouses are entitled to subsidies associated with postemployment medical benefits provided through the Public Employee Benefits Board (PEBB). The PEBB was created within the Washington State Health Care Authority to administer medical, dental, and life insurance plans for public employees and retirees.

Benefit Provided: The subsidies provided by PEBB and valued in this report include the following:

- PERS Plan 1: Employees are eligible for retiree health benefits if they retire at any age with 30 or more years of service, if they retire at age 55 or older and have 25 or more years of service, or if they retire at age 60 or older with five or more years of service. When a retiree or covered dependent becomes eligible for Medicare, the retiree or covered dependent must enroll in Medicare Parts A and B in order to maintain eligibility for PEBB retiree coverage.

- PERS Plan 2: Employees are eligible for retiree health benefits if they retire at age 55 or older and have 20 or more years of service, or if they retire at age 65 or older and have 5 or more years of service. When a retiree or covered dependent becomes eligible for Medicare, the retiree or covered dependent must enroll in Medicare Parts A and B in order to maintain eligibility for PEBB retiree coverage.

- PERS Plan 3: Employees are eligible for retiree health benefits if they retire at age 55 or older and have 10 or more years of service, or age 65 with 5 years of service. When a retiree or covered dependent becomes eligible for Medicare, the retiree or covered dependent must enroll in Medicare Parts A and B in order to maintain eligibility for PEBB retiree coverage.

Health Benefits

Upon retirement, members are eligible to elect to receive medical and dental benefits through PEBB. Retired members may only elect dental coverage if they have elected medical coverage.

PEBB offers 18 medical plans:

- Kaiser Permanente WA Classic
- Kaiser Permanente WA Value
- Kaiser Permanente WA Sound Choice
- Kaiser Permanente WA Consumer-Directed Health Plan
- Kaiser Permanente WA Medicare
- Kaiser Permanente NW Classic
- Kaiser Permanente NW Consumer-Directed Health Plan
- Uniform Medical Plan Classic
- Uniform Medical Plan Consumer-Directed Health Plan
- Uniform Medical Plan Plus – Puget Sound High Value Network
- Uniform Medical Plan Plus – UW Medicine Accountable Care Network
- Uniform Medical Plan Select
- Medicare Supplement Plan F for Medicare aged 65 and older
- Medicare Supplement Plan F for disabled under age 65
- Medicare Supplement Plan G for Medicare aged 65 and older
- Medicare Supplement Plan G for disabled under age 65
- United Healthcare Complete
- United Healthcare Balance

PEBB offers three dental plans:

- Delta Care
- Uniform Dental Plan
- Willamette Dental Group

Summary of Membership Data:

The following membership census was used in the actuarial valuation and provided by King County Housing Authority. The data for actives and retirees was collected as of June 30, 2024.

Actives
(As of June 30, 2024)

	Years of Service Completed								
Age	0 to 5	5 to 10	10 to 15	15 to 20	20 to 25	25 to 30	30 to 35	35 & Up	Total
Under 25	20	0	0	0	0	0	0	0	20
25 to 29	22	1	0	0	0	0	0	0	23
30 to 34	27	13	0	0	0	0	0	0	40
35 to 39	32	21	6	1	0	0	0	0	60
40 to 44	32	20	8	2	1	0	0	0	63
45 to 49	34	19	8	5	5	2	0	0	73
50 to 54	23	14	6	7	5	6	2	0	63
55 to 59	21	5	6	11	8	2	4	1	58
60 to 64	21	14	6	11	9	4	1	4	70
65 to 69	5	4	3	3	3	2	1	3	24
70 & Up	1	2	3	0	1	0	0	0	7
Total	238	113	46	40	32	16	8	8	501

Retirees and Spouses Currently Receiving Medical Benefits
(June 30, 2024)

Age	Number of Members	Number of Spouses
Under 55	0	0
55 to 59	1	2
60 to 64	2	6
65 to 69	32	5
70 to 74	16	16
75 to 79	23	7
80 to 84	4	1
85 to 89	1	0
90 & Over	0	0
Total	79	37

Participant Averages

	Age at		
	Hire	Valuation	Count
Actives	39.2	47.7	501
Retirees	n/a	71.8	79

Valuation Date, Measurement Date, and Reporting Date

The Valuation Date is June 30, 2024. This is the date as of which the census data is gathered and the actuarial valuation is performed. The Measurement Date is June 30, 2024. This is the date as of which the total OPEB liability is determined. Note that GASB 75 allows a lag of up to one year between the

measurement date and the reporting date. No adjustment is required between the measurement date and the reporting date. The Reporting Date is December 31, 2024.

Significant Changes

There have been no significant changes between the valuation date and fiscal year ends. If there were significant changes, an additional analysis or valuation might be required.

Summary of Key Results

The following are the key results for financial reporting. These amounts are developed in the financial reporting schedules that follow.

For December 31, 2024 financial reporting, the current liabilities for the net benefit payments expected to be due within one year of the measurement date are $318,923. The non-current liabilities are $11,522,651.

A more detailed breakdown of the total OPEB liability as of the Valuation Date follows the financial reporting schedules.

Total OPEB Liability June 30, 2023 Measurement Date	Total OPEB Liability June 30, 2024 Measurement Date
$12,442,508	$11,793,721

OPEB Expense for 2023 Financial Reporting	OPEB Expense for 2024 Financial Reporting
$686,665	$476,213

Total OPEB Liability

	Measurement Date June 30, 2023	Measurement Date June 30, 2024
Total OPEB liability	$12,442,508	$11,793,721
Covered employee payroll	38,120,305	43,536,364
Total OPEB liability as a % of covered employee payroll	32.64%	27.09%

The total OPEB liability was determined by an actuarial valuation as of the valuation date, calculated based on the discount rates below, and was then projected to the measurement dates. There have been no significant changes between the valuation date and fiscal year ends. If there were significant changes, an additional analysis or valuation might be required.

Valuation Date	June 30, 2022	June 30, 2024
Measurement Date	June 30, 2023	June 30, 2024
GASB 75 Reporting Date	December 31, 2023	December 31, 2024

Discount Rate

Discount rate	3.65%	3.93%
20 Year Tax-Exempt Municipal Bond Yield	3.65%	3.93%

GASB 75 requires the discount rate used to measure the Total OPEB Liability (the Actuarial Accrued Liability calculated using the individual entry age actuarial cost method) to be a yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

OPEB Expense

	Measurement Period July 1, 2022 to June 30, 2023	Measurement Period July 1, 2023 to June 30, 2024
Service cost	$761,471	$700,140
Interest on total OPEB liability	463,682	474,498
Effect of plan changes	0	0
Recognition of Deferred (Inflows)/Outflows of Resources		
Recognition of economic/demographic (gains) or losses	63,370	50,239
Recognition of assumption changes or inputs	(601,858)	(748,664)
OPEB Expense	686,665	476,213

As of the June 30, 2024 Measurement Date, the deferred (inflows) and outflows of resources are as follow.

Deferred (Inflows) / Outflows of Resources	Deferred (Inflows) of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	($449,906)	$405,872
Changes of assumptions	(6,562,886)	1,015,980
Contributions made subsequent to the measurement date	N/A	135,535
Total	(7,012,792)	1,557,387

Contributions made subsequent to the measurement date are expected benefit payments in the half year between the measurement date and the reporting date. Per paragraph 159 of GASB 75, deferred outflows of resources should be reported for benefits that come due subsequent to the measurement date, but prior to the reporting date. Per GASB's illustrations, these amounts should not be reported in the schedule below or the schedule on the following page.

Other amounts currently reported as deferred outflows of resources and deferred (inflows) of resources related to other postemployment benefits will be recognized in OPEB expense below. Note that additional future deferred (inflows) and outflows of resources will impact these numbers.

Measurement Period Ending June 30:	
2025	($698,425)
2026	(698,425)
2027	(650,363)
2028	(768,215)
2029	(919,096)
Thereafter	(1,856,416)

Changes in Total OPEB Liability

	Increase (Decrease) Total OPEB Liability
Balance as of June 30, 2023	$12,442,508
Changes for the year:	
Service cost	700,140
Interest on total OPEB liability	474,498
Effect of plan changes	0
Effect of economic/demographic (gains) or losses	(126,062)
Effect of assumptions changes or inputs	(1,409,341)
Expected benefit payments	(288,022)
Balance as of June 30, 2024	11,793,721

Sensitivity Analysis

The following presents the total OPEB liability of King County Housing Authority, calculated using the discount rate of 3.93%, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.93%) or one percentage point higher (4.93%) than the current rate.

	1% Decrease 2.93%	Discount Rate 3.93%	1% Increase 4.93%
Total June 30, 2024 OPEB liability	$13,951,946	$11,793,721	$10,075,751

The following presents the total OPEB liability of King County Housing Authority, calculated using the current healthcare cost trend rates, as well as what the total OPEB liability would be if it were calculated using trend rates that are one percentage point lower or one percentage point higher than the current trend rates.

	1% Decrease	Current Trend Rates	1% Increase
Total June 30, 2024 OPEB liability	$9,859,629	$11,793,721	$14,311,473

Schedule of Deferred (Inflows) and Outflows of Resources

	Original Amount	Measurement Period in which Experience Arose	Original Recognition Period*	Amount Recognized in 6/30/2024 Measurement Period Experience	Balance of Deferred (Inflows) as of 6/30/2024 Measurement Date	Balance of Deferred Outflows as of 6/30/2024 Measurement Date
Economic or demographic (gains) or losses	($126,062)	7/1/2023 - 6/30/2024	9.6	($13,131)	($112,931)	$0
	0	7/1/2022 - 6/30/2023	0.0	0	0	0
	(494,934)	7/1/2021 - 6/30/2022	9.4	(52,653)	(336,975)	0
	0	7/1/2020 - 6/30/2021	0.0	0	0	0
	196,535	7/1/2019 - 6/30/2020	9.4	20,908	0	91,995
	884,567	7/1/2018 - 6/30/2019	9.3	95,115	0	313,877
	0	7/1/2017 - 6/30/2018	0.0	0	0	0
		Total		50,239	(449,906)	405,872
Assumption changes or inputs	($1,409,341)	7/1/2023 - 6/30/2024	9.6	($146,806)	($1,262,535)	$0
	(986,726)	7/1/2022 - 6/30/2023	9.5	(103,866)	(778,994)	0
	(6,408,815)	7/1/2021 - 6/30/2022	9.4	(681,789)	(4,363,448)	0
	170,250	7/1/2020 - 6/30/2021	9.4	18,112	0	97,802
	1,237,776	7/1/2019 - 6/30/2020	9.4	131,678	0	579,386
	954,776	7/1/2018 - 6/30/2019	9.3	102,664	0	338,792
	(638,508)	7/1/2017 - 6/30/2018	9.3	(68,657)	(157,909)	0
		Total		(748,664)	(6,562,886)	1,015,980

** Economic/demographic (gains)/losses and assumption changes or inputs are recognized over the average remaining service life for all active and inactive members.*

Actuarial Assumptions and Other Inputs:

The assumptions represent our best estimate of anticipated future experience based on information provided by the Authority.

Actuarial Cost Method

The actuarial cost method used for determining the benefit obligations is the entry age actuarial cost method. Under the principles of this method, the actuarial present value of the projected benefits of each individual included in the valuation is allocated as a level percentage of expected salary for each year of employment between entry age (defined as age at hire) and assumed exit (until maximum retirement age). For purposes of projecting benefits prior to the valuation date as required by the actuarial cost method, we assumed a health cost trend equal to the ultimate health cost trend rate.

The portion of this actuarial present value allocated to a valuation year is called the service cost. The portion of this actuarial present value not provided for at a valuation date by the actuarial present value of future service costs is the total OPEB liability under GASB 75.

The OPEB expense is calculated in accordance with GASB 75.

Valuation of Assets

As of the valuation date, there are no assets in an irrevocable trust to pay for these benefits. Therefore, there are no assets recognized for GASB purposes.

Census Date

June 30, 2024.

Valuation Date

June 30, 2024.

Measurement Dates

June 30, 2024 is the measurement date for the December 31, 2024 financial reporting date. GASB 75 permits up to a one-year lag between the measurement date and report date without adjustment.

Economic Assumptions:

Price Inflation 2.40%. Assumption developed by the Office of the State Actuary for the Public Employees Benefits Board (PEBB).

Discount Rate (Liabilities) 3.93% for the June 30, 2024 measurement date

Health Cost Trend

The health cost trend assumptions used in this valuation were developed by Milliman for use in the June 30, 2024 OPEB valuation for the PEBB Program, performed by the Office of the State Actuary.

These assumptions are displayed below and are assumed for both current and future retirees.

From Year Ending June 30	Pre-65 Retiree Premiums and Claims[1]	Post-65 Retiree Claims[2]	Post-65 Retiree Premiums[3]
2025	6.0%	0.4%	-0.3%
2026	6.0%	7.3%	11.0%
2027	5.9%	7.3%	9.8%
2028	5.3%	5.1%	5.3%
2029	5.1%	4.9%	5.1%
2039	4.2%	4.1%	4.2%
2049	4.2%	4.1%	4.2%
2059	4.2%	4.2%	4.2%
2069	4.0%	4.0%	4.0%
2074+	3.8%	3.8%	3.8%

1. Used to project annual increases to:
- *Total Cost for Pre-65 medical benefits.*
- *Retiree Contributions for Pre-65 medical benefits.*

2. Used to project annual increases to Total Cost for Post-65 medical benefits.

3. Used to project annual increases to Retiree Contributions for Post-65 medical benefits.

The June 30, 2024 trend refers to the amount by which 2025-2026 medical costs are anticipated to exceed 2024-2025 medical costs. After 2029, selected years are shown in the table. In general, medical trend rates for the years not shown grade into the next value shown in the table. These trend rates assume that, over time, deductibles and out-of-pocket maximums will be periodically increased as medical trends increase.

Dental Cost Trend

From Year Ending June 30	Retiree Premiums and Claims
2025	6.0%
2026	5.3%
2027	4.4%
2028	4.0%
2029	4.0%
2074+	3.8%

Rationale: Medical and Dental Cost Trends are based on Milliman's trend models and are consistent with assumptions used by the Office of the State Actuary for PEBB as of June 30, 2024.

Salary Assumptions

Even though the benefits are not based upon pay, salary assumptions are necessary for the actuarial cost method. These assumptions are for promotion and longevity and reflect the assumptions used in the actuarial valuation for the Washington State Public Employees' Retirement System (PERS). After review, we believe these assumptions are reasonable individually and in aggregate. Note that the total salary growth includes both general wage growth in addition to the promotion and longevity components listed below.

	PERS
Years of Service	Total Annual Increase
0	6.00%
1	6.00%
2	4.50%
3	3.70%
4	3.00%
5	2.20%
6	1.70%
7	1.50%
8	1.00%
9	1.00%
10	0.70%
11	0.50%
12	0.50%
13	0.50%
14	0.30%
15	0.30%
16	0.30%
17	0.30%
18	0.10%
19	0.10%
20	0.10%
21+	0.00%

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General Wage Growth

3.25% = 2.40% for national inflation + 0.35% for the regional price inflation differential component + 0.50% real wage growth. The individual's salary growth is used in the actuarial cost method.

Demographic Assumptions

Demographic assumptions regarding retirement, mortality, disability mortality, turnover, and marriage are based on assumptions used in the actuarial valuation for the Washington State retirement systems and modified for King County Housing Authority. After review, we believe these are reasonable individually and in aggregate.

The following include a summary of the assumed rates for service retirement and death at various ages, as well as other terminations shown by years of service.

The assumed rates of disability under PERS Plans 1, 2, and 3 from the Office of the State Actuary's actuarial valuation for the Washington State retirement systems are less than 0.1% for ages 50 and below and continue to be low after that. We have assumed a 0% disability rate for all ages for those plans.

For service retirement, we used the assumptions for PERS Plans 1, 2 and, 3 from the actuarial valuation for the Washington State retirement systems. The service requirements for these plans vary based on hire date and years of service

For mortality, we used the assumptions from the actuarial valuation for the Washington State retirement systems, adjusted for King County Housing Authority. For healthy PERS members, we used the PubG.H- 2010 base mortality table with generational mortality adjustments using the long-term MP-2017 generational improvement scale.

For other termination of employment, we used the assumptions by plan from the actuarial valuation for the Washington State retirement systems.

Premium and Retiree Contributions

The July 1, 2024 assumed annual medical retiree contributions used in the valuation are displayed below. These represent a weighted average of July 1, 2024 to June 30, 2025 PEBB retiree contributions by medical plan, based on overall PEBB current retiree medical plan election as of the June 30, 2024 valuation date. These contributions are assumed for both current retirees and future retirees. Contributions are the same for retirees or spouses of retirees. The contributions exclude the administration charge, the Political Subdivision Offset, the Wellness administration charge, the CDHP employer contribution, the HSA administration fee, and the HSA wellness fee, as these are direct pass-through expenses that are 100% paid by retirees.

	Subscriber or Spouse	
Medical Plan	Non-Medicare	Medicare
Weighted Average based on current PEBB retirees	$10,279.91	$3,826.12

Dental

The July 1, 2024 assumed annual dental retiree contributions are displayed below. These represent a weighted average of July 1, 2024 to June 30, 2025 PEBB retiree contributions by dental plan, based on overall PEBB current retiree dental plan election. These contributions are assumed for both current retirees and future retirees

Dental Plan	Subscriber	Spouse
Weighted Average based on current PEBB retirees	$603.40	$603.40

Note 14 – Risk Management

The King County Housing Authority's (KCHA) Risk Management program continuously seeks to identify and understand potential exposures, with the goal of minimizing the frequency and severity of losses through application of robust internal controls and risk transfer mechanisms. KCHA has implemented programs and processes to protect the agency against losses that could significantly affect employees, residents, clients, property, budgetary resources, and operations through a program of commercial insurance coverages, self-insured retentions, and contractual risk transfer via indemnification agreements.

For public housing- and bond-financed projects, KCHA secures third-party general liability insurance through the Housing Authority Insurance Group (HAIG), a national housing authority risk-sharing group. The general liability policy limit is $15,000,000 per occurrence with a $5,000 deductible.

Tax credit and non-profit partnership properties are covered for commercial general liability with total limits of $5,000,000 per occurrence and $5,000,000 in the aggregate, through a combination of primary and excess policies from a variety of commercial insurers. These provide excess liability coverage totaling $10,000,000 per occurrence and $10,000,000 in the aggregate. Total commercial general liability coverage, therefore, is $15,000,000 per occurrence and $15,000,000 in the aggregate.

Automobile liability insurance for the agency's fleet is issued by Philadelphia Insurance Company with $5,000,000 in total limits provided through a combination of primary and excess policies. Excess policies provide additional liability coverage totaling $10,000,000 per occurrence and $10,000,000 in aggregate. Total commercial general liability coverage, therefore, is $15,000,000 per occurrence and $15,000,000 in the aggregate.

KCHA carries contractor's pollution liability coverage for its Weatherization program with a limit of $1,000,000 per occurrence and $1,000,000 in the aggregate on a claims-made basis with a $5,000 deductible.

KCHA has secured fidelity coverage through Travelers Insurance with a $2,000,000 per occurrence/aggregate for all employees. Management liability coverage is provided by Chubb. Coverages includes public officials, errors and omissions, and employment practices liability appropriate to the agency's size and scope of operations with $5,000,000 per occurrence/aggregate limit and a $200,000 deductible on a claims-made basis.

Buildings, contents, and rental income are insured through Philadelphia Insurance Company on a replacement-cost basis within a blanket policy. The per-loss deductible varies between $5,000 for tax credit properties to $25,000 for public housing and bond properties. Electronics and contents at 68 office locations are insured on a replacement-cost basis within a blanket policy form. The per-loss deductible is $1,000.

KCHA maintains cyber liability coverage with a $5,000,000 per claim policy limit through Resilience ($150,000 deductible). HAI Group provides a shared excess cyber liability policy in the amount of $250,000.

Finally, KCHA maintains coverage for flood-related losses at specified properties as required by the U.S. Department of Housing and Urban Development. Requirements are based on identified risks related to local geographies.

No active claims are anticipated to exceed the applicable limits of insurance secured from any of the listed providers. Settled claims have not exceeded coverage purchased during the past five years.

Note 15 – Conduit Debt Obligations

The Authority has issued debt instruments for the purpose of providing capital financing for specific nongovernmental corporations that are not part of the Authority's financial reporting entity. In general, the Authority issues such conduit debt, but the Authority is not responsible for the payment of the original debt. That debt is secured solely by payments received by the Authority from the various non-governmental corporations, and by the Deeds of Trust to the underlying properties. Owners of the debt have no recourse to any other revenues of the Authority.

Non-governmental Corporation	Project Description	Date of Issue	Dec 31 Balance
Manufactured Housing Community Preservationists	Acquisition and rehabilitation of a 93-unit mobile home park in the city of Redmond, Washington, known as Avon Villa Mobile Home Park.	December 2, 1997	$541,000
Radcliffe Place, LLC	Construction of a 135 unit senior housing facility located in Kent know as Radcliffe Place Senior Apartments	December 22, 2004	$7,584,000
Wild Garden Housing LLC-DASH	Refinancing of three affordable housing projects owned by DASH that comprise a total of 136 apartment units in Bellevue known as Glendale, Wildwood Court and Garden Grove.	August 1, 2005	$5,647,000
Eernisse Apartments	Construction of a 26 unit affordable rental townhouse project on Vashon Island known as Eernisse Apartments.	December 20, 2005	$1,300,000
280 Clark Limited Partnership	To finance or refinance a portion of the costs of acquiring, constructing and rehabilitating the 280 Clark Apartments to provide housing for low-income persons in King County	November 1, 2007	$1,909,000
Young Women's Association of Seattle, King and Snohomish County (YWCA)	Construction of 98 rental dwelling units as part of the YWCA Family Village in Issaquah	December 23, 2009	$6,940,000
Ashwood Community Redevelopment LLLP-DASH	Acquisition and rehabilitation of a 51 unit senior housing project in the City of Bellevue known as Ashwood Court Apartments	April 1, 2015	$2,002,000
Summerfield Rehab LLLP	Acquisition and rehabilitation of a 52 unit apartment complex in the City of Bellevue known as Summerfield Apartments	March 1, 2016	$3,105,000

Note 16 – Construction Commitments

At December 31, 2024 the Authority had the following contractual obligations on construction projects:

Project	Spent to Date	Remaining Commitment
Northwood Fire Alarm System Upgrade	$ 232,000	$ 68,000
Burien Park Elevators	592,740	379,942
Eastridge Fire Alarm System Upgrade	51,500	267,500
Architecture and Engineering Projects	1,019,665	552,538
	$ 1,895,905	**$ 1,267,980**

Note 17 – Contingent Liabilities and Litigation

The Authority has recorded in its financial statements all material liabilities, including estimates for situations which are not yet resolved but where, based on available information, management believes it is probable that the Authority will have to make payment. In the opinion of management, the Authority's insurance policies are adequate to pay all known or pending claims.

The Authority participates in a number of federal, state and local assisted programs. These grants are subject to audit by the grantors or their representatives. Such audits could result in requests for reimbursement to grantor agencies for expenditures disallowed under the terms of the grants. The amount of expenses that may be disallowed by the grantors cannot be determined at this time, although the Authority expects such amount, if any, to be immaterial.

The Authority is the general partner in a number of Tax Credit Limited Partnerships (Component Units) and has provided various guaranties to the respective limited partners, including completion guaranties, operating deficit guaranties, credit reduction guaranties, bank account loss guaranties, loan shortfall guaranties, tax abatement guaranties and indemnification guarantees. In the opinion of management, the likelihood of payments being required under these guarantees is remote and the amount of expenses cannot be reasonably determined at this time, although the Authority expects such amounts, if any, to be immaterial.

Note 18 –Subsequent Events

Events that occur after the date of the statement of net position but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the date of the statement of net position are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the date of the statement of net position, require disclosure in the accompanying notes. Management evaluated the activity of the Authority through September 30, 2025 (the date the financial statements were available to be issued) and concluded that the following events required disclosure.

On May 1, 2025, the Authority closed on the purchase of Brier Woods Apartments, a 136-unit apartment complex, for $40.8 million. The purchase was financed with the proceeds of a Key Bank line-of-credit.

On July 15, 2025, the Authority closed on the purchase of Highlander House, a 23-unit apartment, for $4.29 million. The purchase was financed with the proceeds of a Key Bank line-of-credit.

Required Supplementary Information

Housing Authority of the County of King
Schedule of proportionate share of the net pension liability
As of June 30, 2024
Last 10 Fiscal Years*

PERS 1	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Housing Authority's proportion of the collective net pension liability (asset)	0.215745%	0.217397%	0.201750%	0.197417%	0.193953%	0.199340%	0.200541%	0.201040%	0.210564%	0.202009%
Housing Authority's proportionate share of the collective net pension liability	3,833,439	4,962,591	5,617,460	2,410,924	6,847,588	7,665,331	8,956,229	9,535,505	11,308,279	10,565,949
Housing Authority's covered employee-payroll	45,469,851	40,460,594	36,954,823	30,738,822	29,563,995	28,717,546	26,970,937	24,944,170	23,927,969	22,486,964
Housing Authority's proportionate share of the collective net pension liability as a percentage of covered payroll	8.43%	12.27%	15.20%	7.84%	23.16%	26.69%	33.21%	38.23%	47.26%	46.99%
Plan fiduciary net position as a percentage of the total pension liability	84.05%	80.16%	76.56%	88.74%	66.64%	67.12%	63.22%	61.24%	57.03%	59.10%

PERS 2/3	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Housing Authority's proportion of the collective net pension liability (asset)	0.279827%	0.273021%	0.257978%	0.248518%	0.248170%	0.255064%	0.254914%	0.251544%	0.00262174	24.630300%
Housing Authority's proportionate share of the collective net pension liability	-9,224,701	-11,190,265	-9,567,839	-24,756,391	3,173,953	2,477,539	4,352,430	8,739,952	13,200,254	8,800,547
Housing Authority's covered employee-payroll	45,469,851	40,460,594	36,954,823	36,954,823	29,336,773	28,495,139	26,755,913	24,502,301	23,468,939	21,905,257
Housing Authority's proportionate share of the collective net pension liability (asset) as a percentage of covered payroll	-20.3%	-27.7%	-25.9%	-67.0%	10.8%	8.7%	16.3%	35.7%	56.2%	40.2%
Plan fiduciary net position as a percentage of the total pension liability	105.17%	106.73%	120.29%	97.22%	97.77%	95.77%	90.97%	85.82%	89.20%	93.29%

* The amounts presented for each fiscal year were determined as of the calendar year-end that occurred with in the fiscal year*

Housing Authority of the County of King
Schedule of Employer Contributions
For the year ended December 31, 2024
Last 10 Fiscal Years*

PERS 1	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	1,248,321	1,381,426	1,406,393	1,343,957	1,435,210	1,404,795	1,374,842	1,271,540	1,179,966	1,043,238
Contributions in relation to the contractually required contributions	(1,248,321)	(1,381,426)	(1,406,393)	(1,343,957)	(1,435,210)	(1,404,795)	(1,374,842)	(1,271,540)	(1,179,966)	(1,043,238)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Housing Authority's covered employee-payroll	45,469,851	40,460,594	30,738,822	29,563,995	28,717,546	26,476,799	25,698,867	24,288,689	23,325,570	22,109,317
Contributions as a percentage of covered employee-payroll	2.75%	3.41%	4.58%	4.55%	5.00%	5.31%	5.35%	5.24%	5.06%	4.72%

PERS 2/3	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	2,891,885	2,558,635	2,332,691	2,189,568	2,323,471	2,203,957	1,374,842	1,745,086	1,491,788	1,293,314
Contributions in relation to the contractually required contributions	(2,891,885)	(2,558,635)	(2,332,691)	(2,189,568)	(2,323,471)	(2,203,957)	(1,374,842)	(1,745,086)	(1,491,788)	(1,293,314)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Housing Authority's covered employee-payroll	45,469,851	40,460,594	30,738,822	28,495,139	28,495,139	26,265,218	25,367,142	23,860,193	22,813,433	21,289,453
Contributions as a percentage of covered employee-payroll	6.36%	6.32%	7.59%	7.68%	8.15%	8.39%	5.42%	7.31%	6.54%	6.07%

Note to the Required Supplementary Information for the year ended December 31, 2024

Change of benefit terms: There were no changes in the benefit terms for the Pension Plans.

Changes of Assumptions: Actuarial result reported in the DRS Participating Employer Financial Information (PEFI) report reflect the following changes in assumption and methods: 1) how terminated and and vested member benefits are valued was corrected, 2) how basic minimum COLA in PERS Plan 1 is valued for legal order payees was improved, and 3) the average expected remaining service lives calculation was revised. It is used to recognize the changes in pension expense to no longer discount future years of service back to the present day.

Schedule of Changes in Total OPEB Liability and Related Ratios

(in thousands)	Fiscal Year Ending December 31									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Service cost	$700	$761	$1,165	$1,110	$811	$655	$689	N/A	N/A	N/A
Interest on total OPEB liability	474	464	412	389	517	459	415	N/A	N/A	N/A
Changes of benefit terms	0	0	0	0	0	0	0	N/A	N/A	N/A
Effect of economic/demographic (gains)/losses	(126)	0	(495)	0	197	885	0	N/A	N/A	N/A
Effect of assumption changes or inputs	(1,409)	(987)	(6,409)	170	1,238	955	(639)	N/A	N/A	N/A
Expected benefit payments	(288)	(263)	(263)	(234)	(208)	(173)	(163)	N/A	N/A	N/A
Net change in total OPEB liability	(649)	(25)	(5,589)	1,436	2,555	2,780	302	N/A	N/A	N/A
Total OPEB liability, beginning	12,443	12,467	18,056	16,621	14,066	11,286	10,984	N/A	N/A	N/A
Total OPEB liability, ending	11,794	12,443	12,467	18,056	16,621	14,066	11,286	N/A	N/A	N/A
Covered employee payroll	$43,536	$38,120	$32,598	$29,952	$29,117	$27,818	$26,475	N/A	N/A	N/A
Total OPEB liability as a % of covered employee payroll	27.09%	32.64%	38.25%	60.28%	57.08%	50.56%	42.63%	N/A	N/A	N/A

This schedule is presented to illustrate the requirement to show information for 10 years. However, recalculations of prior years are not required, and if prior years are not reported in accordance with the current GASB standards, they should not be reported.

Notes to Schedule:

Changes of benefit terms: There are no changes of benefit terms.

Changes of assumptions: Changes of assumptions and other inputs reflect the effects of changes in the discount rate, election, demographic and health assumptions each period. Prior to 2022, updates to claims costs and premiums were reflected as assumption changes. Beginning in 2022, updates to claims costs and premiums are reflected as economic/demographic experience (gains)/losses.

HOUSING AUTHORITY OF THE COUNTY OF KING
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended December 31, 2024

Federal Agency (Pass-Through Agency)	Federal Program	ALN Number	Other Award Number	Expenditures: From Pass-Through Awards	Expenditures: From Direct Awards	Expenditures: Total	Passed through to Subrecipients	Note
Rural Housing Service, Department Of Agriculture	Rural Rental Housing Loans	**10.415**	56-017-647765210	$ -	$ 59,174	$ 59,174	$ -	1,2,5
Rural Housing Service, Department Of Agriculture	Rural Rental Housing Loans	**10.415**	56-017-647765210		665,106	665,106	-	1,2,4
			Total ALN 10.415		**724,280**	**724,280**		
Rural Housing Service, Department Of Agriculture	Rural Rental Assistance Payments	**10.427**	56-017-647765210	-	679,249	679,249	-	1,2,6
		Total U.S. Department of Agriculture		**-**	**1,403,529**	**1,403,529**	**-**	
Section 8 Project-Based Cluster								
Office Of Housing-federal Housing Commissioner, Department Of Housing And Urban Development	Section 8 Housing Assistance Payment Program	**14.195**	WA19M000203	-	453,951	453,951	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Lower Income Housing Assistance Program-Section 8 Moderate Rehabilitation	**14.856**	WA002MR0002		103,861	103,861	-	1,2
			Total Section 8 Project-Based Programs Cluster	**-**	**557,812**	**557,812**	**-**	
Office Of Community Planning And Development, Department Of Housing And Urban Development (via City of Bellevue, WA)	Community Development Block Grant/Entitlement Grants	**14.218**	CDBG-251	361,972	-	361,972	-	1,2
			Total CDBG - Entitlement Grants Cluster	**361,972**	**-**	**361,972**	**-**	
Housing Voucher Cluster								
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Section 8 Housing Choice Vouchers	**14.871**	WA002	-	27,993,715	27,993,715	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Emergency Housing Vouchers	**14.871**	EHV-2021	-	14,515,878	14,515,878	-	
			Total ALN 14.871		**42,509,592**	**42,509,592**		
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Mainstream Vouchers	**14.879**	WA002DV0022	-	16,498,285	16,498,285	-	1,2
			Total Housing Voucher Cluster	**-**	**59,007,877**	**59,007,877**	**-**	
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	**14.881**	WA002	-	230,808,477	230,808,477	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	**14.881**	WA002	-	15,530,425	15,530,425	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	**14.881**	WA01P002501-19	-	3,646,520	3,646,520	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	**14.881**	WA01P002501-20	-	1,103,357	1,103,357	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	**14.881**	WA01P002501-21	-	6,081,993	6,081,993	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	**14.881**	WA01P002501-22	-	2,628	2,628	-	1,2
			Total ALN 14.881	**-**	**-** **257,173,400**	**257,173,400**	**-**	

HOUSING AUTHORITY OF THE COUNTY OF KING
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended December 31, 2024

Federal Agency (Pass-Through Agency)	Federal Program	ALN Number	Other Award Number	Expenditures: From Pass-Through Awards	Expenditures: From Direct Awards	Expenditures: Total	Passed through to Subrecipients	Note
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Resident Opportunity and Supportive Services - Service Coordinators	**14.870**	ROSS231773	-	113,341	113,341	-	1,2
			Total ALN 14.870	**-**	**113,341**	**113,341**	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Family Self-Sufficiency Program	**14.896**	FSS22WA4428	-	551,856	551,856	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Family Self-Sufficiency Program	**14.896**	FSS23WA515301	-	551,856	551,856	-	1,2
			Total ALN 14.896		**551,856**	**551,856**		
		Total U.S. Department of Housing and Urban Development		**361,972**	**317,404,286**	**317,766,258**	-	
Department Of Energy (via Washington State Department of Commerce)	Weatherization Assistance for Low Income Persons	**81.042**	F24-53103-413 DOE	12,216	-	12,216	-	1,2
Department Of Energy (via Washington State Department of Commerce)	Weatherization Assistance for Low Income Persons	**81.042**	F22-92401F-413 DOE	357,740	-	357,740	-	1,2
Department Of Energy (via Washington State Department of Commerce)	Weatherization Assistance for Low Income Persons	**81.042**	F23-53103-413 DOE	674,183	-	674,183	-	1,2
Department Of Energy (via Washington State Department of Commerce)	Weatherization Assistance for Low Income Persons	**81.042**	F23-53104-413 BPA	99,534	-	99,534	-	1,2
			Total ALN 81.042	**1,143,673**	**-**	**1,143,673**	**-**	
		Total U.S. Department of Energy		**1,143,673**	**-**	**1,143,673**	**-**	
Administration For Children And Families, Department Of Health And Human Services (via Washington State Department of Commerce)	Low-Income Home Energy Assistance	**93.568**	F21-53101-413 HHS	344,293	-	344,293	-	1,2
Administration For Children And Families, Department Of Health And Human Services (via Washington State Department of Commerce)	Low-Income Home Energy Assistance	**93.568**	F23-5310S-413 HHS	539,822	-	539,822	-	1,2
Administration For Children And Families, Department Of Health And Human Services (via Washington State Department of Commerce)	Low-Income Home Energy Assistance	**93.568**	F23-53101-413 HHS	768,243	-	768,243	-	1,2
Administration For Children And Families, Department Of Health And Human Services (via Washington State Department of Commerce)	Low-Income Home Energy Assistance	**93.568**	F24-53101-413 HHS	171,151	-	171,151	-	1,2
			Total ALN 93.568	**1,823,509**	**-**	**1,823,509**	**-**	
		Total U.S. Department of Health and Human Services		**1,823,509**	**-**	**1,823,509**	**-**	
			Total Federal Expenditures	**$ 3,329,153**	**$318,807,815**	**$322,136,968**	**$ -**	

The accompanying notes to the Schedule of Expenditures of Federal Awards are an integral part of this schedule.

NOTE 1 - BASIS OF ACCOUNTING
The Schedule of Expensiture of Federal Awards is prepared on the same basis of accounting as the King County Housing Authority's financial statements. (See Note 1 in the Notes to the Financial Statements.)

NOTE 2 - PROGRAM COSTS
The amounts shown as current year expenditures represent only the federal portion of the program costs. Entire program costs, including The Authority's portion, may be more than shown. Such expenditures are recognized following, as applicable, either the cost principles in the OMB Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments, or the cost principles contained in Title 2 U.S> Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 - INDIRECT COST RATE
The Authority has not elected to use the 10-percent de minimus indirect cost rate allowed under the Uniform Guidance.

NOTE 4 - FEDERAL LOANS
In 1998, the Authority was approved by the USDA Rural Housing Service to receive a loan totaling $1,350,949 for the rehabilitation of rural housing. The outstanding balance as of December 31,2024 totaled $618,274.

NOTE 5 – RURAL RENTAL HOUSING LOAN SUBSIDY CREDIT
The Rural Housing Service provides the Rural Rental Housing Loan. Subsidy Credit for Rainier View I, Rainier View II and SI view Apartments to reduce the effective interest rate of the loan. The Housing Authority records interest expense separate from the subsidy credit.

NOTE 6 – RURAL RENTAL ASSISTANCE PAYMENTS
The rental assistance payments shown represents the total of rental assistance received that is determined by netting the approved basic rent for the shelter and tenant contributions.

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended
111 Cash - Unrestricted	$11,982,646	$1,425,764		$10,097,064	$13,092,070
112 Cash - Restricted - Modernization and Development	$0	$0		$36,878,564	
113 Cash - Other Restricted	$37,787	$3,376,637		$3,629,686	$1,765,614
114 Cash - Tenant Security Deposits	$228,962	$0		$430,450	$291,116
115 Cash - Restricted for Payment of Current Liabilities	$0	$0			
100 Total Cash	$12,249,395	$4,802,401	$0	$51,035,764	$15,148,800
121 Accounts Receivable - PHA Projects	$81,727	$48,038		$14,813	$17,202
122 Accounts Receivable - HUD Other Projects	$789,719	$305,895		$947	
124 Accounts Receivable - Other Government	$0	$0	$20,263		
125 Accounts Receivable - Miscellaneous	$0	$0			$120,958
126 Accounts Receivable - Tenants	$298,489	$0		$821,026	$459,897
126.1 Allowance for Doubtful Accounts -Tenants	-$87,836	$0		-$4,681	-$12,702
126.2 Allowance for Doubtful Accounts - Other	$0	$0	$0	$0	$0
127 Notes, Loans, & Mortgages Receivable - Current	$0	$0		$0	
128 Fraud Recovery	$0	$0			
128.1 Allowance for Doubtful Accounts - Fraud	$0	$0			
129 Accrued Interest Receivable	$0	$0		$30,278	
120 Total Receivables, Net of Allowances for Doubtful Accounts	$1,082,099	$353,933	$20,263	$862,383	$585,355
131 Investments - Unrestricted	$31,652	$0			
132 Investments - Restricted	$0	$0			
135 Investments - Restricted for Payment of Current Liability	$0	$0			
142 Prepaid Expenses and Other Assets	$661,632	$2,704		$698,911	$379,632
143 Inventories	$476	$0			

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended
143.1 Allowance for Obsolete Inventories	$0	$0			
144 Inter Program Due From	$0	$0			
145 Assets Held for Sale	$0	$0			
150 Total Current Assets	$14,025,254	$5,159,038	$20,263	$52,597,058	$16,113,787
161 Land	$19,193,525	$0		$50,376,363	$13,341,067
162 Buildings	$269,198,394	$0		$421,972,729	$278,999,579
163 Furniture, Equipment & Machinery - Dwellings	$0	$0		$8,723,471	$7,721,072
164 Furniture, Equipment & Machinery - Administration	$120,206	$0		$1,845,533	
165 Leasehold Improvements	$0	$0			
166 Accumulated Depreciation	-$114,565,534	$0		-$88,458,109	-$150,809,072
167 Construction in Progress	$35,407,937	$0		$26,987,095	$7,557,560
168 Infrastructure	$20,520,680	$0		$39,602,453	$19,448,324
160 Total Capital Assets, Net of Accumulated Depreciation	$229,875,208	$0	$0	$461,049,535	$176,258,530
171 Notes, Loans and Mortgages Receivable - Non-Current	$111,450	$0			$449,511
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	$0	$0			$0
173 Grants Receivable - Non Current	$0	$0			
174 Other Assets	$1,327,746	$0		$1,088,606	$236,040
176 Investments in Joint Ventures	$0	$0			
180 Total Non-Current Assets	$231,314,404	$0	$0	$462,138,141	$176,944,081
200 Deferred Outflow of Resources	$1,980,837	$0			
290 Total Assets and Deferred Outflow of Resources	$247,320,495	$5,159,038	$20,263	$514,735,199	$193,057,868

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended
311 Bank Overdraft	$0	$0			
312 Accounts Payable <= 90 Days	$2,267,893	$53,918		$602,557	$994,886
313 Accounts Payable >90 Days Past Due	$0	$0			
321 Accrued Wage/Payroll Taxes Payable	$428,076	$94,822		$49,765	$54,383
322 Accrued Compensated Absences - Current Portion	$129,258	$0			$18,045
324 Accrued Contingency Liability	$0	$0			
325 Accrued Interest Payable	$0	$0		$9,090,508	
331 Accounts Payable - HUD PHA Programs	$0	$0		$0	
332 Account Payable - PHA Projects	$0	$0			$55,810
333 Accounts Payable - Other Government	$0	$0			
341 Tenant Security Deposits	$228,962	$0		$431,950	$292,772
342 Unearned Revenue	$258,869	$0		$71,184	$306,669
343 Current Portion of Long-term Debt - Capital	$0	$0		$2,211,313	
344 Current Portion of Long-term Debt - Operating Borrowings	$0	$0			
345 Other Current Liabilities	$261,599	$0	$3,430	$20,717	$123,716,965
346 Accrued Liabilities - Other	$0	$0			
347 Inter Program - Due To	$0	$0			
348 Loan Liability - Current	$0	$0			
310 Total Current Liabilities	$3,574,657	$148,740	$3,430	$12,477,994	$125,439,530
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	$0	$0		$386,203,685	$8,820,199
352 Long-term Debt, Net of Current - Operating Borrowings	$0	$0			
353 Non-current Liabilities - Other	$0	$0		$52,278,935	$681,081
354 Accrued Compensated Absences - Non Current	$1,163,291	$0			$162,408
355 Loan Liability - Non Current	$0	$0			
356 FASB 5 Liabilities	$0	$0			

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended
357 Accrued Pension and OPEB Liabilities	$1,865,632	$0			
350 Total Non-Current Liabilities	$3,028,923	$0	$0	$438,482,620	$9,663,688
300 Total Liabilities	$6,603,580	$148,740	$3,430	$450,960,614	$135,103,218
400 Deferred Inflow of Resources	$1,525,217	$0			$403,356
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	$229,875,208			$72,634,539	$167,438,331
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	$1,365,532	$3,376,637		$40,506,750	$1,763,959
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	$7,950,958	$1,633,661	$16,833	-$49,366,704	-$111,650,996
513 Total Equity - Net Assets / Position	$239,191,698	$5,010,298	$16,833	$63,774,585	$57,551,294
600 Total Liabilities, Deferred Inflows of Resources and Equity -	$247,320,495	$5,159,038	$20,263	$514,735,199	$193,057,868

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	1 Business Activities	2 State/Local	10.415 Rural Rental Housing Loans	14.879 Mainstream Vouchers	10.427 Rural Rental Assistance Payments
111 Cash - Unrestricted	$176,802,970			$609,101	
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	$47,186,978				
114 Cash - Tenant Security Deposits	$3,141,405				
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	$227,131,353	$0	$0	$609,101	$0
121 Accounts Receivable - PHA Projects	$138,858				
122 Accounts Receivable - HUD Other Projects	$403,593			$86,022	
124 Accounts Receivable - Other Government	$14,224	$1,288,970			
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants	$2,645,593				
126.1 Allowance for Doubtful Accounts -Tenants	-$102,473				
126.2 Allowance for Doubtful Accounts - Other	$0	$0		$0	
127 Notes, Loans, & Mortgages Receivable - Current	$152,059,142				
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable	$8,117,985				
120 Total Receivables, Net of Allowances for Doubtful Accounts	$163,276,922	$1,288,970	$0	$86,022	$0
131 Investments - Unrestricted	$58,569,932				
132 Investments - Restricted	$4,670,000				
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	$3,216,296	$55,646		$5,479	
143 Inventories	$843,769				
143.1 Allowance for Obsolete Inventories	$0				

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	1 Business Activities	2 State/Local	10.415 Rural Rental Housing Loans	14.879 Mainstream Vouchers	10.427 Rural Rental Assistance Payments
144 Inter Program Due From	$34,728,901				
145 Assets Held for Sale					
150 Total Current Assets	$492,437,173	$1,344,616	$0	$700,602	$0
161 Land	$294,512,673		$151,916		
162 Buildings	$906,853,617		$768,616		
163 Furniture, Equipment & Machinery - Dwellings	$194,201				
164 Furniture, Equipment & Machinery - Administration	$178,158	$81,000			
165 Leasehold Improvements	$2,855,911				
166 Accumulated Depreciation	-$212,568,614	-$21,764	-$302,259		
167 Construction in Progress	$21,596,165	$210,694			
168 Infrastructure	$15,289,796				
160 Total Capital Assets, Net of Accumulated Depreciation	$1,028,911,907	$269,930	$618,273	$0	$0
171 Notes, Loans and Mortgages Receivable - Non-Current	$414,865,455	$209,641			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets	$3,354,443	$374,645			
176 Investments in Joint Ventures					
180 Total Non-Current Assets	$1,447,131,805	$854,216	$618,273	$0	$0
200 Deferred Outflow of Resources	$5,209,635	$556,003			
290 Total Assets and Deferred Outflow of Resources	$1,944,778,613	$2,754,835	$618,273	$700,602	$0
311 Bank Overdraft					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	1 Business Activities	2 State/Local	10.415 Rural Rental Housing Loans	14.879 Mainstream Vouchers	10.427 Rural Rental Assistance Payments
312 Accounts Payable <= 90 Days	$3,218,754	$1,916,802		$26,606	
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	$1,854,249	$17,507		$42,582	
322 Accrued Compensated Absences - Current Portion	$664,812	$2,439			
324 Accrued Contingency Liability					
325 Accrued Interest Payable	$7,088,902				
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits	$3,140,755				
342 Unearned Revenue	$854,000	$475,819			
343 Current Portion of Long-term Debt - Capital	$18,417,850		$46,832		
344 Current Portion of Long-term Debt - Operating Borrowings	$1,723,294				
345 Other Current Liabilities	$1,101,860	$169,938			
346 Accrued Liabilities - Other	$351,895				
347 Inter Program - Due To	$15,487,493				
348 Loan Liability - Current					
310 Total Current Liabilities	$53,903,864	$2,582,505	$46,832	$69,188	$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	$943,257,826		$571,441		
352 Long-term Debt, Net of Current - Operating Borrowings	$210,956,363				
353 Non-current Liabilities - Other	$3,540,052				
354 Accrued Compensated Absences - Non Current	$5,983,310	$21,947			
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities	$6,660,186	$504,881			

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	1 Business Activities	2 State/Local	10.415 Rural Rental Housing Loans	14.879 Mainstream Vouchers	10.427 Rural Rental Assistance Payments
350 Total Non-Current Liabilities	$1,170,397,737	$526,828	$571,441	$0	$0
300 Total Liabilities	$1,224,301,601	$3,109,333	$618,273	$69,188	$0
400 Deferred Inflow of Resources	$4,992,985	$388,526			
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	$67,236,231	$269,930			
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	$54,993,938	$374,645			
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	$593,253,858	-$1,387,599	$0	$631,414	$0
513 Total Equity - Net Assets / Position	$715,484,027	-$743,024	$0	$631,414	$0
600 Total Liabilities, Deferred Inflows of Resources and Equity -	$1,944,778,613	$2,754,835	$618,273	$700,602	$0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	81.042 Weatherization Assistance for Low-Income Persons	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	93.568 Low-Income Home Energy Assistance
111 Cash - Unrestricted	$466,037	$14,495,039		$326,650	
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	$327,704	$1,972,216		$398,898	
114 Cash - Tenant Security Deposits				$17,308	
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	$793,741	$16,467,255	$0	$742,856	$0
121 Accounts Receivable - PHA Projects	$441,591			$3,323	
122 Accounts Receivable - HUD Other Projects		$26,898			
124 Accounts Receivable - Other Government			$219,134		$304,775
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants				$25,444	
126.1 Allowance for Doubtful Accounts -Tenants				-$8,685	
126.2 Allowance for Doubtful Accounts - Other	$0	$0	$0	$0	$0
127 Notes, Loans, & Mortgages Receivable - Current		$134,282			
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	$441,591	$161,180	$219,134	$20,082	$304,775
131 Investments - Unrestricted		$2,318,029			
132 Investments - Restricted		$40			
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	$5,796	$106,593		$12,755	
143 Inventories					
143.1 Allowance for Obsolete Inventories					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	81.042 Weatherization Assistance for Low-Income Persons	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	93.568 Low-Income Home Energy Assistance
144 Inter Program Due From		$10,507,229			
145 Assets Held for Sale					
150 Total Current Assets	$1,241,128	$29,560,326	$219,134	$775,693	$304,775
161 Land				$521,854	
162 Buildings				$3,072,879	
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration			$32,035		$108,223
165 Leasehold Improvements					
166 Accumulated Depreciation	$0		-$4,969	-$1,907,538	-$24,232
167 Construction in Progress		$531,180	$14,800	$513	
168 Infrastructure	$556			$10,600	
160 Total Capital Assets, Net of Accumulated Depreciation	$556	$531,180	$41,866	$1,698,308	$83,991
171 Notes, Loans and Mortgages Receivable - Non-Current		$2,655,669			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets		$2,476,483		$20,365	
176 Investments in Joint Ventures					
180 Total Non-Current Assets	$556	$5,663,332	$41,866	$1,718,673	$83,991
200 Deferred Outflow of Resources		$3,690,627		$30,706	
290 Total Assets and Deferred Outflow of Resources	$1,241,684	$38,914,285	$261,000	$2,525,072	$388,766
311 Bank Overdraft					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	81.042 Weatherization Assistance for Low-Income Persons	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	93.568 Low-Income Home Energy Assistance
312 Accounts Payable <= 90 Days	$972,625	$948,642		$100,779	
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	$32,644	$824,668		$9,529	
322 Accrued Compensated Absences - Current Portion				$1,916	
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects		$49,264			
333 Accounts Payable - Other Government					
341 Tenant Security Deposits				$16,510	
342 Unearned Revenue	$327,704	$1,215,844		$8,739	
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities		$769,266		$627	$11,567
346 Accrued Liabilities - Other					
347 Inter Program - Due To		$27,789,974		$288,663	
348 Loan Liability - Current					
310 Total Current Liabilities	$1,332,973	$31,597,658	$0	$426,763	$11,567
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other		$1,114,616			
354 Accrued Compensated Absences - Non Current				$17,244	
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities		$3,450,334	$0	$31,004	

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	81.042 Weatherization Assistance for Low-Income Persons	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	93.568 Low-Income Home Energy Assistance
350 Total Non-Current Liabilities	$0	$4,564,950	$0	$48,248	$0
300 Total Liabilities	$1,332,973	$36,162,608	$0	$475,011	$11,567
400 Deferred Inflow of Resources		$2,637,281		$23,295	
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	$556	$531,180	$41,866	$1,698,307	$83,991
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position		$4,448,740		$420,061	
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	-$91,845	-$4,865,524	$219,134	-$91,602	$293,208
513 Total Equity - Net Assets / Position	-$91,289	$114,396	$261,000	$2,026,766	$377,199
600 Total Liabilities, Deferred Inflows of Resources and Equity -	$1,241,684	$38,914,285	$261,000	$2,525,072	$388,766

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.CFP MTW Demonstration Program for Capital Fund	14.896 PIH Family Self-Sufficiency Program
111 Cash - Unrestricted					
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	$0	$0	$0	$0	$0
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects		$26,898			$172,033
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants					
126.1 Allowance for Doubtful Accounts -Tenants					
126.2 Allowance for Doubtful Accounts - Other		$0			$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	$0	$26,898	$0	$0	$172,033
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets					
143 Inventories					
143.1 Allowance for Obsolete Inventories					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.CFP MTW Demonstration Program for Capital Fund	14.896 PIH Family Self-Sufficiency Program
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	$0	$26,898	$0	$0	$172,033
161 Land					
162 Buildings					
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration					
165 Leasehold Improvements					
166 Accumulated Depreciation					
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	$0	$0	$0	$0	$0
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	$0	$0	$0	$0	$0
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	$0	$26,898	$0	$0	$172,033
311 Bank Overdraft					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.CFP MTW Demonstration Program for Capital Fund	14.896 PIH Family Self-Sufficiency Program
312 Accounts Payable <= 90 Days					
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable					
322 Accrued Compensated Absences - Current Portion					
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits					
342 Unearned Revenue					
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other					
347 Inter Program - Due To					
348 Loan Liability - Current					
310 Total Current Liabilities	$0	$0	$0	$0	$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.CFP MTW Demonstration Program for Capital Fund	14.896 PIH Family Self-Sufficiency Program
350 Total Non-Current Liabilities	$0	$0	$0	$0	$0
300 Total Liabilities	$0	$0	$0	$0	$0
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets					
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position					
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	$0	$26,898	$0	$0	$172,033
513 Total Equity - Net Assets / Position	$0	$26,898	$0	$0	$172,033
600 Total Liabilities, Deferred Inflows of Resources and Equity -	$0	$26,898	$0	$0	$172,033

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	97.036 Disaster Grants - Presidentially Declared Disasters	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM
111 Cash - Unrestricted		$227,971	$0	$229,525,312	$0
112 Cash - Restricted - Modernization and Development		$0	$0	$36,878,564	$0
113 Cash - Other Restricted		$0	$0	$58,695,520	$0
114 Cash - Tenant Security Deposits		$0	$0	$4,109,241	$0
115 Cash - Restricted for Payment of Current Liabilities		$0	$0	$0	$0
100 Total Cash	$0	$227,971	$0	$329,208,637	$0
121 Accounts Receivable - PHA Projects		$0	$0	$745,552	$0
122 Accounts Receivable - HUD Other Projects		$0	$0	$1,812,005	$0
124 Accounts Receivable - Other Government		$0	$0	$1,847,366	$0
125 Accounts Receivable - Miscellaneous		$0	$60,107	$181,065	$0
126 Accounts Receivable - Tenants		$0	$0	$4,250,449	$0
126.1 Allowance for Doubtful Accounts -Tenants		$0	$0	-$216,377	$0
126.2 Allowance for Doubtful Accounts - Other		$0	$0	$0	$0
127 Notes, Loans, & Mortgages Receivable - Current		$0	$0	$152,193,424	-$123,715,000
128 Fraud Recovery		$0	$0	$0	$0
128.1 Allowance for Doubtful Accounts - Fraud		$0	$0	$0	$0
129 Accrued Interest Receivable		$0	$0	$8,148,263	$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	$0	$0	$60,107	$168,961,747	-$123,715,000
131 Investments - Unrestricted		$0	$250,547	$61,170,160	$0
132 Investments - Restricted		$0	$0	$4,670,040	$0
135 Investments - Restricted for Payment of Current Liability		$0	$0	$0	$0
142 Prepaid Expenses and Other Assets		$94	$542,953	$5,688,491	$0
143 Inventories		$0	$0	$844,245	$0
143.1 Allowance for Obsolete Inventories		$0	$0	$0	$0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	97.036 Disaster Grants - Presidentially Declared Disasters	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM
144 Inter Program Due From		$0	$0	$45,236,130	-$45,236,130
145 Assets Held for Sale		$0	$0	$0	$0
150 Total Current Assets	$0	$228,065	$853,607	$615,779,450	-$168,951,130
161 Land		$0	$4,529,093	$382,626,491	$0
162 Buildings		$0	$11,248,720	$1,892,114,534	$0
163 Furniture, Equipment & Machinery - Dwellings		$0	$0	$16,638,744	$0
164 Furniture, Equipment & Machinery - Administration		$0	$10,365,182	$12,730,337	$0
165 Leasehold Improvements		$0	$0	$2,855,911	$0
166 Accumulated Depreciation		$0	-$14,287,298	-$582,949,389	$0
167 Construction in Progress		$0	$324,287	$92,630,231	$0
168 Infrastructure		$0	$34,438	$94,906,847	$0
160 Total Capital Assets, Net of Accumulated Depreciation	$0	$0	$12,214,422	$1,911,553,706	$0
171 Notes, Loans and Mortgages Receivable - Non-Current		$0	$0	$418,291,726	$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past		$0	$0	$0	$0
173 Grants Receivable - Non Current		$0	$0	$0	$0
174 Other Assets		$194	$1,888,957	$10,767,479	$0
176 Investments in Joint Ventures		$0	$0	$0	$0
180 Total Non-Current Assets	$0	$194	$14,103,379	$2,340,612,911	$0
200 Deferred Outflow of Resources		$287	$2,837,336	$14,305,431	$0
290 Total Assets and Deferred Outflow of Resources	$0	$228,546	$17,794,322	$2,970,697,792	-$168,951,130
311 Bank Overdraft		$0	$0	$0	$0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	97.036 Disaster Grants - Presidentially Declared Disasters	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM
312 Accounts Payable <= 90 Days	$868	$8,256	$1,611,446	$12,724,032	$0
313 Accounts Payable >90 Days Past Due		$0	$0	$0	$0
321 Accrued Wage/Payroll Taxes Payable		$57	$663,029	$4,071,311	$0
322 Accrued Compensated Absences - Current Portion		$0	$174,921	$991,391	$0
324 Accrued Contingency Liability		$0	$0	$0	$0
325 Accrued Interest Payable		$0	$0	$16,179,410	$0
331 Accounts Payable - HUD PHA Programs		$0	$0	$0	$0
332 Account Payable - PHA Projects		$0	$0	$105,074	$0
333 Accounts Payable - Other Government		$0	$0	$0	$0
341 Tenant Security Deposits		$0	$0	$4,110,949	$0
342 Unearned Revenue		$0	$0	$3,518,828	$0
343 Current Portion of Long-term Debt - Capital		$0	$0	$20,675,995	$0
344 Current Portion of Long-term Debt - Operating Borrowings		$0	$0	$1,723,294	$0
345 Other Current Liabilities		$5	$55,892	$126,111,866	-$123,715,000
346 Accrued Liabilities - Other		$0	$1,217	$353,112	$0
347 Inter Program - Due To		$0	$1,670,000	$45,236,130	-$45,236,130
348 Loan Liability - Current		$0	$0	$0	$0
310 Total Current Liabilities	$868	$8,318	$4,176,505	$235,801,392	-$168,951,130
351 Long-term Debt, Net of Current - Capital Projects/Mortgage		$0	$0	$1,338,853,151	$0
352 Long-term Debt, Net of Current - Operating Borrowings		$0	$0	$210,956,363	$0
353 Non-current Liabilities - Other		$0	$0	$57,614,684	$0
354 Accrued Compensated Absences - Non Current		$0	$1,574,286	$8,922,486	$0
355 Loan Liability - Non Current		$0	$0	$0	$0
356 FASB 5 Liabilities		$0	$0	$0	$0
357 Accrued Pension and OPEB Liabilities		$257	$2,795,940	$15,308,234	$0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	97.036 Disaster Grants - Presidentially Declared Disasters	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM
350 Total Non-Current Liabilities	$0	$257	$4,370,226	$1,631,654,918	$0
300 Total Liabilities	$868	$8,575	$8,546,731	$1,867,456,310	-$168,951,130
400 Deferred Inflow of Resources		$198	$2,111,939	$12,082,797	
508.3 Nonspendable Fund Balance		$0			
508.4 Net Investment in Capital Assets		$0	$12,214,423	$552,024,562	
509.3 Restricted Fund Balance		$0			
510.3 Committed Fund Balance		$0			
511.3 Assigned Fund Balance		$0			
511.4 Restricted Net Position		$194	$1,888,957	$109,139,413	
512.3 Unassigned Fund Balance		$0			
512.4 Unrestricted Net Position	-$868	$219,579	-$6,967,728	$429,994,710	$0
513 Total Equity - Net Assets / Position	-$868	$219,773	$7,135,652	$1,091,158,685	$0
600 Total Liabilities, Deferred Inflows of Resources and Equity -	$0	$228,546	$17,794,322	$2,970,697,792	-$168,951,130

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Total
111 Cash - Unrestricted	$229,525,312
112 Cash - Restricted - Modernization and Development	$36,878,564
113 Cash - Other Restricted	$58,695,520
114 Cash - Tenant Security Deposits	$4,109,241
115 Cash - Restricted for Payment of Current Liabilities	$0
100 Total Cash	$329,208,637
121 Accounts Receivable - PHA Projects	$745,552
122 Accounts Receivable - HUD Other Projects	$1,812,005
124 Accounts Receivable - Other Government	$1,847,366
125 Accounts Receivable - Miscellaneous	$181,065
126 Accounts Receivable - Tenants	$4,250,449
126.1 Allowance for Doubtful Accounts -Tenants	-$216,377
126.2 Allowance for Doubtful Accounts - Other	$0
127 Notes, Loans, & Mortgages Receivable - Current	$28,478,424
128 Fraud Recovery	$0
128.1 Allowance for Doubtful Accounts - Fraud	$0
129 Accrued Interest Receivable	$8,148,263
120 Total Receivables, Net of Allowances for Doubtful Accounts	$45,246,747
131 Investments - Unrestricted	$61,170,160
132 Investments - Restricted	$4,670,040
135 Investments - Restricted for Payment of Current Liability	$0
142 Prepaid Expenses and Other Assets	$5,688,491
143 Inventories	$844,245
143.1 Allowance for Obsolete Inventories	$0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Total
144 Inter Program Due From	$0
145 Assets Held for Sale	$0
150 Total Current Assets	$446,828,320
161 Land	$382,626,491
162 Buildings	$1,892,114,534
163 Furniture, Equipment & Machinery - Dwellings	$16,638,744
164 Furniture, Equipment & Machinery - Administration	$12,730,337
165 Leasehold Improvements	$2,855,911
166 Accumulated Depreciation	-$582,949,389
167 Construction in Progress	$92,630,231
168 Infrastructure	$94,906,847
160 Total Capital Assets, Net of Accumulated Depreciation	$1,911,553,706
171 Notes, Loans and Mortgages Receivable - Non-Current	$418,291,726
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	$0
173 Grants Receivable - Non Current	$0
174 Other Assets	$10,767,479
176 Investments in Joint Ventures	$0
180 Total Non-Current Assets	$2,340,612,911
200 Deferred Outflow of Resources	$14,305,431
290 Total Assets and Deferred Outflow of Resources	$2,801,746,662
311 Bank Overdraft	$0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Total
312 Accounts Payable <= 90 Days	$12,724,032
313 Accounts Payable >90 Days Past Due	$0
321 Accrued Wage/Payroll Taxes Payable	$4,071,311
322 Accrued Compensated Absences - Current Portion	$991,391
324 Accrued Contingency Liability	$0
325 Accrued Interest Payable	$16,179,410
331 Accounts Payable - HUD PHA Programs	$0
332 Account Payable - PHA Projects	$105,074
333 Accounts Payable - Other Government	$0
341 Tenant Security Deposits	$4,110,949
342 Unearned Revenue	$3,518,828
343 Current Portion of Long-term Debt - Capital	$20,675,995
344 Current Portion of Long-term Debt - Operating Borrowings	$1,723,294
345 Other Current Liabilities	$2,396,866
346 Accrued Liabilities - Other	$353,112
347 Inter Program - Due To	$0
348 Loan Liability - Current	$0
310 Total Current Liabilities	$66,850,262
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	$1,338,853,151
352 Long-term Debt, Net of Current - Operating Borrowings	$210,956,363
353 Non-current Liabilities - Other	$57,614,684
354 Accrued Compensated Absences - Non Current	$8,922,486
355 Loan Liability - Non Current	$0
356 FASB 5 Liabilities	$0
357 Accrued Pension and OPEB Liabilities	$15,308,234

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Total
350 Total Non-Current Liabilities	$1,631,654,918
300 Total Liabilities	$1,698,505,180
400 Deferred Inflow of Resources	$12,082,797
508.3 Nonspendable Fund Balance	
508.4 Net Investment in Capital Assets	$552,024,562
509.3 Restricted Fund Balance	
510.3 Committed Fund Balance	
511.3 Assigned Fund Balance	
511.4 Restricted Net Position	$109,139,413
512.3 Unassigned Fund Balance	
512.4 Unrestricted Net Position	$429,994,710
513 Total Equity - Net Assets / Position	$1,091,158,685
600 Total Liabilities, Deferred Inflows of Resources and Equity -	$2,801,746,662

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended
70300 Net Tenant Rental Revenue	$8,565,762	$0		$21,268,144	$16,152,629
70400 Tenant Revenue - Other	$424,549	$9,483		$63,341	$206,782
70500 Total Tenant Revenue	$8,990,311	$9,483	$0	$21,331,485	$16,359,411
70600 HUD PHA Operating Grants	$0	$27,993,714			
70610 Capital Grants	$0	$0			
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants	$0	$0	$361,972		
71100 Investment Income - Unrestricted	$420,076	$0		$3,603,846	$59,488
71200 Mortgage Interest Income	$0	$0			
71300 Proceeds from Disposition of Assets Held for Sale	$0	$0			
71310 Cost of Sale of Assets	$0	$0			
71400 Fraud Recovery	$7,367	$0			
71500 Other Revenue	$143,279	$38,976,238		$1,177,759	$4,941,854
71600 Gain or Loss on Sale of Capital Assets	$0	$0			
72000 Investment Income - Restricted	$0	$0			
70000 Total Revenue	$9,561,033	$66,979,435	$361,972	$26,113,090	$21,360,753
91100 Administrative Salaries	$3,875,170	$923,068	$24,326	$1,602,665	$1,066,302

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended
91200 Auditing Fees	$66,101	$4,706		$56,500	$11,000
91300 Management Fee	$2,806,171	$421,458		$656,670	$742,512
91310 Book-keeping Fee	$173,529	$130,972			
91400 Advertising and Marketing	$0	$0		$9,881	$16,484
91500 Employee Benefit contributions - Administrative	$694,675	$371,505	$8,028	$356,473	$562,919
91600 Office Expenses	$209,846	$2,682		$422,890	$98,489
91700 Legal Expense	$173,662	$3,594		$76,734	$61,984
91800 Travel	$22,652	$1,721		$1,053	$2,373
91810 Allocated Overhead	$0	$0			
91900 Other	$1,391,809	$335,536		$690,781	$1,432,487
91000 Total Operating - Administrative	$9,413,615	$2,195,242	$32,354	$3,873,647	$3,994,550
92000 Asset Management Fee	$231,360	$0			
92100 Tenant Services - Salaries	$0	$33,400			
92200 Relocation Costs	$3,219	$0			
92300 Employee Benefit Contributions - Tenant Services	$0	$0			
92400 Tenant Services - Other	$9,506	$24,026		$396	$2,528
92500 Total Tenant Services	$12,725	$57,426	$0	$396	$2,528
93100 Water	$622,534	$0		$696,236	$546,012
93200 Electricity	$483,580	$0		$266,239	$249,568
93300 Gas	$148,663	$0		$13,712	$58,057
93400 Fuel	$0	$0			
93500 Labor	$0	$0			
93600 Sewer	$1,288,733	$0		$921,265	$689,759
93700 Employee Benefit Contributions - Utilities	$0	$0			

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended
93800 Other Utilities Expense	$1,183,505	$0		$524,322	$666,940
93000 Total Utilities	$3,727,015	$0	$0	$2,421,774	$2,210,336
94100 Ordinary Maintenance and Operations - Labor	$3,187,596	$0		$914,789	$996,262
94200 Ordinary Maintenance and Operations - Materials and	$1,565,280	$1,932	$296,984	$219,930	$1,405,357
94300 Ordinary Maintenance and Operations Contracts	$4,273,426	$411		$1,716,737	$2,045,764
94500 Employee Benefit Contributions - Ordinary Maintenance	$1,042,288	$0		$259,814	
94000 Total Maintenance	$10,068,590	$2,343	$296,984	$3,111,270	$4,447,383
95100 Protective Services - Labor	$0	$0			
95200 Protective Services - Other Contract Costs	$136,395	$0		$26,642	$135,378
95300 Protective Services - Other	$0	$0			
95500 Employee Benefit Contributions - Protective Services	$0	$0			
95000 Total Protective Services	$136,395	$0	$0	$26,642	$135,378
96110 Property Insurance	$641,469	$0		$675,200	$325,615
96120 Liability Insurance	$172,384	$14,399		$25,276	$200,700
96130 Workmen's Compensation	$172,718	$3,929	$81	$20,080	$52,846
96140 All Other Insurance	$0	$0			
96100 Total insurance Premiums	$986,571	$18,328	$81	$720,556	$579,161
96200 Other General Expenses	$0	$0		$159,402	$65,555
96210 Compensated Absences	$532,309	$0			
96300 Payments in Lieu of Taxes	$1,588	$0		$1,700	$12,804
96400 Bad debt - Tenant Rents	$0	$0			
96500 Bad debt - Mortgages	$0	$0			

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended
96600 Bad debt - Other	$0	$0			
96800 Severance Expense	$29,902	$16,040		$0	$849
96000 Total Other General Expenses	$563,799	$16,040	$0	$161,102	$79,208
96710 Interest of Mortgage (or Bonds) Payable	$0	$0		$8,904,121	$724
96720 Interest on Notes Payable (Short and Long Term)	$0	$0		$4,428,647	$4,339,554
96730 Amortization of Bond Issue Costs	$0	$0			
96700 Total Interest Expense and Amortization Cost	$0	$0	$0	$13,332,768	$4,340,278
96900 Total Operating Expenses	$25,140,070	$2,289,379	$329,419	$23,648,155	$15,788,822
97000 Excess of Operating Revenue over Operating Expenses	-$15,579,037	$64,690,056	$32,553	$2,464,935	$5,571,931
97100 Extraordinary Maintenance	$0	$0			
97200 Casualty Losses - Non-capitalized	$19,859	$0			-$3,500
97300 Housing Assistance Payments	$0	$24,405,148			
97350 HAP Portability-In	$0	$38,097,175			
97400 Depreciation Expense	$8,248,799	$0		$13,747,603	$7,821,475
97500 Fraud Losses	$0	$0			
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense	$0	$0			
90000 Total Expenses	$33,408,728	$64,791,702	$329,419	$37,395,758	$23,606,797
10010 Operating Transfer In	$28,166,283	$0			
10020 Operating transfer Out	-$2,658,283	$0	-$7,273		

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended
10030 Operating Transfers from/to Primary Government	$0	$0			
10040 Operating Transfers from/to Component Unit	$0	$0			
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss	$0	$0			
10080 Special Items (Net Gain/Loss)	$0	$0			
10091 Inter Project Excess Cash Transfer In	$0				
10092 Inter Project Excess Cash Transfer Out	$0				
10093 Transfers between Program and Project - In	$0	$0			
10094 Transfers between Project and Program - Out	$0	$0			
10100 Total Other financing Sources (Uses)	$25,508,000	$0	-$7,273	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	$1,660,305	$2,187,733	$25,280	-$11,282,668	-$2,246,044
11020 Required Annual Debt Principal Payments	$0	$0	$0	$1,785,507	$0
11030 Beginning Equity	$237,549,412	$2,822,565	$48,976	$82,077,635	$52,776,956
11040 Prior Period Adjustments, Equity Transfers and	-$18,019	$0	-$57,423	-$7,020,382	$7,020,382
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity		$1,633,661			
11180 Housing Assistance Payments Equity		$3,376,637			
11190 Unit Months Available	24416	23532		15564	17319

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended
11210 Number of Unit Months Leased	23136	17463		15393	17025
11270 Excess Cash	$8,216,997				
11610 Land Purchases	$0				
11620 Building Purchases	$4,038,628				
11630 Furniture & Equipment - Dwelling Purchases	$0				
11640 Furniture & Equipment - Administrative Purchases	$0				
11650 Leasehold Improvements Purchases	$0				
11660 Infrastructure Purchases	$0				
13510 CFFP Debt Service Payments	$0				
13901 Replacement Housing Factor Funds	$0				

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	1 Business Activities	2 State/Local	10.415 Rural Rental Housing Loans	14.879 Mainstream Vouchers	10.427 Rural Rental Assistance Payments
70300 Net Tenant Rental Revenue	$137,082,633				
70400 Tenant Revenue - Other	$701,820			$5,778	
70500 Total Tenant Revenue	$137,784,453	$0	$0	$5,778	$0
70600 HUD PHA Operating Grants				$16,498,285	
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees	$9,483,524				
70700 Total Fee Revenue					
70800 Other Government Grants	$2,548,923	$7,929,573	$59,174		$679,249
71100 Investment Income - Unrestricted	$14,032,694			$21,848	
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale	$1,346,280				
71310 Cost of Sale of Assets	-$587,640				
71400 Fraud Recovery					
71500 Other Revenue	$4,280,580	$1,600			
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted	$17,525,198				
70000 Total Revenue	$186,414,012	$7,931,173	$59,174	$16,525,911	$679,249
91100 Administrative Salaries	$20,767,704	$1,321,797		$522,811	
91200 Auditing Fees	$32,838	$3,330		$2,693	

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	1 Business Activities	2 State/Local	10.415 Rural Rental Housing Loans	14.879 Mainstream Vouchers	10.427 Rural Rental Assistance Payments
91300 Management Fee	$3,937,505			$259,220	
91310 Book-keeping Fee	$42,030			$129,558	
91400 Advertising and Marketing	$372,734	$668			
91500 Employee Benefit contributions - Administrative	$4,631,281	$369,456		$205,967	
91600 Office Expenses	$1,722,634	$29,900		$1,543	
91700 Legal Expense	$506,245			$2,078	
91800 Travel	$149,972	$5,044		$1,004	
91810 Allocated Overhead					
91900 Other	$14,465,117	$165,817		$135,685	
91000 Total Operating - Administrative	$46,628,060	$1,896,012	$0	$1,260,559	$0
92000 Asset Management Fee					
92100 Tenant Services - Salaries	$54,847	$77,932			
92200 Relocation Costs	$891				
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other	$6,210	$356,149		$35,359	
92500 Total Tenant Services	$61,948	$434,081	$0	$35,359	$0
93100 Water	$3,695,202	$1,509			
93200 Electricity	$1,034,899	$5,991			
93300 Gas	$110,837				
93400 Fuel	$3,326				
93500 Labor					
93600 Sewer	$5,837,438	$441			
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense	$4,772,645	$1,617			

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	1 Business Activities	2 State/Local	10.415 Rural Rental Housing Loans	14.879 Mainstream Vouchers	10.427 Rural Rental Assistance Payments
93000 Total Utilities	$15,454,347	$9,558	$0	$0	$0
94100 Ordinary Maintenance and Operations - Labor	$7,201,664	$138			
94200 Ordinary Maintenance and Operations - Materials and	$21,450,309	$6,399,055		$1,093	
94300 Ordinary Maintenance and Operations Contracts	$7,454,697	$117,443		$235	
94500 Employee Benefit Contributions - Ordinary Maintenance	$889,408	$642			
94000 Total Maintenance	$36,996,078	$6,517,278	$0	$1,328	$0
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs	$148,199	$13,474			
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	$148,199	$13,474	$0	$0	$0
96110 Property Insurance	$2,623,256				
96120 Liability Insurance	$682,064	$3,505		$8,202	
96130 Workmen's Compensation	$465,649	$5,266		$2,155	
96140 All Other Insurance					
96100 Total insurance Premiums	$3,770,969	$8,771	$0	$10,357	$0
96200 Other General Expenses	$2,662,156				
96210 Compensated Absences	$3,001,426	$157,255			
96300 Payments in Lieu of Taxes	$306,742				
96400 Bad debt - Tenant Rents					
96500 Bad debt - Mortgages					
96600 Bad debt - Other					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	1 Business Activities	2 State/Local	10.415 Rural Rental Housing Loans	14.879 Mainstream Vouchers	10.427 Rural Rental Assistance Payments
96800 Severance Expense	$146,663	$591		$9,327	
96000 Total Other General Expenses	$6,116,987	$157,846	$0	$9,327	$0
96710 Interest of Mortgage (or Bonds) Payable	$24,015,914				
96720 Interest on Notes Payable (Short and Long Term)	$11,270,439				
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	$35,286,353	$0	$0	$0	$0
96900 Total Operating Expenses	$144,462,941	$9,037,020	$0	$1,316,930	$0
97000 Excess of Operating Revenue over Operating Expenses	$41,951,071	-$1,105,847	$59,174	$15,208,981	$679,249
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized	$676,045				
97300 Housing Assistance Payments				$15,374,266	
97350 HAP Portability-In					
97400 Depreciation Expense	$25,787,818	$8,171			
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	$170,926,804	$9,045,191	$0	$16,691,196	$0
10010 Operating Transfer In	$33,696,261	$2,688,628			
10020 Operating transfer Out	-$20,202,568	-$1,499,425	-$59,174		-$679,249
10030 Operating Transfers from/to Primary Government					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	1 Business Activities	2 State/Local	10.415 Rural Rental Housing Loans	14.879 Mainstream Vouchers	10.427 Rural Rental Assistance Payments
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	$13,493,693	$1,189,203	-$59,174	$0	-$679,249
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	$28,980,901	$75,185	$0	-$165,285	$0
11020 Required Annual Debt Principal Payments	$15,182,674	$0	$0	$0	$0
11030 Beginning Equity	$686,694,156	-$776,188	$0	$796,699	$0
11040 Prior Period Adjustments, Equity Transfers and	-$191,030	-$42,021			
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	89054	0	0	10644	0
11210 Number of Unit Months Leased	87718	0	0	10523	0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	1 Business Activities	2 State/Local	10.415 Rural Rental Housing Loans	14.879 Mainstream Vouchers	10.427 Rural Rental Assistance Payments
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	81.042 Weatherization Assistance for Low-Income Persons	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	93.568 Low-Income Home Energy Assistance
70300 Net Tenant Rental Revenue				$228,905	
70400 Tenant Revenue - Other	$10,080	$101,379		$3,965	
70500 Total Tenant Revenue	$10,080	$101,379	$0	$232,870	$0
70600 HUD PHA Operating Grants	$14,515,878			$453,951	
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants			$1,143,673		$1,823,509
71100 Investment Income - Unrestricted		$695,907		$9,956	
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	$2,856,700	$215,111		$177	$222
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted		$665,676			
70000 Total Revenue	$17,382,658	$1,678,073	$1,143,673	$696,954	$1,823,731
91100 Administrative Salaries	$454,919	$6,970,063		$54,958	$2,350
91200 Auditing Fees	$2,119	$32,052			

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	81.042 Weatherization Assistance for Low-Income Persons	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	93.568 Low-Income Home Energy Assistance
91300 Management Fee	$196,656	$3,647,824		$3,278	
91310 Book-keeping Fee	$98,288	$1,823,173			
91400 Advertising and Marketing	$2	$2,140			
91500 Employee Benefit contributions - Administrative	$189,750	$2,024,965		$14,668	$1,485
91600 Office Expenses	$29,943	$687,444	$12,971	$4,671	
91700 Legal Expense	$1,623	$43,256		$5,417	
91800 Travel	$801	$90,800		$216	$15,380
91810 Allocated Overhead					
91900 Other	$326,233	$1,980,207	$4,585	$57,266	$16,059
91000 Total Operating - Administrative	$1,300,334	$17,301,924	$17,556	$140,474	$35,274
92000 Asset Management Fee					
92100 Tenant Services - Salaries		$3,297,942			
92200 Relocation Costs		$288,083			
92300 Employee Benefit Contributions - Tenant Services		$893,514			
92400 Tenant Services - Other	$258,247	$4,105,003			
92500 Total Tenant Services	$258,247	$8,584,542	$0	$0	$0
93100 Water	$264	$4,983		$6,654	
93200 Electricity	$1,063	$21,682		$2,847	
93300 Gas					
93400 Fuel					
93500 Labor					
93600 Sewer	$78	$1,455		$15,023	
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense	$283	$5,344		$39,349	

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	81.042 Weatherization Assistance for Low-Income Persons	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	93.568 Low-Income Home Energy Assistance
93000 Total Utilities	$1,688	$33,464	$0	$63,873	$0
94100 Ordinary Maintenance and Operations - Labor	$25	$79,930		$142,449	
94200 Ordinary Maintenance and Operations - Materials and	$1,791	$38,971	$915,345	$103,656	$1,215,250
94300 Ordinary Maintenance and Operations Contracts	$15,325	$336,674		$71,061	
94500 Employee Benefit Contributions - Ordinary Maintenance		$25,696		$21,514	
94000 Total Maintenance	$17,141	$481,271	$915,345	$338,680	$1,215,250
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs	$1,580	$28,907			
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	$1,580	$28,907	$0	$0	$0
96110 Property Insurance	$119	$2,222		$12,525	
96120 Liability Insurance	$7,928	$136,505		$3,272	
96130 Workmen's Compensation	$1,798	$44,492		$3,603	$14
96140 All Other Insurance					
96100 Total insurance Premiums	$9,845	$183,219	$0	$19,400	$14
96200 Other General Expenses		$202,740			
96210 Compensated Absences		$484,638		$7,036	
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents					
96500 Bad debt - Mortgages					
96600 Bad debt - Other					

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SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	81.042 Weatherization Assistance for Low-Income Persons	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	93.568 Low-Income Home Energy Assistance
96800 Severance Expense	$6,996	$113,459		$44	
96000 Total Other General Expenses	$6,996	$800,837	$0	$7,080	$0
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)		$994,056		$22,363	
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	$0	$994,056	$0	$22,363	$0
96900 Total Operating Expenses	$1,595,831	$28,408,220	$932,901	$591,870	$1,250,538
97000 Excess of Operating Revenue over Operating Expenses	$15,786,827	-$26,730,147	$210,772	$105,084	$573,193
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments	$12,991,325	$180,803,811			
97350 HAP Portability-In	$2,752,140				
97400 Depreciation Expense			$3,216	$45,188	$9,803
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	$17,339,296	$209,212,031	$936,117	$637,058	$1,260,341
10010 Operating Transfer In		$262,967,369			
10020 Operating transfer Out		-$44,422,497	-$262,109		-$554,563
10030 Operating Transfers from/to Primary Government					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	81.042 Weatherization Assistance for Low-Income Persons	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	93.568 Low-Income Home Energy Assistance
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	$0	$218,544,872	-$262,109	$0	-$554,563
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	$43,362	$11,010,914	-$54,553	$59,896	$8,827
11020 Required Annual Debt Principal Payments	$0	$0	$0	$0	$0
11030 Beginning Equity	-$134,651	-$11,270,774	$194,666	$1,969,968	$524,758
11040 Prior Period Adjustments, Equity Transfers and		$374,256	$120,887	-$3,098	-$156,386
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	9396	101988	0	492	
11210 Number of Unit Months Leased	7970	120618	0	486	

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	81.042 Weatherization Assistance for Low-Income Persons	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	93.568 Low-Income Home Energy Assistance
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.CFP MTW Demonstration Program for Capital Fund	14.896 PIH Family Self-Sufficiency Program
70300 Net Tenant Rental Revenue					
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	$0	$0	$0	$0	$0
70600 HUD PHA Operating Grants	$15,530,425	$113,341	$230,808,477	$2,091,610	$551,856
70610 Capital Grants				$8,742,888	
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted					
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue					$5,459
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	$15,530,425	$113,341	$230,808,477	$10,834,498	$557,315
91100 Administrative Salaries					
91200 Auditing Fees					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.CFP MTW Demonstration Program for Capital Fund	14.896 PIH Family Self-Sufficiency Program
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative		$0			
91600 Office Expenses		$60			
91700 Legal Expense					
91800 Travel					$5,307
91810 Allocated Overhead					
91900 Other					$1,696
91000 Total Operating - Administrative	$0	$60	$0	$0	$7,003
92000 Asset Management Fee					
92100 Tenant Services - Salaries		$80,820			$377,120
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services		$31,375			$127,660
92400 Tenant Services - Other		$778			
92500 Total Tenant Services	$0	$112,973	$0	$0	$504,780
93100 Water					
93200 Electricity					
93300 Gas					
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.CFP MTW Demonstration Program for Capital Fund	14.896 PIH Family Self-Sufficiency Program
93000 Total Utilities	$0	$0	$0	$0	$0
94100 Ordinary Maintenance and Operations - Labor					
94200 Ordinary Maintenance and Operations - Materials and					
94300 Ordinary Maintenance and Operations Contracts					
94500 Employee Benefit Contributions - Ordinary Maintenance					
94000 Total Maintenance	$0	$0	$0	$0	$0
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	$0	$0	$0	$0	$0
96110 Property Insurance					
96120 Liability Insurance					
96130 Workmen's Compensation		$308			$1,519
96140 All Other Insurance					
96100 Total insurance Premiums	$0	$308	$0	$0	$1,519
96200 Other General Expenses					
96210 Compensated Absences					$46,813
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents					
96500 Bad debt - Mortgages					
96600 Bad debt - Other					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.CFP MTW Demonstration Program for Capital Fund	14.896 PIH Family Self-Sufficiency Program
96800 Severance Expense					
96000 Total Other General Expenses	$0	$0	$0	$0	$46,813
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	$0	$0	$0	$0	$0
96900 Total Operating Expenses	$0	$113,341	$0	$0	$560,115
97000 Excess of Operating Revenue over Operating Expenses	$15,530,425	$0	$230,808,477	$10,834,498	-$2,800
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense					
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	$0	$113,341	$0	$0	$560,115
10010 Operating Transfer In					
10020 Operating transfer Out	-$15,530,425		-$230,808,477	-$10,834,498	
10030 Operating Transfers from/to Primary Government					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.CFP MTW Demonstration Program for Capital Fund	14.896 PIH Family Self-Sufficiency Program
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	-$15,530,425	$0	-$230,808,477	-$10,834,498	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	$0	$0	$0	$0	-$2,800
11020 Required Annual Debt Principal Payments	$0	$0	$0	$0	$0
11030 Beginning Equity	$0	$68,428	$0	$0	$127,926
11040 Prior Period Adjustments, Equity Transfers and		-$41,530			$46,907
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	0	0	0	0	
11210 Number of Unit Months Leased	0	0	0	0	

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.CFP MTW Demonstration Program for Capital Fund	14.896 PIH Family Self-Sufficiency Program
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	97.036 Disaster Grants - Presidentially Declared Disasters	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM
70300 Net Tenant Rental Revenue		$0	$0	$183,298,073	$0
70400 Tenant Revenue - Other		$465	$0	$1,527,642	$0
70500 Total Tenant Revenue	$0	$465	$0	$184,825,715	$0
70600 HUD PHA Operating Grants		$103,861	$0	$308,661,398	$0
70610 Capital Grants		$0	$0	$8,742,888	$0
70710 Management Fee		$0	$7,372,299	$7,372,299	-$7,372,299
70720 Asset Management Fee		$0	$231,360	$231,360	-$231,360
70730 Book Keeping Fee		$0	$2,479,434	$2,479,434	-$2,479,434
70740 Front Line Service Fee		$0	$0	$0	$0
70750 Other Fees		$0	$6,421,357	$15,904,881	-$4,673,058
70700 Total Fee Revenue		$0	$16,504,450	$16,504,450	-$14,756,151
70800 Other Government Grants		$0	$0	$14,546,073	$0
71100 Investment Income - Unrestricted		$0	$0	$18,843,815	$0
71200 Mortgage Interest Income		$0	$0	$0	$0
71300 Proceeds from Disposition of Assets Held for Sale		$0	$0	$1,346,280	$0
71310 Cost of Sale of Assets		$0	$0	-$587,640	$0
71400 Fraud Recovery		$0	$0	$7,367	$0
71500 Other Revenue		$0	$65,355	$52,664,334	-$2,189,760
71600 Gain or Loss on Sale of Capital Assets		$0	$0	$0	$0
72000 Investment Income - Restricted		$0	$0	$18,190,874	-$5,242,968
70000 Total Revenue	$0	$104,326	$16,569,805	$633,229,078	-$22,188,879
91100 Administrative Salaries		$702	$6,746,910	$44,333,745	$0
91200 Auditing Fees		$50	$22,591	$233,980	$0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	97.036 Disaster Grants - Presidentially Declared Disasters	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM
91300 Management Fee		$4,444		$12,675,738	-$7,372,299
91310 Book-keeping Fee		$2,221		$2,399,771	-$2,479,434
91400 Advertising and Marketing		$0	$67,813	$469,722	$0
91500 Employee Benefit contributions - Administrative		$180	$1,605,485	$11,036,837	$0
91600 Office Expenses		$28	$1,314,210	$4,537,311	$0
91700 Legal Expense		$0	$84,322	$958,915	$0
91800 Travel		$1	$671,349	$967,673	$0
91810 Allocated Overhead		$0		$0	$0
91900 Other		$1,323	$2,107,660	$23,112,261	-$4,673,058
91000 Total Operating - Administrative	$0	$8,949	$12,620,340	$100,725,953	-$14,524,791
92000 Asset Management Fee		$0		$231,360	-$231,360
92100 Tenant Services - Salaries		$0	$86,317	$4,008,378	$0
92200 Relocation Costs		$0	$0	$292,193	$0
92300 Employee Benefit Contributions - Tenant Services		$0	$0	$1,052,549	$0
92400 Tenant Services - Other		$0	$637	$4,798,839	$0
92500 Total Tenant Services	$0	$0	$86,954	$10,151,959	$0
93100 Water		$0	$7,854	$5,581,248	$0
93200 Electricity		$0	$55,150	$2,121,019	$0
93300 Gas		$0	$4,666	$335,935	$0
93400 Fuel		$0	$0	$3,326	$0
93500 Labor		$0	$0	$0	$0
93600 Sewer		$0	$5,123	$8,759,315	$0
93700 Employee Benefit Contributions - Utilities		$0	$0	$0	$0
93800 Other Utilities Expense		$0	$9,031	$7,203,036	$0

HA OF KING COUNTY (WA002)

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Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	97.036 Disaster Grants - Presidentially Declared Disasters	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM
93000 Total Utilities	$0	$0	$81,824	$24,003,879	$0
94100 Ordinary Maintenance and Operations - Labor		$0	$2,327,717	$14,850,570	$0
94200 Ordinary Maintenance and Operations - Materials and		$0	$78,142	$33,693,095	$0
94300 Ordinary Maintenance and Operations Contracts		$0	$548,776	$16,580,549	$0
94500 Employee Benefit Contributions - Ordinary Maintenance		$0	$530,187	$2,769,549	$0
94000 Total Maintenance	$0	$0	$3,484,822	$67,893,763	$0
95100 Protective Services - Labor		$0	$0	$0	$0
95200 Protective Services - Other Contract Costs		$0	$78,694	$569,269	$0
95300 Protective Services - Other		$0	$0	$0	$0
95500 Employee Benefit Contributions - Protective Services		$0	$0	$0	$0
95000 Total Protective Services	$0	$0	$78,694	$569,269	$0
96110 Property Insurance		$0	$12,863	$4,293,269	$0
96120 Liability Insurance		$123	$536,878	$1,791,236	$0
96130 Workmen's Compensation		$3	$114,938	$889,399	$0
96140 All Other Insurance		$0	$0	$0	$0
96100 Total insurance Premiums	$0	$126	$664,679	$6,973,904	$0
96200 Other General Expenses		$0	$0	$3,089,853	-$2,189,760
96210 Compensated Absences		$0	$1,271,055	$5,500,532	$0
96300 Payments in Lieu of Taxes		$0	$0	$322,834	$0
96400 Bad debt - Tenant Rents		$0	$0	$0	$0
96500 Bad debt - Mortgages		$0	$0	$0	$0
96600 Bad debt - Other		$0	$0	$0	$0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	97.036 Disaster Grants - Presidentially Declared Disasters	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM
96800 Severance Expense		$139	$116,438	$440,448	$0
96000 Total Other General Expenses	$0	$139	$1,387,493	$9,353,667	-$2,189,760
96710 Interest of Mortgage (or Bonds) Payable		$0	$0	$32,920,759	$0
96720 Interest on Notes Payable (Short and Long Term)		$0	$0	$21,055,059	-$5,242,968
96730 Amortization of Bond Issue Costs		$0	$0	$0	$0
96700 Total Interest Expense and Amortization Cost	$0	$0	$0	$53,975,818	-$5,242,968
96900 Total Operating Expenses	$0	$9,214	$18,404,806	$273,879,572	-$22,188,879
97000 Excess of Operating Revenue over Operating Expenses	$0	$95,112	-$1,835,001	$359,349,506	$0
97100 Extraordinary Maintenance		$0	$0	$0	$0
97200 Casualty Losses - Non-capitalized		$0	$11,954	$704,358	$0
97300 Housing Assistance Payments		$80,232	$0	$233,654,782	$0
97350 HAP Portability-In		$0	$0	$40,849,315	$0
97400 Depreciation Expense		$0	$829,963	$56,502,036	$0
97500 Fraud Losses		$0	$0	$0	$0
97600 Capital Outlays - Governmental Funds		$0			
97700 Debt Principal Payment - Governmental Funds		$0			
97800 Dwelling Units Rent Expense		$0	$0	$0	$0
90000 Total Expenses	$0	$89,446	$19,246,723	$605,590,063	-$22,188,879
10010 Operating Transfer In		$0	$0	$327,518,541	-$327,518,541
10020 Operating transfer Out		$0	$0	-$327,518,541	$327,518,541
10030 Operating Transfers from/to Primary Government		$0	$0	$0	$0

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Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 12/31/2024

	97.036 Disaster Grants - Presidentially Declared Disasters	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM
10040 Operating Transfers from/to Component Unit		$0	$0	$0	$0
10050 Proceeds from Notes, Loans and Bonds		$0			
10060 Proceeds from Property Sales		$0			
10070 Extraordinary Items, Net Gain/Loss		$0	$0	$0	$0
10080 Special Items (Net Gain/Loss)		$0	$0	$0	$0
10091 Inter Project Excess Cash Transfer In		$0		$0	$0
10092 Inter Project Excess Cash Transfer Out		$0		$0	$0
10093 Transfers between Program and Project - In		$0	$0	$0	$0
10094 Transfers between Project and Program - Out		$0	$0	$0	$0
10100 Total Other financing Sources (Uses)	$0	$0	$0	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	$0	$14,880	-$2,676,918	$27,639,015	$0
11020 Required Annual Debt Principal Payments	$0	$0	$0	$16,968,181	
11030 Beginning Equity	-$868	$204,986	$9,845,020	$1,063,519,670	$0
11040 Prior Period Adjustments, Equity Transfers and		-$93	-$32,450	$0	$0
11050 Changes in Compensated Absence Balance		$0			
11060 Changes in Contingent Liability Balance		$0			
11070 Changes in Unrecognized Pension Transition Liability		$0			
11080 Changes in Special Term/Severance Benefits Liability		$0			
11090 Changes in Allowance for Doubtful Accounts - Dwelling		$0			
11100 Changes in Allowance for Doubtful Accounts - Other		$0			
11170 Administrative Fee Equity		$0		$1,633,661	
11180 Housing Assistance Payments Equity		$0		$3,376,637	
11190 Unit Months Available	0	180	0	292585	0
11210 Number of Unit Months Leased	0	138	0	300470	0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2024

	97.036 Disaster Grants - Presidentially Declared Disasters	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM
11270 Excess Cash		$0		$8,216,997	
11610 Land Purchases		$0	$0	$0	
11620 Building Purchases		$0	$0	$4,038,628	
11630 Furniture & Equipment - Dwelling Purchases		$0	$0	$0	
11640 Furniture & Equipment - Administrative Purchases		$0	$0	$0	
11650 Leasehold Improvements Purchases		$0	$0	$0	
11660 Infrastructure Purchases		$0	$0	$0	
13510 CFFP Debt Service Payments		$0	$0	$0	
13901 Replacement Housing Factor Funds		$0	$0	$0	

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Total
70300 Net Tenant Rental Revenue	$183,298,073
70400 Tenant Revenue - Other	$1,527,642
70500 Total Tenant Revenue	$184,825,715
70600 HUD PHA Operating Grants	$308,661,398
70610 Capital Grants	$8,742,888
70710 Management Fee	$0
70720 Asset Management Fee	$0
70730 Book Keeping Fee	$0
70740 Front Line Service Fee	$0
70750 Other Fees	$11,231,823
70700 Total Fee Revenue	$1,748,299
70800 Other Government Grants	$14,546,073
71100 Investment Income - Unrestricted	$18,843,815
71200 Mortgage Interest Income	$0
71300 Proceeds from Disposition of Assets Held for Sale	$1,346,280
71310 Cost of Sale of Assets	-$587,640
71400 Fraud Recovery	$7,367
71500 Other Revenue	$50,474,574
71600 Gain or Loss on Sale of Capital Assets	$0
72000 Investment Income - Restricted	$12,947,906
70000 Total Revenue	$611,040,199
91100 Administrative Salaries	$44,333,745
91200 Auditing Fees	$233,980

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Total
91300 Management Fee	$5,303,439
91310 Book-keeping Fee	-$79,663
91400 Advertising and Marketing	$469,722
91500 Employee Benefit contributions - Administrative	$11,036,837
91600 Office Expenses	$4,537,311
91700 Legal Expense	$958,915
91800 Travel	$967,673
91810 Allocated Overhead	$0
91900 Other	$18,439,203
91000 Total Operating - Administrative	$86,201,162
92000 Asset Management Fee	$0
92100 Tenant Services - Salaries	$4,008,378
92200 Relocation Costs	$292,193
92300 Employee Benefit Contributions - Tenant Services	$1,052,549
92400 Tenant Services - Other	$4,798,839
92500 Total Tenant Services	$10,151,959
93100 Water	$5,581,248
93200 Electricity	$2,121,019
93300 Gas	$335,935
93400 Fuel	$3,326
93500 Labor	$0
93600 Sewer	$8,759,315
93700 Employee Benefit Contributions - Utilities	$0
93800 Other Utilities Expense	$7,203,036

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Total
93000 Total Utilities	$24,003,879
94100 Ordinary Maintenance and Operations - Labor	$14,850,570
94200 Ordinary Maintenance and Operations - Materials and	$33,693,095
94300 Ordinary Maintenance and Operations Contracts	$16,580,549
94500 Employee Benefit Contributions - Ordinary Maintenance	$2,769,549
94000 Total Maintenance	$67,893,763
95100 Protective Services - Labor	$0
95200 Protective Services - Other Contract Costs	$569,269
95300 Protective Services - Other	$0
95500 Employee Benefit Contributions - Protective Services	$0
95000 Total Protective Services	$569,269
96110 Property Insurance	$4,293,269
96120 Liability Insurance	$1,791,236
96130 Workmen's Compensation	$889,399
96140 All Other Insurance	$0
96100 Total insurance Premiums	$6,973,904
96200 Other General Expenses	$900,093
96210 Compensated Absences	$5,500,532
96300 Payments in Lieu of Taxes	$322,834
96400 Bad debt - Tenant Rents	$0
96500 Bad debt - Mortgages	$0
96600 Bad debt - Other	$0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Total
96800 Severance Expense	$440,448
96000 Total Other General Expenses	$7,163,907
96710 Interest of Mortgage (or Bonds) Payable	$32,920,759
96720 Interest on Notes Payable (Short and Long Term)	$15,812,091
96730 Amortization of Bond Issue Costs	$0
96700 Total Interest Expense and Amortization Cost	$48,732,850
96900 Total Operating Expenses	$251,690,693
97000 Excess of Operating Revenue over Operating Expenses	$359,349,506
97100 Extraordinary Maintenance	$0
97200 Casualty Losses - Non-capitalized	$704,358
97300 Housing Assistance Payments	$233,654,782
97350 HAP Portability-In	$40,849,315
97400 Depreciation Expense	$56,502,036
97500 Fraud Losses	$0
97600 Capital Outlays - Governmental Funds	
97700 Debt Principal Payment - Governmental Funds	
97800 Dwelling Units Rent Expense	$0
90000 Total Expenses	$583,401,184
10010 Operating Transfer In	$0
10020 Operating transfer Out	$0
10030 Operating Transfers from/to Primary Government	$0

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Total
10040 Operating Transfers from/to Component Unit	$0
10050 Proceeds from Notes, Loans and Bonds	
10060 Proceeds from Property Sales	
10070 Extraordinary Items, Net Gain/Loss	$0
10080 Special Items (Net Gain/Loss)	$0
10091 Inter Project Excess Cash Transfer In	$0
10092 Inter Project Excess Cash Transfer Out	$0
10093 Transfers between Program and Project - In	$0
10094 Transfers between Project and Program - Out	$0
10100 Total Other financing Sources (Uses)	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	$27,639,015
11020 Required Annual Debt Principal Payments	$16,968,181
11030 Beginning Equity	$1,063,519,670
11040 Prior Period Adjustments, Equity Transfers and	$0
11050 Changes in Compensated Absence Balance	
11060 Changes in Contingent Liability Balance	
11070 Changes in Unrecognized Pension Transition Liability	
11080 Changes in Special Term/Severance Benefits Liability	
11090 Changes in Allowance for Doubtful Accounts - Dwelling	
11100 Changes in Allowance for Doubtful Accounts - Other	
11170 Administrative Fee Equity	$1,633,661
11180 Housing Assistance Payments Equity	$3,376,637
11190 Unit Months Available	292585
11210 Number of Unit Months Leased	300470

HA OF KING COUNTY (WA002)

SEATTLE, WA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Total
11270 Excess Cash	$8,216,997
11610 Land Purchases	$0
11620 Building Purchases	$4,038,628
11630 Furniture & Equipment - Dwelling Purchases	$0
11640 Furniture & Equipment - Administrative Purchases	$0
11650 Leasehold Improvements Purchases	$0
11660 Infrastructure Purchases	$0
13510 CFFP Debt Service Payments	$0
13901 Replacement Housing Factor Funds	$0